# City Council

## *Agenda*

**Tuesday, August 4, 2020**
**6:00 PM**

**Electronic Meeting**

***This meeting will be held electronically. Residents interested in listening to the meeting or making public comments can join in one of two ways:***

1) ***You can call in to +1 408 638 0968 or 833 548 0282 (Toll Free), Webinar ID # 825 3658 7420.***
2) ***You can log in via your computer. Please visit the City's website here to link to the meeting:*** louisvilleco.gov/city-council

***The Council will accommodate public comments during the meeting. Anyone may also email comments to the Council prior to the meeting at Council@LouisvilleCO.gov.***

## 1. CALL TO ORDER & ROLL CALL

## 2. APPROVAL OF AGENDA

## 3. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA AND ITEMS ON THE CONSENT AGENDA

Council requests that public comments be limited to 3 minutes. When several people wish to speak on the same position on a given item, Council requests they select a spokesperson to state that position.

## 4. CONSENT AGENDA

The following items on the City Council Agenda are considered routine by the City Manager and shall be approved, adopted, accepted, etc., by motion of the City Council and roll call vote unless the Mayor or a City Council person specifically requests that such item be considered under "Regular Business." In such an event the item shall be removed from the "Consent Agenda" and Council action taken separately on said item in the order appearing on the Agenda. Those items so approved under the heading "Consent Agenda" will appear in the Council Minutes in their proper order.

**A.** Approval of Bills
**B.** Approval of Minutes: July 23, 2020; July 28, 2020
**C.** Approval of Resolution No. 59, Series 2020 – A Resolution Approving an Intergovernmental Agreement By and Between the City of Louisville and the Boulder County Clerk and Recorder for the Conduct and Administration of the 2020 General Election to be Held November 3, 2020

**Citizen Information**

If you wish to speak at the City Council meeting, please fill out a sign-up card and present it to the City Clerk.

Persons with disabilities planning to attend the meeting who need sign language interpretation, translation services, assisted listening systems, Braille, taped material, or special transportation, should contact the City Manager's Office at 303 335-4533. A forty-eight-hour notice is requested.

## 5. COUNCIL INFORMATIONAL COMMENTS ON PERTINENT ITEMS NOT ON THE AGENDA (Council general comments are scheduled at the end of the Agenda.)

## 6. CITY MANAGER'S REPORT

## 7. REGULAR BUSINESS

### A. ORDINANCE NO. 1798, SERIES 2020 – AN ORDINANCE APPROVING THE FIRST AMENDMENT TO THE CONOCOPHILLIPS CAMPUS GENERAL DEVELOPMENT PLAN (REDTAIL RIDGE MASTER PLAN) – 2nd READING, PUBLIC HEARING (advertised *Daily Camera* 7/19/20)

### REDTAIL RIDGE COMPREHENSIVE PLAN AMENDMENT PROPOSAL – REQUEST FOR A COMPREHENSIVE PLAN AMENDMENT TO CHANGE THE PHILLIPS 66 SPECIAL USE DISTRICT DESIGNATION FROM RURAL TO SUBURBAN, CHANGE THE LAND USE MIX POLICIES TO INCLUDE MULTI-FAMILY RESIDENTIAL, HEALTHCARE AND LODGING, AND INCREASE ALLOWANCES FOR THE FLOOR AREA RATIO AND BUILDING HEIGHT POLICIES

- Mayor Opens Public Hearing and Asks for Disclosures
- Staff Presentation
- Public Comments (Please limit to three minutes each)
- Council Questions & Comments
- Additional Public Comments (Please limit to three minutes each)
- Mayor Closes Public Hearing
- Action

## 8. CITY ATTORNEY'S REPORT

## 9. COUNCIL COMMENTS, COMMITTEE REPORTS, AND IDENTIFICATION OF FUTURE AGENDA ITEMS

## 10. ADJOURN

CASH ACCOUNT: 001000 101001 WARRANT: 072320 07/23/2020

| VENDOR | VENDOR NAME | PURPOSE | AMOUNT |
|---|---|---|---|
| 14801 | CHRISTOPHER MELENDEZ | REIMBUREMENT FOR GOLF INS | 1,508.50 |
| 11298 | DELTA DENTAL OF COLORADO | #007562-0000 AUG 2020 EMP | 6,789.24 |
| 13280 | INSIGHT PUBLIC SECTOR INC | OFFICE LICENSING MCINTOSH | 268.81 |
| 2780 | KAISER LOCK & KEY SERVICE INC | PADLOCKS | 191.76 |
| 6455 | KAISER PERMANENTE | 05920-01-16 AUG 2020 EMPL | 152,043.42 |
| 99999 | LEONARD TRAVIS | INSURANCE DEDUCTIBLES | 396.51 |
| 8442 | VISION SERVICE PLAN | 12 059727 0001 AUG 2020 E | 2,904.48 |
| 9511 | WESTERN PAPER DISTRIBUTORS INC | JANITORIAL SUPPLIES WTP W | 145.09 |
| 10884 | WORD OF MOUTH CATERING INC | SR MEAL PROGRAM 7/16-7/22 | 4,114.84 |
| | 9 INVOICES | WARRANT TOTAL | 168,362.65 |

CASH ACCOUNT: 001000 101001 WARRANT: 080420 08/04/2020

| VENDOR | VENDOR NAME | PURPOSE | AMOUNT |
|---|---|---|---|
| 14764 | BASELINE ENGINEERING CORPORATI | SCWTP Admin Building | 150.00 |
| 9838 | BRIGHTVIEW LANDSCAPE SERVICES | Landscape Maintenance Ser | 24,855.76 |
| 9838 | BRIGHTVIEW LANDSCAPE SERVICES | Landscape Maintenance Ser | 26,681.57 |
| 14403 | CALLAWAY GOLF | 2020 Resale Merchandise - | 222.96 |
| 14403 | CALLAWAY GOLF | 2020 Resale Merchandise - | 223.44 |
| 14403 | CALLAWAY GOLF | CREDIT MEMO | -128.00 |
| 13370 | CRIBARI LAW FIRM, PC | JULY 20 PROSECUTING ATTOR | 2,216.50 |
| 13207 | CTC I OWNERS ASSOCIATION INC | CTC ASSESSMENT DUES | 702.21 |
| 13615 | FELSBURG HOLT & ULLEVIG INC | Quiet Zone Design and Con | 1,620.00 |
| 14815 | HPM INC | Playground replacement pr | 4,256.00 |
| 9710 | INDUSTRIAL CHEMICALS CORP | Sodium Silicate for Water | 11,003.69 |
| 14106 | KEITH L KELLER | RESIDENTIAL LANDMARK INCE | 5,000.00 |
| 9087 | LORIS AND ASSOCIATES INC | 42 Underpass Design | 14,770.50 |
| 9087 | LORIS AND ASSOCIATES INC | 42 Underpass Design | 14,578.00 |
| 13565 | MOTT MACDONALD LLC | SCWTP Disinfection - Cons | 4,719.00 |
| 14649 | MURRAYSMITH INC | SWSP | 3,007.25 |
| 14648 | OCCUPATIONAL HEALTH CENTERS OF | PHYSICAL AND INJURY CARE | 432.00 |
| 99999 | JACOB COBLAMMERS | REC REFUND COVID | 126.00 |
| 99999 | NICOLE CARLETON | MEMBERSHIP REFUND COVID | 413.00 |
| 99999 | DENISE MARTINSON | REC REFUND COVID | 50.00 |
| 99999 | STEPHEN COX | REC CENTER REFUND COVID | 84.00 |
| 99999 | LYNNE GEISTHOFF | MEMBERSHIP REFUND COVID | 472.00 |
| 99999 | CHERI CABRERA | MEMBERSHIP REFUND COVID | 350.00 |
| 99999 | MARINA BUKRINA | MEMBERSHIP REFUND COVID | 350.00 |
| 99999 | KRISTEN WATERS | ACTIVITY REFUND COVID | 45.00 |
| 4160 | SAFE SYSTEMS INC | SECURITY LI | 260.28 |
| 4160 | SAFE SYSTEMS INC | SECURITY LI | 3.90 |
| 11395 | SHRED-IT USA LLC | SHRED IT RC | 140.02 |
| 14396 | SPRONK WATER ENGINEERS INC | Water Rights Engineering | 9,765.00 |
| 7917 | THE AQUEOUS SOLUTION INC | WIREBRUSH | 52.25 |
| 4900 | VRANESH AND RAISCH LLP | JUNE 20 SERVICES WINDY GA | 2,195.50 |

CASH ACCOUNT: 001000 101001 WARRANT: 080420 08/04/2020

| VENDOR | VENDOR NAME | PURPOSE | AMOUNT |
|---|---|---|---|
| 1191 | WEED WRANGLERS | 2020 Noxious Weed Control | 3,080.73 |
| 1191 | WEED WRANGLERS | 2020 Noxious Weed Control | 485.18 |
| 1191 | WEED WRANGLERS | 2020 Noxious Weed Control | 1,740.71 |
| 1191 | WEED WRANGLERS | 2020 Noxious Weed Control | 419.98 |
| 1191 | WEED WRANGLERS | 2020 Noxious Weed Control | 103.88 |
| 9511 | WESTERN PAPER DISTRIBUTORS INC | JANITORIAL SERVICES LI | 93.73 |
| 9511 | WESTERN PAPER DISTRIBUTORS INC | BREAK ROOM SUPPLIES CS | 133.58 |
| 14609 | WILBUR-ELLIS COMPANY LLC | ACELERYN INSECTICIDE | 1,105.00 |

39 INVOICES WARRANT TOTAL 135,780.62

5 Full Packet

City of Louisville
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# City Council

## Meeting Minutes

**July 23, 2020**
**Electronic Meeting**
**11:00 AM**

**Call to Order** – Mayor Stolzmann called the meeting to order at 11:00 a.m. **Roll Call** was taken and the following members were present:

***City Council:***
***Mayor Ashley Stolzmann***
***Mayor Pro Tem Dennis Maloney***
***Councilmember Kyle Brown***
***Councilmember J. Caleb Dickinson***
***Councilmember Deborah Fahey***
***Councilmember Chris Leh***
***Councilmember Jeff Lipton***

***Staff Present:***
***Heather Balser, City Manager***
***Megan Davis, Deputy City Manager***
***Kevin Watson, Finance Director***
***Nathan Mosely, Parks, Recreation, & Open Space Director***
***Kurt Kowar, Public Works Director***
***Rob Zuccaro, Planning & Building Safety Director***
***Chris Neves, Information Technology Director***
***Sharon Nemechek, Library Director***
***Dave Hayes, Police Chief***
***Megan Pierce, Economic Vitality Director***
***Kathleen Hix, Human Resources Director***
***Emily Hogan, Assistant City Manager for Communications & Special Projects***
***Meredyth Muth, City Clerk***

Mayor Stolzmann noted that because of the COVID-19 emergency the meeting is being held electronically. She gave information on how the meeting process will work and directions for those dialing in on how to participate when it is time for public comments.

**BUDGET RETREAT: DISCUSSION/DIRECTION/ACTION 2021-2022 BIENNIAL BUDGET**

Mayor Stolzmann noted this is the first step in a long budget process and nothing is final until the final budget is approved. This is a chance to give direction to staff on these early proposals. There will be many other chances for public participation in this process.

## 2021-2022 BIENNIAL BUDGET DEVELOPMENT PROCESS AND FINANCIAL POLICIES

Director Watson stated the Council is being asked to review and provide feedback on this process. This process has been amended somewhat due to impacts from COVID. The capital budget requests are handled separately from the operational part. City Manager has reviewed all of the capital requests and those will be presented later in the meeting. She will meet with each department head to review operational requests before those are presented to Council as well.

The Council is not being asked to approve the six-year capital plan today but is being asked to give feedback on the items before the final proposal is put together. The City Manager will present her final recommended budget in September. Council will have multiple meetings in the fall to determine a final budget that will be adopted in November.

*Financial Policies*

Director Watson noted the financial policies were adopted in 1984 with significant changes in 2015 and again last year. Staff has no recommended changes this year; they are included only for review and guidance.

Public Comments – None.

## 2021-2026 CAPITAL IMPROVEMENTS PLAN (CIP)

Director Watson reviewed the latest revenue data and projections by fund. He noted the projections show significant decreases in most revenue areas.

Councilmember Lipton noted the revenue numbers for the Rec Center were projected prior to reopening and should be considered very soft at this point. This may impact the transfer from the General Fund.

Mayor Pro Tem Maloney agreed these numbers are from the beginning of June and may change.

Mayor Stolzmann stated the review of CIP projects will take place by fund. She suggested the water fund items be handled by the Utility Committee so Council does not need to review them today.

City Manager Balser noted the CIP that as presented is based on what we can fund this year and still keep $1M in the CIP fund for emergencies. The focus this year is on the maintenance and preservation of current assets and strategic investments; there are not a lot of new projects.

Public Comments – None.

Members reviewed the CIP projects by fund beginning with 2020 projects.

Members agreed to move the BMX project to 2024.

Mayor Pro Tem Maloney stated he would like to see more funding and a more comprehensive approach to trail maintenance as people are now using the trail system at a much higher rate during the pandemic.

Councilmember Lipton agreed noting there is money in the Open Space & Parks Fund reserves that could be used; he thinks this should be prioritized. He would like to see a plan to address additional trail maintenance using both capital and operating funds.

Staff will bring back more information and options for trail funding for the next budget discussion.

Councilmember Fahey asked that all projects be reviewed specifically to look for ways to be more environmental and sustainable.

Mayor Stolzmann suggested replacing the playground at Cottonwood Park now with the current lottery funds as a short term measure for that area as we cannot afford a full master planning process right now. Members agreed to add this to the list for playground upgrades for further consideration.

Members discussed some ideas for how to fund renewal and replacement for the athletic fields. The Finance Committee will make a recommendation to Council.

Councilmember Dickinson encouraged moving the middle mile options for free Wi-Fi in public places to earlier in the six years to help students who are now using online learning. Members agreed this should be considered to move earlier.

Mayor Stolzmann asked if alternatives have been considered for Taser replacement for the police department. Chief Hayes stated the department is looking at alternatives.

Councilmember Dickinson suggested solar be included on any new carports. Councilmember Fahey agreed.

Members discussed the funding for the Transportation Master Plan, the pavement management projects, and the timing of some of those projects.

Members discussed if the Utility Fund should cover any costs of street repairs that are needed when completing utility projects.

Members encouraged staff to look into what options there might be to move to a fully electric fleet over the next few years.

Members where asked if they have any projects they would like considered that were not included in the proposal.

Councilmember Fahey asked that freeze proof water fountains at John Breaux Park be included.

Councilmember Lipton asked that the open space signs that that are no longer readable be replaced; he would also like additional small directional signs. He asked for easy affordable signs, not elaborate ones. Members will bring something back for consideration.

Mayor Stolzmann asked for an evaluation of solar panels added to the Rec Center compared to our WindSource project. Councilmember Lipton would prefer using the solar garden option. City Manager Balser stated this may require more time than is available for this budget cycle but staff will look at options.

Members discussed if there might be funding for a one-time payment for Renewable Energy Credits to move the City towards all renewable energy as there was not time to get this on the ballot this year as we did not have enough information. Members were very supportive of the concept but feel they need more information to do it well and properly fund it. Staff will bring more information and options for the next budget discussion.

Councilmember Dickinson stated he would like the Council to consider infrastructure improvements to the area around the Steinbaugh Pavilion and Front Street. Staff will look for a place for this in the six-year plan.

City Manager Balser noted that many items were added or moved earlier in the program during this conversation so that will require staff to move other things around or remove things to make that happen.

## ADJOURN

Members adjourned at 2:34 pm.

_____
Ashley Stolzmann, Mayor

_____
Meredyth Muth, City Clerk

City of Louisville
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# City Council

## Meeting Minutes

**July 28, 2020**
**Electronic Meeting**
**6:00 PM**

**Call to Order** – Mayor Stolzmann called the meeting to order at 6:00 p.m. **Roll Call** was taken and the following members were present:

***City Council:*** ***Mayor Ashley Stolzmann***
***Mayor Pro Tem Dennis Maloney***
***Councilmember Kyle Brown***
***Councilmember J. Caleb Dickinson***
***Councilmember Deborah Fahey***
***Councilmember Chris Leh (arrived 6:19 pm)***
***Councilmember Jeff Lipton***

***Staff Present:*** ***Heather Balser, City Manager***
***Megan Davis, Deputy City Manager***
***Lisa Ritchie, Senior Planner***
***Rob Zuccaro, Planning & Building Safety Director***
***Katie Baum, Sustainability Specialist***
***Emily Hogan, Assistant City Manager for Communications & Special Projects***
***Meredyth Muth, City Clerk***

***Others Present:*** ***Kathleen Kelly, City Attorney***

Mayor Stolzmann noted that because of the COVID-19 emergency the meeting is being held electronically. She gave information on how the meeting process will work and directions for those dialing in on how to participate when it is time for public comments.

### APPROVAL OF AGENDA

Mayor Stolzmann called for changes to the agenda and hearing none asked for a motion. Councilmember Lipton moved to approve the agenda, seconded by Councilmember Fahey. All in favor.

### PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA AND THE CONSENT AGENDA

RJ Harrington, 457 East Raintree Court, stated if the City is moving forward with a Renewable Energy Credit purchase from Xcel Energy there are residents in town including himself that are knowledgeable in this area and are willing to offer their expertise if needed.

## APPROVAL OF THE CONSENT AGENDA

Mayor Stolzmann asked for changes to the consent agenda. No changes.

Councilmember Fahey noted the consent agenda includes the ratification of the CC4CA Policy Statement and explained this policy statement is simplified from previous ones and includes information of how COVID has impacted carbon emissions.

Councilmember Lipton moved to approve the consent agenda, seconded by Mayor Pro Tem Maloney. All in favor**.**

**A.** ***Approval of Bills***
**B.** ***Approval of Minutes: June 23, 2020; July 14, 2020; July 21, 2020***
**C.** ***Ratification of Colorado Communities for Climate Action 2020-2021 Policy Statement***
**D.** ***Approval of Resolution No. 58, Series 2020 – A Resolution Approving an Agreement with the Urban Drainage and Flood Control D/B/A Mile High Flood District for Drainage and Flood Control Improvements for Coal Creek Drainageway A-1 at Garfield Avenue***

## COUNCIL INFORMATIONAL COMMENTS ON PERTINENT ITEMS NOT ON THE AGENDA

Mayor Stolzmann noted she is hosting a Mayor's Town Meeting tomorrow evening and invited everyone to join in to give input.

## CITY MANAGER'S REPORT

None.

## REGULAR BUSINESS

## ORDINANCE NO. 1797, SERIES 2020 – AN ORDINANCE IMPOSING A DISPOSABLE BAG TAX OF TWENTY-FIVE CENTS PER BAG BEGINNING JANUARY 1, 2022 AND PROVIDING FOR THE SUBMISSION OF THE ORDINANCE TO A VOTE OF THE REGISTERED ELECTORS AT THE REGULAR ELECTION TO BE HELD NOVEMBER 3, 2020 – 2ND READING, PUBLIC HEARING (advertised Daily Camera 7/19/20)

**WITH PROPOSED SECOND READING AMENDMENTS:**

**AN ORDINANCE IMPOSING A DISPOSABLE BAG TAX OF ~~TWENTY-FIVE~~ TEN CENTS PER BAG BEGINNING JANUARY 1, 2022 AND PROVIDING FOR THE SUBMISSION OF THE ORDINANCE TO A VOTE OF THE REGISTERED ELECTORS AT THE REGULAR ELECTION TO BE HELD NOVEMBER 3, 2020 TO AUTHORIZE IMPOSITION OF THE TAX IN AN AMOUNT NOT TO EXCEED TWENTY-FIVE CENTS PER BAG**

Mayor Stolzmann introduced the item and asked if any Councilmembers had any disclosures. Seeing none, she opened the public hearing.

Assistant City Manager Emily Hogan stated that on July 14 the Council approved first reading of the ordinance with ballot language for a proposed bag tax. The estimated total of single-use bags distributed in Louisville is approximately 4.5 million bags or 25 tons per year. Per Council direction, the proposed ballot questions would be structured as follows:

- Applies to all retailers
- Includes a similar definition of single use bags and exemptions as the City of Boulder
- Restricts tax revenue to the program outreach and administration and other sustainability initiatives. The draft ordinance provides for earmarking of revenues, but also includes the authority to spend revenues on “other general purposes of the City.”
- A tax of $0.25 per bag with $0.10 retained by the retailer as a vendor fee and $0.15 remitted to the City
- Start collecting January 1, 2022

At first reading, Council requested staff prepare alternative ballot language for consideration. These changes would amend the ordinance as follows:

- Applies to grocery stores only
- Includes a similar definition of single use bags and exemptions as the City of Boulder
- Restricts tax revenue to the program outreach and administration and other sustainability initiatives. The draft ordinance provides for earmarking of revenues, but also includes the authority to spend revenues on “other general purposes of the City.”
- A tax of $0.10 per bag with $0.04 retained by the retailer as a vendor fee and $0.06 remitted to the City
- Start collecting January 1, 2022

Assistant City Manager Hogan stated staff recommends approval of the ordinance with whatever changes the Council desires.

Mayor Stolzmann asked for clarification on how the tax is set. City Attorney Kelly stated both versions put forth a ballot question allowing for a tax of up to 25 cents. The first version would start the tax at 25 cents but allow the Council to lower that by ordinance if they choose. The second version of the tax would start at 10 cents and allow the Council to raise it by ordinance up to 25 cents.

Public Comments

Tess Weltzin, student from Louisville Middle School, stated the environmental impact of these bags is huge and needs to be addressed. Council should be bold and write it for 25 cents for all businesses.

RJ Harrington, 457 East Raintree, stated surveys have shown Louisville residents want to address this and we should be bold and start at 25 cents.

Connell Harrington, stated he supports approval and encouraged 25 cents to start.

Tiffany Boyd, 550 Grant Avenue, agreed with the previous speakers that residents are looking to the Council to be bold on this issue. This is a baby step and a way to educate the public about climate action.

Councilmember Lipton asked if the bag definition includes a tax on all bags regardless of what it is made of. Hogan stated that is correct.

Councilmember Fahey asked if the Council wants to consider exempting restaurants.

Mayor Stolzmann stated she is supportive of the original version with the 25 cent tax, however she stated she could support the new version as it gives Council the option to go up to 25 cents if needed. She feels the community would support applying this to all stores.

Mayor Stolzmann would like an amendment to both options that would restrict the revenue from the tax to being used only for administering the tax or for sustainability programs. She would strike the section that also allows use of the funds “for other general purposes of the City.”

Councilmember Dickinson stated he would support both options to get this on the ballot but would much prefer to be bold and go with the 25 cent fee imposed on all retail businesses. He also supports restricting the revenue as proposed by the Mayor.

Mayor Pro Tem Maloney stated it is clear all of Council supports putting something on the ballot. He thinks keeping the language that allows Council some flexibility for setting the tax is preferable. He likes the idea of starting at 10 cents and being able to go to 25 cents as it gives the Council somewhere to go if it isn’t getting results. He stated he leans towards only applying it to food stores.

Councilmember Brown asked if the ordinance would allow Council to start with applying it to just food stores and then expand to all stores without going to another vote of the electorate. City Attorney Kelly stated as written and if approved, Council would have the option to approve an ordinance at a later date that would modify the rule to include nonfood stores.

Councilmember Brown stated he wants to do something impactful but also likes the flexibility for Council to be able to make changes, making it stricter if needed.

Councilmember Lipton stated he supports the second version with more flexibility. The most important thing is to get something passed tonight, we need to do something.

Councilmember Leh stated he likes the option to start at ten cents with options to go higher. He also agreed with the proposed change to limit the proceeds to administration and sustainability programs.

Public Comments

Tiffany Boyd, 550 Grant Avenue, stated local action is what will get this done. This is a small step that allows bigger steps down the road. She supports 25 cents at all businesses.

RJ Harrington, 457 East Raintree Court, stated we need to consider the cost of this on future generations. He supports 25 cents on all retailers.

Mayor Stolzmann stated she supports 25 cents as by the time this is implemented in 2022 it will be the right price. She added the State may ban these before that date so this tax might never go into effect. The goal is not to raise money but deter use. She supports imposing it on all stores. She feels the community will support this. Councilmember Fahey agreed.

Mayor Pro Tem Maloney stated he prefers more tools in the tool box and would like the flexibility of starting at 10 cents and going higher, maybe even 50 cents. He stated he doesn’t want to send the message that this is being done to be a revenue source. The goal is to change behavior.

Councilmember Dickinson stated he has heard no opposition to the 25 cents from residents. He noted businesses won’t be hurt by the cost as they are getting 10 cents per bag which covers their costs.

Councilmember Lipton stated he supports the start at 10 cents with the ability to move it higher. He noted no other City has a fee as high as 25 cents. He supports restricting the revenue as proposed by the Mayor. He doesn’t want to be the town with the highest tax in the State; that is not the small town value with the light touch to residents we strive for.

Councilmember Lipton moved to approve the ordinance with the proposed second reading amendments and the Mayor's amendment restricting the funds; Mayor Pro Tem Maloney seconded the motion.

Councilmember Brown stated he can accept this but would prefer the higher rate. He does appreciate the flexibility that is written into the ordinance.

Councilmember Dickinson made a substitute motion to approve the initial ordinance without the second reading amendments; Mayor Stolzmann seconded the motion.

Mayor Stolzmann made a friendly amendment to restrict the funding to as she proposed; Councilmember Dickinson accepted the friendly amendment.

Mayor Pro Tem Maloney stated he prefers the second reading amendments and having the flexibility to make changes if we are not getting the results we want.

Mayor Stolzmann closed the public hearing.

**Roll call vote on substitute motion:** Motion passed 4-3 Vote

**ORDINANCE NO. 1796, SERIES 2020 – AN ORDINANCE APPROVING THE REZONING OF LOTS 1 AND 2, CRYSTAL ESTATES REPLAT A LOCATED AT 1655 COURTESY ROAD AND 1655 CANNON CIRCLE FROM THE COMMERCIAL BUSINESS ZONE DISTRICT TO THE COMMERCIAL COMMUNITY, MIXED USE ZONE DISTRICT PURSUANT TO LOUISVILLE MUNICIPAL CODE CHAPTER 17.14 - MIXED USE ZONE DISTRICTS – 1ST READING, SET PUBLIC HEARING 8/18/20**

Mayor Stolzmann introduced the item by title. Councilmember Lipton moved to approve the ordinance on first reading and set the public hearing; seconded by Mayor Pro Tem Maloney.

**Roll Call Vote**: Motion passed by unanimous roll call vote.

## CITY ATTORNEY'S REPORT

None.

## COUNCIL COMMENTS, COMMITTEE REPORTS, AND IDENTIFICATION OF FUTURE AGENDA ITEMS

ADVANCED AGENDA

Mayor Stolzmann moved to approve August 11 as a special meeting. Mayor Pro Tem Maloney seconded the motion. All in favor.

ECONOMIC VITALITY COMMITTEE – no report

FINANCE COMMITTEE – no report

LEGAL REVIEW COMMITTEE – no report

UTILITY COMMITTEE – Councilmember Lipton stated the committee met today and will have another meeting soon on Windy Gap funding and utility rates.

COLORADO COMMUNITIES FOR CLIMATE ACTION – no report

COMMUTING SOLUTIONS – no report

CONSORTIUM OF CITIES – no report

DOWNTOWN BUSINESS ASSOCIATION STREET FAIRE – no report

DENVER REGIONAL COUNCIL OF GOVERNMENTS – no report

JOINT INTEREST COMMITTEES (SUPERIOR & LAFAYETTE) – no report

MAYORS & COMMISSIONERS COALITION – no report

METRO MAYORS CAUCUS – no report

REVITALIZATION COMMISSION – no report

XCEL ENERGY FUTURES – Mayor Pro Tem Maloney reported they are working on the Renewable Energy Credits but need more information. This will come back to Council for further discussion.

**ADJOURN**

Members adjourned at 7:24 pm.

_____
Ashley Stolzmann, Mayor

_____
Meredyth Muth, City Clerk

# CITY COUNCIL COMMUNICATION
## AGENDA ITEM 4C

**SUBJECT**: **APPROVAL OF RESOLUTION NO. 59, SERIES 2020 – A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE CITY OF LOUISVILLE AND THE BOULDER COUNTY CLERK AND RECORDER FOR THE CONDUCT AND ADMINISTRATION OF THE 2020 GENERAL ELECTION TO BE HELD NOVEMBER 3, 2020**

**DATE:** **AUGUST 4, 2020**

**PRESENTED BY:** **MEREDYTH MUTH, CITY CLERK**

**SUMMARY:**
The City will hold a special election on November 3, 2020 for the purpose of submitting a TABOR ballot issue to the registered electors of the City and for the election of a Ward 3 Councilmember. The election is part of a coordinated election pursuant to the Uniform Election Code of 1992 (the "Code") and the Rules and Regulations of the Colorado Secretary of State (the "Rules"). The election held on November 3, 2020 will be conducted as a coordinated mail ballot election.

Attached is an intergovernmental agreement (IGA) with Boulder County for the conduct and administration of the coordinated election and provides for the City's contribution to the costs of County coordination of such election. The attached resolution authorizes the City Manager and City Clerk to negotiate and approve final, non-substantive revisions to the IGA prior to signing.

**FISCAL IMPACT:**
The City budgeted $45,000 for the 2020 election. The Boulder County Election Division has not yet provided a preliminary estimate for Louisville's portion of the election. Should the cost of the election be more than what is budgeted, staff will bring a budget amendment at the end of the year.

**PROGRAM/SUB-PROGRAM IMPACT:**
The goals of the City Clerk subprogram are to ensure inclusive, responsive, transparent, friendly, fiscally responsible, effective, and efficient governance, administration, and support. This IGA allows the City to provide a transparent and efficient election that is also fiscally responsible for the City.

**RECOMMENDATION:**
Approve Resolution No. 59, Series 2019.

**ATTACHMENT(S):**
1. Resolution No. 59, Series 2019

**2.** Intergovernmental Agreement with the Boulder County Clerk and Recorder for the Conduct and Administration of the 2020 Coordinated Election to be held November 3, 2020

**STRATEGIC PLAN IMPACT:**

| | | | |
|---|---|---|---|
| ☐ | **Financial Stewardship & Asset Management** | ☒ | **Reliable Core Services** |
| ☐ | **Vibrant Economic Climate** | ☐ | **Quality Programs & Amenities** |
| ☒ | **Engaged Community** | ☐ | **Healthy Workforce** |
| ☐ | **Supportive Technology** | ☒ | **Collaborative Regional Partner** |

**RESOLUTION NO. 59**
**SERIES 2020**

**A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE CITY OF LOUISVILLE AND THE BOULDER COUNTY CLERK AND RECORDER FOR THE CONDUCT AND ADMINISTRATION OF THE 2020 GENERAL ELECTION TO BE HELD NOVEMBER 3, 2020**

**WHEREAS,** the City will hold a special election on November 3, 2020 as a mail ballot election coordinated by the Boulder County Clerk and Recorder pursuant to the Uniform Election Code of 1992, as amended; and

**WHEREAS**, the attached Intergovernmental Agreement By and Between the City of Louisville and the Boulder County Clerk and Recorder for the Conduct and Administration of the 2020 General Election to be held November 3, 2020 ("Intergovernmental Agreement") provides for the conduct and financing of such coordinated election;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO:**

**Section 1.** The proposed Intergovernmental Agreement, a copy of which is attached hereto and incorporated herein by this reference, is hereby approved.

**Section 2.** The Mayor and City Clerk are hereby authorized to execute the attached Intergovernmental Agreement on behalf of the City of Louisville, except that such persons are hereby further authorized to negotiate and approve such revisions to the Intergovernmental Agreement as are determined necessary or desirable for the protection of the City, so long as the essential terms and conditions of the Intergovernmental Agreement are not altered.

**Section 3.** Pursuant to C.R.S. Section 31-10-102.7, the City will utilize the requirements and procedures of the Uniform Election Code of 1992, articles 1 to 13 of title 1, C.R.S., as amended, in lieu of the Colorado Municipal Election Code of 1965, article 10 of title 31, C.R.S., as amended, with respect to the special election to be held on November 3, 2020, and such election shall be conducted as part of the coordinated mail ballot election.

**PASSED AND ADOPTED** this 4th day of August, 2020

_____
Ashley Stolzmann, Mayor

ATTEST:

_____
Meredyth Muth, City Clerk

**INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE CITY OF LOUISVILLE AND THE BOULDER COUNTY CLERK AND RECORDER FOR THE CONDUCT AND ADMINISTRATION OF THE 2020 GENERAL ELECTION TO BE HELD NOVEMBER 3, 2020**

This Intergovernmental Agreement for general election ("IGA") is made and entered into by and between the City of Louisville (the "Jurisdiction"), and the County Clerk and Recorder for Boulder County, Colorado (the "County Clerk" or "Clerk") (together "the Parties").

## 1. RECITALS AND PURPOSES

1.1 The County Clerk and the Jurisdiction are each authorized to conduct elections as provided by law; and

1.2 The election to be held on November 3, 2020 (the "Election") shall be conducted as a "mail ballot election" as defined in the Uniform Election Code of 1992 ("the Code") and the Rules and Regulations of the Colorado Secretary of State ("the Rules"); and

1.3 Pursuant to § 1-7-116(2), Colorado Revised Statutes ("C.R.S."), the County Clerk and the Jurisdiction are required to enter into an agreement for the administration of their respective duties and sharing of the actual costs related to the Election; and

1.4 Section 20 of Article X of the Colorado Constitution ("TABOR") requires the production of a mailed notice ("TABOR Notice") concerning tax and liability ballot issues that will be submitted to the electors of Boulder County; and

1.5 The County Clerk and the Jurisdiction have determined that it is in the best interests of the Jurisdiction, and its inhabitants and landowners, to cooperate and contract for the Election upon the terms and conditions contained in this IGA; and

1.6 The purpose of this IGA is to allocate responsibilities between the County Clerk and the Jurisdiction for the preparation and conduct of the Election and provide for a reasonable sharing of the actual costs of the Election among the County and other participating political subdivisions.

For and in consideration of the mutual covenants and promises in this IGA, the sufficiency of which is acknowledged, the Parties agree as follows:

## 2. GENERAL MATTERS

2.1 The County Clerk shall act as the chief designated election official in accordance with C.R.S. §1-1-110 and will be responsible for the administration of the Election as detailed in the Code and the Rules.

2.2 Boulder County Clerk and Recorder Molly Fitzpatrick will be the primary liaison and contact for the County Clerk. The Jurisdiction designates Meredyth Muth, City Clerk as its

"Election Officer" who shall act as the primary liaison between the Jurisdiction and the County Clerk and who shall have primary responsibility for the management and performance of the Jurisdiction's obligations under this IGA. If the Code requires a "designated election official" within the Jurisdiction to perform tasks, the Election Officer shall act as such designated election official. Nothing in this IGA relieves the County Clerk or the Jurisdiction's Governing Board from their official responsibilities for the conduct of the Election.

2.3 ***Term.*** The term of this IGA shall be from the date of signing through December 28, 2020.

## 3. RESPONSIBILITIES OF THE COUNTY CLERK

3.1 ***Initial ballot layout.*** Upon receipt of the certified ballot text provided by the Jurisdiction pursuant to Section 4.2 below, the County Clerk will create the layout of the text of the ballot in a format that complies with the Code. The ballot text must be satisfactory to the Clerk. Furthermore, no content changes by the Jurisdiction shall be allowed after the September 4, 2020 certification of the ballot, without the approval of the County Clerk or as directed by the Clerk. The County Clerk will provide the Jurisdiction with a copy of the draft ballot for the Jurisdiction's review along with any instructions for modifications to the ballot layout and the time period within which the Jurisdiction must return the modified ballot to the County Clerk. If modifications are made by the Jurisdiction, the Clerk will review the changes upon receipt from the Jurisdiction of the modified ballot and notify the Jurisdiction that the ballot is approved or return the ballot for further modifications and time requirements.

3.2 ***Final ballot layout.*** Once the Jurisdiction has made all changes to the ballot layout as required by the County Clerk and the ballot is in final draft form, the Clerk will lay out the ballot text and submit it to the Jurisdiction for final review, proofreading, and approval. The Jurisdiction shall return the final draft form ballot proofs on or before September 11, 2020. The Clerk is not responsible for ensuring that the final ballot text complies with the requirements of TABOR or any other constitutional or statutory requirement related to the text of ballot language.

3.3 ***Ballot printing and mailing.*** The County Clerk will contract with a vendor to prepare and print the ballots; prepare a mail ballot packet for each registered elector within the Jurisdiction; address a mail ballot packet to each elector within the Jurisdiction; and mail the ballots between 22 days and 18 days before Election Day, or between October 9, 2020 and October 16, 2020. In cooperation and coordination with the Clerk, the vendor shall perform the printing, preparation of the ballots for mailing, and the mailing of the ballots.

3.4 ***Voter Service and Polling Centers.*** The County Clerk shall provide Voter Service and Polling Centers from October 19, 2020 through Election Day. The County Clerk will hire and train staff to operate Voter Service and Polling Centers in up to 20 locations across Boulder County (Boulder, Lafayette, Longmont, Louisville, Lyons, Nederland, Superior and University of Colorado - Boulder).

3.5 ***Additional ballots.*** In addition to the mail ballots printed and mailed by the vendor as specified in subsection 3.3, the County Clerk will provide regular and provisional ballots to electors in the manner and method required by the Code.

3.6 ***Mail ballots.*** In cooperation with the vendor, the County Clerk will ensure that the mail ballot packets contain the materials required by the Code, including voter instructions; an inner verification/privacy return envelope; and the outer/mail envelope containing the appropriate postage, Official Election logo, and indicia for Return Service Requested.

3.7 ***Ballot security.*** The County Clerk will track inventory and provide security for all ballots as required by the Code.

3.8 ***Election Judges.*** The County Clerk will appoint, train, provide written materials to and pay a sufficient number of qualified election judges to receive and process the voted ballots.

3.9 ***TABOR Notice.*** If applicable, the County Clerk, through a vendor, will distribute to all Boulder County registered electors' households the printed TABOR Notice submitted by the Jurisdiction along with those of other jurisdictions. The County Clerk may determine the order of the TABOR Notice submitted by the Jurisdiction and those of other jurisdictions to be included in the TABOR Notice Package provided. However, the materials supplied by the Jurisdiction shall be kept together as a group and in the order supplied by the Jurisdiction. The cost for the printing and mailing of the TABOR Notice Package shall be shared on a prorated basis as further described in section 6 below. The Clerk is not responsible for ensuring that the TABOR Notice complies with the requirements of TABOR or any other constitutional or statutory requirement relating to notice.

3.10 ***Testing.*** The County Clerk will perform Logic and Accuracy Testing of the electronic vote counting equipment as required by the Code.

3.11 ***Election Support***. The County Clerk will provide support to the Election Officer via telephone, email or in person throughout the Election process and during all ballot-counting procedures for the Election.

3.12 ***Tally.*** The County Clerk will provide for the counting and tallying of ballots, including any recounts required by law. The Clerk will release initial election returns after 7:00 p.m. on the date of the Election. With the exception of Provisional Ballots, all ballots received by 7:00 p.m. on November 3, 2020 shall start to be counted the night of the Election and may extend past election day due to volume and COVID-19 safety precautions. The unofficial results will be published to the County website following the completion of the Election Day counting. The Clerk will count and tally valid cured and provisional ballots on or before 5:00 pm on November 12, 2020.

3.13 ***Certification of results.*** Jurisdictions shall be issued a certified statement of results by November 25, 2020.

## 4. RESPONSIBILITIES OF JURISDICTION

4.1 ***Boundaries of Jurisdiction.*** If any annexations to the Jurisdiction have occurred between January 1, 2020 and the date of the signing of this IGA, the jurisdiction is responsible for informing the County Clerk in writing by the date of the signing of this IGA.

4.2 ***Ballot content and layout.*** No later than September 4, 2020, the Election Officer shall certify the ballot order and content for the Jurisdiction and deliver the certified ballot layout to the County Clerk. The ballot layout shall be in a form acceptable to the Clerk. Ballot content layout shall not include any graphs, tables, charts, or diagrams. The ballot order and content shall include the names and office of each candidate for whom a petition has been filed with the Election Officer and any ballot issues or ballot questions the Jurisdiction has certified. The Jurisdiction shall be solely responsible for the accuracy of the information contained in the certificate and ballot content. The Jurisdiction shall make any modifications to the ballot layout requested by the County Clerk. The County Clerk will correct errors as specified in C.R.S. § 1-5-412 at the Jurisdiction's expense.

4.3 ***Audio for visually impaired.*** Within 7 days of the Jurisdiction's submission of the ballot layout to the County Clerk, the Jurisdiction shall submit to the Clerk a high quality audio recording with the name of each candidate clearly spoken on the recording. This requirement aids the County Clerk in programming the audio component of the electromechanical voting equipment for the Election. The Jurisdiction shall timely make any modifications to the audio recording requested by the County Clerk.

4.4 ***TABOR Notice***. The Jurisdiction shall provide to the County Clerk all required TABOR Notices concerning ballot issue(s) in the manner required by Article X, Section 20 of the Colorado State Constitution by noon on September 21, 2020. The submission will include the ballot title, text, and fiscal history or any other required wording for the TABOR Notice. The submission date will expedite print layout and allow the Jurisdiction time to proofread their portion of the TABOR Notice.

4.5 ***Final layout***. The Jurisdiction shall timely make any modification to the ballot layout requested by the County Clerk. The Jurisdiction shall review and proofread and approve the layout, format, and text of the final draft form of the Jurisdiction's official ballot and, if applicable, TABOR Notice within 24 hours of the County Clerk providing the Jurisdiction with the copy to be proofed.

4.6 ***Testing.*** The Jurisdiction must provide two people to participate in Logic and Accuracy Tests, which will be scheduled during the week of October 5, 2020, and may take place over a number of days.

4.7 ***Cancellation of Election by the Jurisdiction***. If the Jurisdiction resolves not to hold the election or to withdraw a ballot issue, the Jurisdiction shall immediately provide notice of such action to the County Clerk. Initial notice to the County Clerk may be informal. The Jurisdiction shall provide proof of the Jurisdiction's formal action canceling the election or withdrawing a ballot issue(s) as soon as practicable after the Jurisdiction's formal action. The Jurisdiction shall promptly pay the County Clerk the full actual costs relating to the Jurisdictions

election, both before and after the County Clerk's receipt of such notice. The Jurisdiction shall provide notice by publication of such cancellation or withdrawal of ballot or question(s). The County Clerk shall post notice of the cancellation or withdrawal of ballot issue(s) or question(s) in the office of the County Clerk, and the Election Officer shall post notice of the cancellation at buildings of the Jurisdiction. The Jurisdiction shall not cancel the election after the 25th day prior to the Election as provided in C.R.S. § 1-5-208.

## 5. PROVISIONS UNIQUE TO SPECIAL DISTRICTS AND OTHER COORDINATING DISTRICTS

5.1 ***Boundaries of Jurisdiction.*** No later than the date this IGA is signed by the Jurisdiction, the Jurisdiction shall either confirm that the map of its boundaries provided to the County Clerk and County Assessor in January of 2020 is current and accurate or provide an accurate map. The Jurisdiction is responsible for ensuring that its boundaries are accurately defined in the Assessor's database because the County Clerk uses this database to identify eligible voters.

5.2 ***Multi-county special district jurisdictions.*** If the Jurisdiction's boundaries include areas outside of Boulder County, the County Clerk will communicate with the corresponding counties to create a master list of all property owner ballots issued in this jurisdiction.

5.3 ***Non-resident property owners entitled to vote.*** Where non-resident property owners may be entitled to vote in the Jurisdiction's election, the County will review a list of such property owners and identify those owners who may be entitled to vote in the Jurisdiction's election. The County will complete the review and create a list of potentially eligible non-resident property owners by September 15, 2020, 48 days prior to Election Day. The County will send this list to the Jurisdiction for review and approval. Once this list has been approved by the Jurisdiction, the Clerk will send non-resident property owners on the final list a letter and self-affirmation to establish eligibility. See **Attachment A** – Non-Resident Property Owner Letter (attached only if applicable). The Clerk will send mail ballots to the non-resident property owners who return to the Clerk the signed affirmation establishing their eligibility.

## 6. PAYMENT

**6.1** ***Intent.*** This section addresses the reasonable sharing of the actual cost of the Election among the County and the political subdivisions participating in the Election.

**6.2** ***Responsibility for costs.*** The Jurisdiction shall not be responsible for sharing any portion of the usual costs of maintaining the office of the County Clerk, including but not limited to overhead costs and personal service costs of permanent employees, except for such costs that are shown to be directly attributable to conducting the General election on behalf of the Jurisdiction.

**6.3** ***State Election Costs.*** The State of Colorado's share of the costs of conducting the election shall be reimbursed as established by the Code, and the Jurisdiction shall not be responsible for any portion of the election costs attributable to the state.

**6.4** ***Invoice.*** The Jurisdiction shall pay the County Clerk the Jurisdiction's share of the Clerk's costs and expenses in administering the Election within thirty days of receiving an invoice from the Clerk. If the invoice is not timely paid by the Jurisdiction, the Clerk, in his or her discretion, may charge a late fee not to exceed 1% of the total invoice per month.

**6.5** ***Cost Allocation.*** The County Clerk will determine the jurisdiction's invoice amount by allocating to all participants in the ballot a share of the costs specific to the administration of the General election as provided by law. If the Jurisdiction is placing a ballot question that qualifies as a TABOR election, a portion of the TABOR notice publication and mailing costs will also be billed for in the invoice. The Jurisdiction agrees to pay the invoice within 30 days of receipt unless the Clerk agrees to a longer period of time.

**6.6** ***Disputes.*** The Parties shall attempt to resolve disputes about the invoice or payment of the invoice informally. If the Parties cannot reach an informal resolution, disputes regarding the invoice or the payment of the invoice shall be filed in Boulder County or District Court, depending on the amount.

## 7. MISCELLANEOUS

7.1 ***Notices to Parties.*** Notices required to be given by this IGA are deemed to have been received and to be effective: (1) three days after the same shall have been mailed by certified mail, return receipt requested; (2) immediately upon hand delivery; or (3) immediately upon receipt of confirmation that a fax or email was received to the fax numbers or email addresses of the Parties as set forth below or to such party or addresses as may hereafter be designated in writing.

| | |
|---|---|
| To County Clerk: | To Election Officer: |
| Molly Fitzpatrick | Meredyth Muth |
| 1750 33rd St., Suite 200 | 749 Main Street |
| Boulder, CO 80301-2546 | Louisville, CO 80027 |
| 303-413-7700 | 303-335-4536 |
| Fax: 303-413-7728 | Fax: 303-335-4550 |
| E-mail: mfitzpatrick@bouldercounty.org | E-mail: MeredythM@LouisvilleCO.gov |

7.2 ***Amendment.*** This IGA may be amended only in writing, and following the same formality as the execution of the initial IGA.

7.3 ***Integration***. The Parties acknowledge that this IGA constitutes the sole agreement between them relating to the subject matter of this IGA and that no party is relying upon any oral representation made by another party or employee, agent or officer of that party.

7.4 ***Waiver of claims.*** The Jurisdiction has familiarized itself with the election process used by the County Clerk and waives any claims against the Clerk related to the Clerk's processing or administration of the Election except as specified in paragraph 7.5 below and claims arising out of willful and wanton acts of the Clerk.

7.5 ***Limitation of damages***. If a lawsuit is filed challenging the validity of the Jurisdiction's election, the Jurisdiction shall provide prompt notice to the County Clerk of such a lawsuit. If the Clerk chooses to intervene and defend its position, the Jurisdiction will support such intervention and cooperate in the defense of any such claims. If, as a result of a lawsuit against the Jurisdiction or against the Jurisdiction and other defendants by a third party, a court of competent jurisdiction finds that the Jurisdiction's election was void or otherwise fatally flawed due solely to a cause arising from the negligence of the County Clerk, then the Clerk shall refund all amounts paid to the Clerk under section 6 above. The Clerk shall not be responsible for any other judgment, damages, costs, or fees.

7.6 ***Conflicts of this IGA with the Law, impairment***. If any provision in this IGA conflicts with the law, this IGA shall be modified to conform to such law or resolution.

7.7 ***Time of the essence***. Time is of the essence in the performance of the work under this IGA. The statutory time requirements of the Code shall apply to completion of the tasks required by this IGA, unless earlier deadlines are required by this IGA.

7.8 ***Good faith***. The Parties shall implement this IGA in good faith, including acting in good faith in all matters that require joint or coordinated action.

7.9 ***Third party beneficiary***. The enforcement of the terms and conditions of this IGA and all rights of action relating to such enforcement shall be strictly reserved to the County Clerk and the Jurisdiction, and nothing contained in this IGA shall give or allow any claim or right of action by any other or third person. It is the express intent of the Parties that any person receiving services or benefits under this IGA shall be deemed an incidental beneficiary.

IN WITNESS WHEREOF, the Parties have signed this IGA.

| Boulder County | Jurisdiction |
|---|---|
| _____ | _____ |
| Molly Fitzpatrick Date | Ashley Stolzmann Date |
| Boulder County Clerk and Recorder | Mayor |
| | _____ |
| | Elections Officer Date |

# CITY COUNCIL COMMUNICATION
## AGENDA ITEM 7A

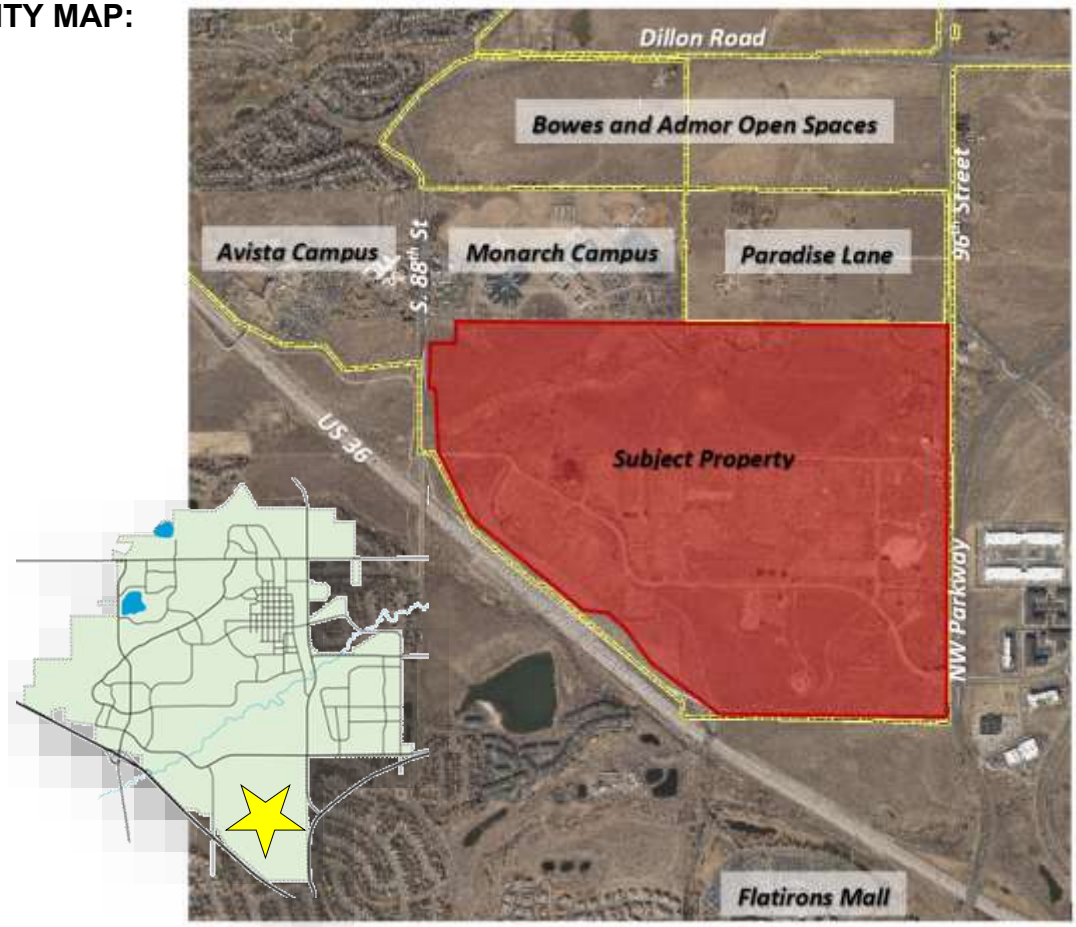
**SUBJECT:** **ORDINANCE NO. 1798, SERIES 2020 – AN ORDINANCE APPROVING THE FIRST AMENDMENT TO THE CONOCOPHILLIPS CAMPUS GENERAL DEVELOPMENT PLAN (REDTAIL RIDGE MASTER PLAN) – 2nd READING, PUBLIC HEARING (advertised *Daily Camera* 7/19/20)**

**REDTAIL RIDGE COMPREHENSIVE PLAN AMENDMENT PROPOSAL – REQUEST FOR A COMPREHENSIVE PLAN AMENDMENT TO CHANGE THE PHILLIPS 66 SPECIAL USE DISTRICT DESIGNATION FROM RURAL TO SUBURBAN, CHANGE THE LAND USE MIX POLICIES TO INCLUDE MULTI-FAMILY RESIDENTIAL, HEALTHCARE AND LODGING, AND INCREASE ALLOWANCES FOR THE FLOOR AREA RATIO AND BUILDING HEIGHT POLICIES – PUBLIC HEARING**

**DATE:** **AUGUST 4, 2020**

**PRESENTED BY:** **ROB ZUCCARO, AICP, PLANNING AND BUILDING SAFETY DIRECTOR**

**VICINITY MAP:**




CITY COUNCIL COMMUNICATION

**SUMMARY:**
Brue Baukol Capital Partners (BBCP) request approval of a Comprehensive Plan Amendment and General Development Plan (GDP) Amendment for the proposed Redtail Ridge development located on the 389.1-acre former StorageTek/ConocoPhillips Campus property. The Comprehensive Plan Amendment proposal would change the designation of the property from Rural to Suburban, update land use policies to allow multi-famliy residential, healthcare and lodging development, increase allowed development density and increase allowed building heights. The GDP Amendment proposal is for a mixed commercial and residential development, containing up to 5,886,000 sq. ft. of total building area, inclusive of 2,236 multi-family residential units (1,326 age-restricted senior living units and 900 non-age restricted units) and 2,520,000 sq. ft. of commercial development.

**CHANGES TO APPLICATION SINCE FIRST READING:**
The following changes were made to the application materials since first reading on July 14, 2020:

- The applicant updated the proposal for concurrent development between commercial and residential land uses. Those changes are reflected on sheet one of the proposed GDP Amendment under the heading "Building Permits" (Attachment 7*(2a)*), an applicant letter addressing staff's recommended conditions of approval (Attachment *7(1c)*), and the Draft Amended and Restated PCZD Agreement (Attachment 8). Staff is recommending similar concurrent development requirements as conditions of approval if Council supports the Comprehensive Plan Amendment as proposed. Staff's recommended conditions are discussed in detail later in this report. The following summarizes the applicant's changes in more detail:
    - The proposal at first reading did not include a concurrent development requirement between Parcels A and B. The updated proposal limits the senior living residential development on Parcel A until building permits are issued for 500,000 sq. ft. of development on the office campus development proposed on Parcel B and the foundation inspection is complete on the first phase of development with not less than 150,000 sq. ft.
    - The proposal at first reading limited residential development on Parcels C and D to 300 units until 250,000 sq. ft. of commercial development is complete on Parcels C, D and E, including 10,000 sq. ft. of retail development. The updated proposal increased the allowed number of units prior to any commercial development to 450 units, increased the required amount of commercial development to allow additional residential development to 1,000,000 sq. ft. and clarifies the 10,000 sq. ft. of retail development is sales tax generating and may include restaurant development. The update also excludes the 224 units of proposed affordable housing from these requirements.
- The applicant added a Note 7 under "General Notes" to sheet three of the GDP Amendment stating that any future development will need to submit a traffic study and demonstrate adequate roadway capacity as part of PUD approval (Attachment 7*(3d)*). Staff is recommending a similar requirement for analysis of roadway

capacity at time of future PUD reviews if Council supports the Comprehensive Plan Amendment as proposed. Staff's recommended conditions are discussed in detail later in this report.

- The applicant updated the Applicant Presentation (Attachment 7*(1b)*).
- The applicant updated the Master Drainage Report to address Public Works conditions of approval (Attachment 7*(3d)*). Staff did not receive the revisions in time to verify if comments are addressed.
- The applicant updated the Master Utility Report to address Public Works conditions of approval (Attachment 7*(3e)*). Staff did not receive the revisions in time to verify if comments are addressed.
- The applicant updated the Dewberry Technical Memo 1, Flows and Load to address Public Works conditions of approval (Attachment 7*(3b)*). Staff did not receive the revisions in time to verify if comments are addressed.
- The applicant provided additional correspondence from Boulder County, North Metro Fire, CDOT, Northwest Parkway Authority and the City and County of Broomfield related to review of road connections and transportation impacts. These letters are included as Attachments 7*(5a-5e).*

Staff has provided minor additions to this council communication on 2nd reading throughout the document, as information has evolved and in response to the above additions. Staff has also provided options for City Council action under Staff Recommendations as to how City Council may proceed.

**PLANNING COMMISSION RECOMMENDATIONS:**
The Planning Commission held a public hearing concerning both the Comprehensive Plan Amendment and General Development Plan Amendment on June 11, 2020 and June 25, 2020. At the conclusion of the hearing, the Commission voted 5-0 to direct staff to draft resolutions recommending denial of both the Comprehensive Plan Amendment and General Development Plan Amendment requests. On July 9, 2020, the Commission voted 6-0 to adopt Resolution 3, Series 2020, and Resolution 4, Series 2020, recommending denial of the proposals and adopting findings in support of the recommendations (see Attachment Nos. 2 and 3). The Commission Resolution 4, Series 2020, regarding the General Development Plan Amendment, requests that if the City Council supports the proposed Comprehensive Plan Amendment that the Council consider remanding the General Development Plan request back to the Planning Commission so that they can review the proposal with consideration of the updated Comprehensive Plan policies. Minutes from the June 11 and 25 hearings are included as Attachment Nos. 4 and 5.

**BACKGROUND:**
*Property History*
The 389.1-acre development site is the former location of StorageTek Corporation. StorageTek began development of the original campus on 310 acres of the current 390-acre site in 1978 while still located in unincorporated Boulder County. The City annexed the 310-acre campus in 1978. The StorageTek campus included approximately 1.6 million sq. ft. of building area. ConocoPhillps acquired the property in 2008 and completed

demolition of the StorageTek campus in 2009 to facilitate a new research campus. In 2009, ConocoPhillips also petitioned the City to annex an additional 80 acres adjacent to the 310-acre campus and requested rezoning of the entire property to Planned Community Zone District – Commercial (PCZD-C). The 2009 proposal also included a rezoning and General Development Plan (GDP) approved by the City that is still in effect and the governing master development plan for the property. A Preliminary Subdivision Plat and Preliminary Planned Unit Development (PUD) were also approved, but have since expired. The GDP and zoning agreement are attached for reference (Attachment Nos. 9 and 10). The total development approved for the ConocoPhillips campus encompassed 2.5 million square feet of potential building area. ConocoPhillips later abandoned its development plans due to a corporate restructuring. Currently, Phillips 66 Company owns the property and BBCP has a contract to purchase the property.

*Metropolitan District Approval*

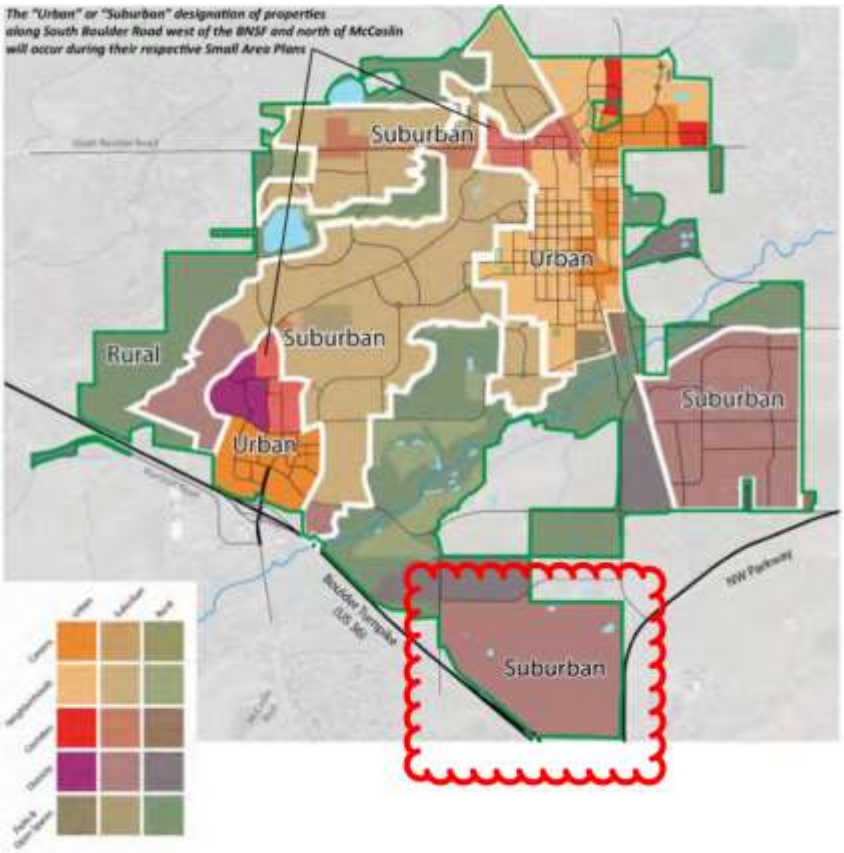
In February of this year, the City Council conditionally approved service plans for the Redtail Ridge Metropolitan (Metro) District Nos. 1-4. The four districts are intended to finance public infrastructure for the Redtail Ridge development and provide ongoing services within the development boundaries, including landscaping maintenance within public rights of way and transportation demand management programming. The financial plans indicate that the Metro Districts would finance $135,000,000 in public infrastructure costs for the project, out of a total estimated cost of $173,720,723. These are preliminary estimates and will need to be finalized at the time of final subdivision plat for the project. The Metro Districts could asses a property tax levy up to 60 mills, with the debt mill levy capped at 50 mills. The additional 10 mills are reserved for operations and maintenance. Total debt issuance limit is set at $168,750,000, which is 125% of the estimated capital cost contribution. The maximum term of the debt issuance is 40 years. The City's approval of the service plan allowed an election to take place in May to form the districts. The City's service plan approval includes a provision that the Districts may not impose any mills, issue debt or collect fees until a Comprehensive Plan Amendment is approved that allows build out of the development as proposed. The Districts are also not allowed to issue debt until the service plan is amended with the first final subdivision plat in order to reassess the engineering cost estimates.

**PROPOSAL:**

*Comprehensive Plan Amendment:*

The subject property is part of the Phillips 66 Special District under the current Comprehensive Plan, which the City adopted in 2013. The Comprehensive Plan includes five special districts: Centennial Valley/Coal Creek Business Park; Colorado Tech Center; 96th and Dillon; Empire Road; and Phillips 66. The Comprehensive Plan designates each special district as either Rural, Suburban or Urban, with each designation providing differing policies on density, building height, and street and block length.

*Figure 1: Proposed change from Rural to Suburban District Comprehensive Plan land use designation*




The proposal is to re-designate the portion of the Phillips 66 Special District covering the ConocoPhillips campus property from Rural to Suburban. The change from Rural to Suburban Special District results in an increased maximum Floor Area Ratio (FAR) from 0.25 for Rural Districts to 0.5 for Suburban Districts. FAR is the ratio of building area to lot area and is used to regulate overall density of the development. The FAR is applied after deducting any public land and right of way dedications. For the land area in the Redtail Ridge proposal, after deducting estimated pubic land and right of way, a Rural District policy would support up to 3,185,325 sq. ft. of building area and the proposal for a Suburban District would support up to 6,370,650 sq. ft. of building area. These are maximum areas set by the Comprehensive Plan policy, and the actual cap on development is set by the GDP.

The proposed amendments would also change the policy on the potential land use mix in the Special District by allowing multi-family residential development, including a senior living community, and allow healthcare and lodging land uses. The proposed land use mix also specifies public and private parking may be allowed rather than just private parking.

The proposal also amends the Building Height language to allow 1-5 stories within the Phillips 66 Suburban Special District. Other Suburban District areas would be limited to 2-3 stories. The current Rural District Language allows 3 stories, but allows additional stories if “structures are clustered and located out of the public view shed and buffered by surrounding topography and Open Space.”

The change from Rural to Suburban District also results in a change in policy on street block length. The Rural District has no policy on block length while the Suburban District has a policy of 1,000 to 2,000-foot block lengths.

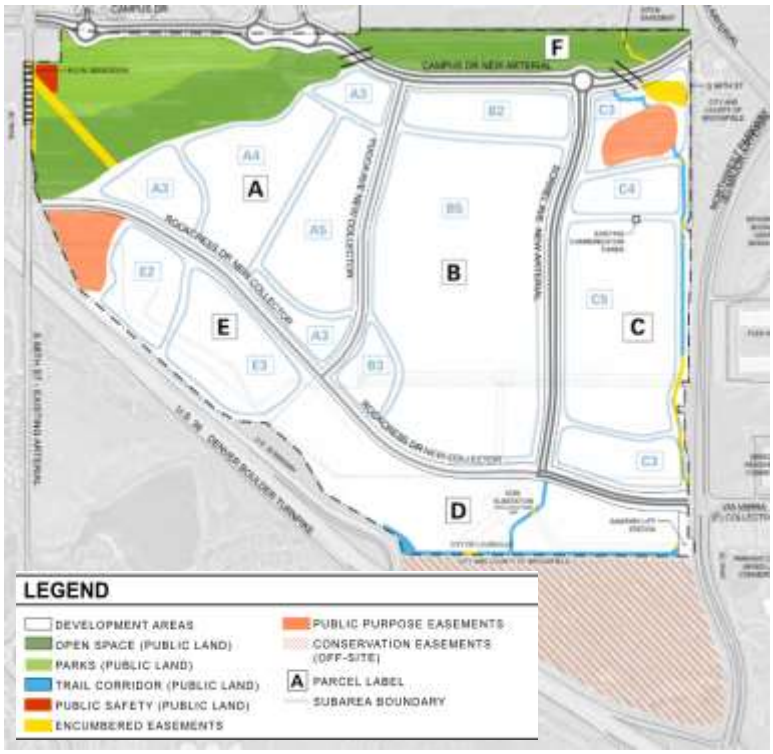
The Phillips 66 District includes the Monarch K-8 and High School Campus and Avista Hospital Campus areas, but those areas would maintain a Rural District designation under the proposal.

*General Development Plan Amendment:*
The proposal is the first amendment to the ConocoPhillips Campus GDP, and will be referred to in this report as the Redtail Ridge GDP. Although the Redtail Ridge GDP is considered an amendment, it represents a new master planning concept for the property and defines the major circulation network for the development, specifies land uses by development parcel, an intent for building heights, and areas for public land dedications for parks, open spaces, a trail network and public safety facilities.

*Land Use Proposal*
The GDP identifies six parcels, labeled A through F, with differing allowed uses, densities, and anticipated development types.

Parcel A:
The proposal for Parcel A is a continuing care retirement community (CCRC) with multi-family senior housing restricted to 55 years and older. Accessory uses in support of the senior housing community, including dining halls, recreation services, banking, and other service uses are proposed. The plan calls for 1,326 residential units and 1,800,000 sq. ft. of building area. Parcel A also includes public land dedications for a city park, open space and a new fire station and police annex.

*Figure 2: Redtail Ridge Parcel Layout*




The applicant proposes restricting the senior residential development until the City issues building permits for all three anticipated phases of development on Parcel B, and the foundation inspection is complete on the first phase. This concurrency requirement is intended to ensure balance between the commercial and residential developments and meet the City polices for fiscal balance of the development.

Parcel B:
The proposed use of Parcel B is a single-user corporate office campus with 530,000 sq. ft. of building area. Medtronic is the anticipated user of this parcel.

Parcels C, D and E:
The proposed uses for parcels C, D and E include a mix of commercial and residential uses with up to 3,556,000 sq. ft. of building area transferable across the three parcels. Parcel C is designated for 900 multi-family residential units, although the proposal includes transferability of all residential uses between Parcels C and D. Parcels C and D also include 3.6 acres of dedicated trail corridor.

Parcel C is intended to serve as a pedestrian oriented mixed-use development and the GDP includes Design Guidelines for on street parking, intent for a north-south main street with enhanced pedestrian streetscape amenities, maximum building setbacks to support the pedestrian streetscape and a public plaza with a minimum area of two acres.

The proposal includes restricting a minimum of 224 of the 900 residential units as affordable for renters with incomes at 60% of the County Average Median Income, with such restriction expiring after 40 years. The proposal for 224 affordable units equals 10% of all housing units proposed with the development. In 2017, the City endorsed the Boulder County Regional Housing Partnership strategy to achieve 12% affordable housing regionally by 2035. This proposal would help to implement this regional strategy.

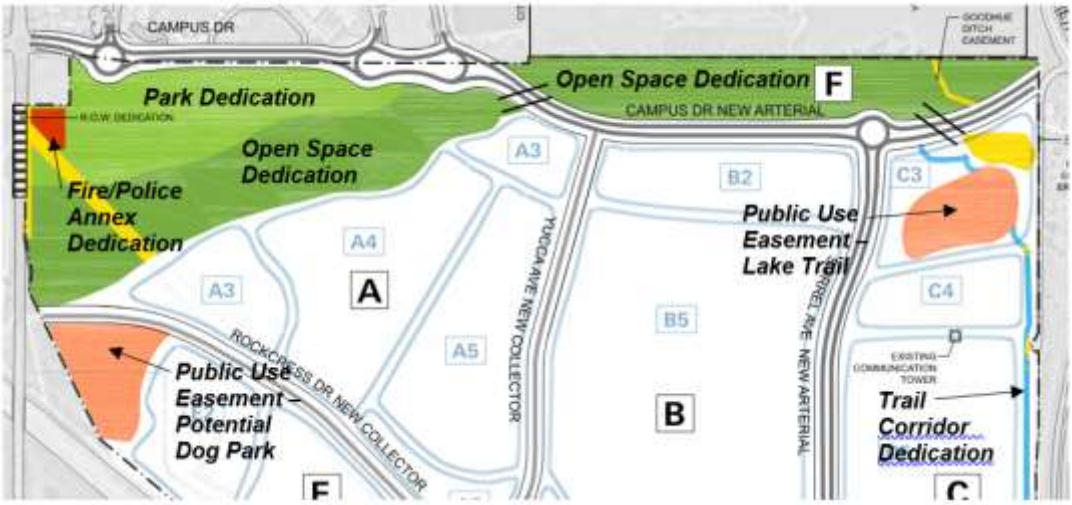
The applicant proposes a concurrency requirement for the residential development proposed in Parcels C and D. The first 450 residential units would be allowed without restriction. The remaining 226 residential units that are not encumbered by the affordability requirement would only be allowed once 1,000,000 sq. ft. of commercial development is complete, inclusive of 10,000 sq. ft. of sales tax generating retail or restaurant uses. This concurrency requirement is intended to meet the City policies for fiscal balance of the development.

Parcel F:
The proposed use of Parcel F is for open space and also meets the requirements for a buffer between development on the subject property and development on Paradise Lane in Boulder County under the Intergovernmental Agreement, Southeast Boulder County, South 96th Street, Dillon Road, and US 287 Area Comprehensive Development Plan (see Attachment No. 11, Exhibit A to Agreement, Section 4.17).

*Public Land Dedications*
The plans include public land dedications for parks, open space, trails and public safety facility development. Under Municipal Code Sec. 16.16.060, dedication of land equaling a minimum of 12 percent for nonresidential development and 15 percent for residential development must be dedicated to the city for public use at the time of final plat. This

dedication is in addition to any rights of way and easements required for the development. Such public land dedications may be for parks, open spaces, schools, or other public purposes such as public safety facilities.

*Figure 3: Public Land Dedications and easements*




Based on a previous annexation agreement, an approximately 80-acre portion of the property is exempt from the public land dedication requirement. With the mix of commercial and residential land uses proposed, staff estimates the minimum public land dedication requirement to be approximately 42 acres for the remaining 310 acres of property. The proposed public land dedication includes a mix of open space, park, trail corridors and public safety facility land totaling 59.6 acres.

The City's Open Space Advisory Board (OSAB), Parks and Public Landscaping Advisory Board (PPLAB), and Recreation Advisory Board (RAB) have all reviewed the land dedication and trail concepts and are supportive of the parks and open space allocations and location. Minutes from each of the Boards' review of the proposal are attached (Attachment Nos. 12-14). The park area is intended to have active recreation and programming and park design would be done as part of the final plat process.

These Boards also requested public use around an existing lake on the north side of Parcel C and a potential dog park on the west side of Parcel F. The applicant proposes to dedicate public use easements for these areas. The applicant requests that the public use easement dedications be credited towards future obligations for open space that could be required at the time of PUD review under Municipal Code Sec. 17.28.080. This code section states that the need for open space in addition to that required as part of a subdivision under Sec. 16.16.060 will be evaluated based on the following factors:

1. *Comprehensive development plan (including matters of state interest);*
2. *Topography, drainage, vegetation and other such physical conditions;*
3. *Anticipated socio-economic conditions;*
4. *Type and density of development and employment;*
5. *Overall need for open space and recreational facilities*

This requested provision is noted in Sec. 2.1 of the draft development agreement (Attachment No. 8). The development agreement is described in more detail below.

If any waivers are requested at the time of PUD review, the waiver criteria under Sec. 17.28.110 state that additional usable open space may be required in consideration of the waivers or demonstration that the needs of residents for usable or functional open space can be met. The applicant is not requesting any credits towards this potential future obligation with the GDP application.

> *Sec. 17.28.110 …any such requirements may be waived or modified through the approval process of the planned unit development if the spirit and intent of the development plan criteria contained in section 17.28.120 are met and the city council finds that the development plan contains areas allocated for usable open space in common park area in excess of public use dedication requirements or that the modification or waiver is warranted by the design and amenities incorporated in the development plan, and the needs of residents for usable or functional open space and buffer areas can be met.*

The plans also include establishment of a conservation easement on a contiguous 36-acre parcel south of the GDP boundary located in the City and County of Broomfield.

*Density and Height*
The proposal includes varying building heights ranging from two to five stories and up to 90 ft. in height. Under Municipal Code Sec. 17.72.1190, yard and bulk standards (which includes building heights) should be stated on a GDP, but must be in "general conformance" with the underlying zoning standards. Because the proposed heights are not in "general conformance" with the underlying zoning, which only allows 35 ft. in building height, the proposed GDP notes that the building height proposal will require approval through the Planned Unit Development waiver process.

The average development density for the entire property, after excluding public land dedications and rights of way, is an FAR of 0.48. The FARs within each parcel ranges between .25 and 1.08. Parcel C, which is planned as a mixed-use walkable subdistrict, has the highest density with an FAR of 1.08, followed by Parcel A, which is the location of the senior living community, with an FAR of 0.69. Parcel B, which is the planned corporate headquarter for Medtronic has an FAR of 0.13 and Parcels C and D have an FAR of 0.25.

To better understand the height and density proposal, staff requested a conceptual model of what full build out density could look like under the provisions of the GDP and assuming height waivers are approved through subsequent PUDs (Attachment No. 7, *(4a)*). The concept generally reflects the Medtronic campus PUD currently under review. The other areas are conceptual and do not represent any actual development proposals. The analysis includes renderings from several viewpoints, an interactive 360-degree view from multiple points in the development, and comparison of other similar and nearby

developments, including Arista and Interlocken in Broomfield, and the Superior Town Center.

*Figure 4: Proposed height and density standards*

## DEVELOPMENT PROGRAM

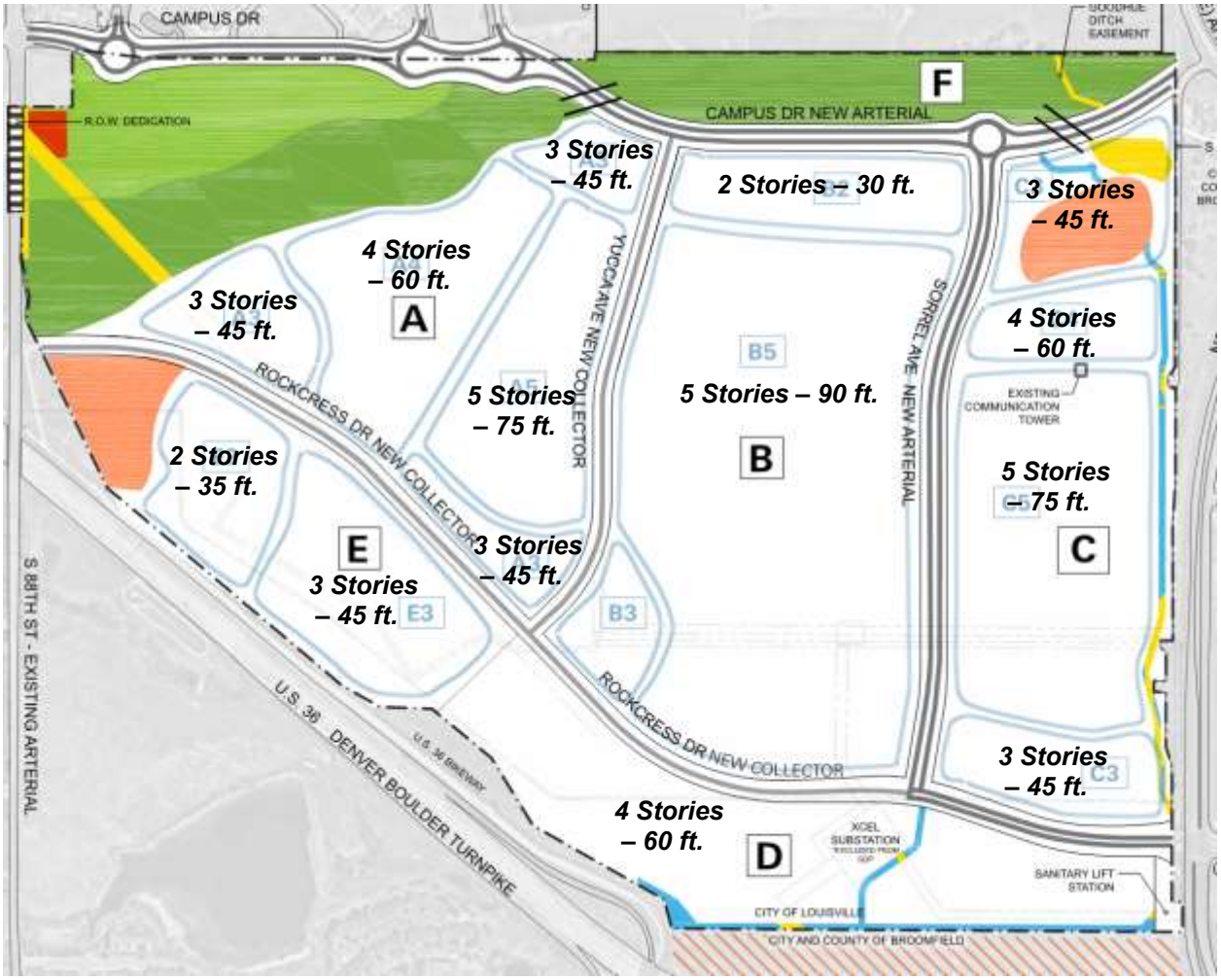
| PARCEL | DEVELOPABLE AREA (AC) | MAX. ALLOWABLE DEVELOPMENT (GSF)[1] | MAXIMUM BLDG HEIGHT / MAXIMUM BLDG STORIES (REFER TO MAP)[2] | FAR | RESIDENTIAL UNIT LIMIT |
|---|---|---|---|---|---|
| A | 60.0 | 1,800,000 | SUBAREA A3 = 45 FEET / 3 STORIES<br>SUBAREA A4 = 60 FEET / 4 STORIES<br>SUBAREA A5 = 75 FEET / 5 STORIES | 0.69 | 1,326 |
| B | 91.4 | 530,000 | SUBAREA B2 = 30 FEET / 2 STORIES<br>SUBAREA B3 = 45 FEET / 3 STORIES<br>SUBAREA B5 = 90 FEET / 5 STORIES | 0.13 | - |
| C | 60.5 | 2,836,000 | SUBAREA C3 = 45 FEET / 3 STORIES<br>SUBAREA C4 = 60 FEET / 4 STORIES<br>SUBAREA C5 = 75 FEET / 5 STORIES | 1.08 | 900 |
| D | 36.6 | 390,000 | 60 FEET / 4 STORIES | 0.25 | - |
| E | 30.6 | 330,000 | SUBAREA E2 = 35 FEET / 2 STORIES<br>SUBAREA E3 = 45 FEET / 3 STORIES | 0.25 | - |
| F | - | 0 | N/A | N/A | N/A |
| **TOTAL** | **278.9** | **5,886,000** | | **0.48** | **2,236** |

1. GROSS SQUARE FOOTAGES FOR PARCEL B, PARCEL C, AND PARCEL D ARE PROPOSED AND MAY BE TRANSFERRED BETWEEN PARCELS B, C AND D, WHICH SHALL BE SET FORTH IN THE PUD REQUEST FOR EACH PARCEL PROVIDED THAT SUCH PUD REQUESTS SHALL BE SIGNED BY EACH OF THE OWNERS OF PARCELS B, C AND D AT THE TIME OF SUCH REQUEST BEFORE A TRANSFER OF GROSS SQUARE FOOTAGE WILL BE EFFECTIVE.
2. RESIDENTIAL UNIT LIMITS FOR PARCEL C AND PARCEL D ARE PROPOSED AND MAY BE TRANSFERRED BETWEEN PARCELS C AND D, WHICH SHALL BE SET FORTH IN THE PUD REQUEST FOR EACH PARCEL PROVIDED THAT SUCH PUD REQUESTS SHALL BE SIGNED BY EACH OF THE OWNERS OF PARCELS C AND D AT THE TIME OF SUCH REQUEST BEFORE A TRANSFER OF RESIDENTIAL UNITS WILL BE EFFECTIVE.
3. SUBAREA BOUNDARIES ARE CONCEPTUAL; BUILDING HEIGHT, STORIES, AND PLACMENT SHALL BE CONFIRMED DURING PUD PROCESS.
4. MAXIMUM BUILDING HEIGHTS PROPOSED ON PARCEL C WILL EXCEED LIMITATIONS SET FORTH IN THE ADS. TO OFFSET THE TALLER BUILDING HEIGHTS THAT WILL BE REQUESTED THROUGH THE PUD DEVELOPMENT PLAN REVIEW PROCESS, IN PARCEL C DEVELOPER WILL CONSTRUCT A PLAZA OR PARK WITH A COMBINATION OF HARD AND SOFT-SCAPED LANDSCAPING.

*Figure 5: Conceptual layout for height and density modeling*

Anticipated heights under the GDP range up to five stories, with most five story development limited to 75 ft. For the Medtronic Campus on Parcel B, the anticipated height is 90 ft. at five stories. The height plan has shorter buildings on the west side of the development, starting at two and three stories, and transitioning to taller buildings to the east. Similarly, the north side of the development includes restrictions for three story development and transitions to taller buildings to the south. The southern periphery of Parcel C also has a limitation to 3 stories. Topography varies significantly through the property, but generally gains elevation from east to west, with an approximate difference of 120 ft. in elevation. There is a large berm on the southwest side of proposed Parcel D that partially buffers buildings in this location from view to the south and from US 36. A large portion of the property in the south-central part of the development is relatively flat, where over lot grading was completed for the former StorageTek campus development.

*Figure 6: Height proposal by subarea*




The proposal more than doubles the allowed maximum building area from what is currently approved under the ConocoPhillips Campus GDP, and as previously noted changes the permitted use mix from a single-user corporate campus to a mix of uses with multiple independent users and developments.

*Figure 7: Existing and proposed maximum building area and primary use summary*

| | *Max. Building Area* | *Primary Permitted Use Summary* |
|---|---|---|
| *ConocoPhillips Campus GDP* | 2,500,000 sq. ft. | Research, office, training manufacturing |
| *Redtail Ridge GDP* | 5,886,000 sq. ft. | Commercial, retail and multi-family residential, including senior living (2,226 total dwelling units) |

*Market Analysis*
Staff requested from the applicant a market study to help understand if the land use proposal and anticipated build out scenarios are market supported. The provided market study evaluates market and demographic trends and estimates market potential and capture for each major land use type over a 20-year period (Attachment No.7, *(3g)*). The study estimates that at full build out, the project could generate up to 8,440 jobs. The study notes that the current employment estimate for Louisville in 2017 was 14,515 jobs. Staff also requested that the housing demand from the increased employment be discussed in the report. The study estimates a regional housing demand of 6,189 units at full build out.

*Figure 8: Development phasing assumptions from market analysis*

**Table 1. Preliminary Development Program, 2022-2040**

| Development Program | Unit | Factor | Phase 1 2022 | Phase 2 2025 | Phase 3 2030 | Phase 4 2040 | 2022-2040 Total | 2022-2040 Ann. # |
|---|---|---|---|---|---|---|---|---|
| **Commercial Space (sq. ft.)** | | | | | | | | |
| Corporate Office | | | 500,000 | 0 | 0 | 0 | 500,000 | 27,778 |
| Office | | | 300,000 | 590,000 | 490,000 | 370,000 | 1,750,000 | 97,222 |
| Hotel | | | 200,000 | 0 | 0 | 0 | 200,000 | 11,111 |
| Retail | | | 10,000 | 15,000 | 20,000 | 25,000 | 70,000 | 3,889 |
| **Total** | | | **1,010,000** | **605,000** | **510,000** | **395,000** | **2,520,000** | **140,000** |
| **Residential Space (units)** | | | | | | | | |
| Senior Living | units | | 505 | 505 | 316 | 0 | 1,326 | 74 |
| Residential | units | | 600 | 300 | 0 | 0 | 900 | 50 |
| **Total Units** | units | | **1,105** | **805** | **316** | **0** | **2,226** | **124** |
| **Residential Space (sq. ft.)** | | | | | | | | |
| Senior Living | sq. ft. | 1,357 | 685,600 | 685,600 | 428,500 | 0 | 1,800,000 | 100,000 |
| Residential | sq. ft. | 1,000 | 600,000 | 300,000 | 0 | 0 | 900,000 | 50,000 |
| **Total Space (sq. ft.)** | sq. ft. | | **1,285,600** | **985,600** | **428,500** | **0** | **2,700,000** | **150,000** |
| **Total Space (sq. ft.)** | | | **2,296,000** | **1,591,000** | **939,000** | **395,000** | **5,220,000** | **140,000** |

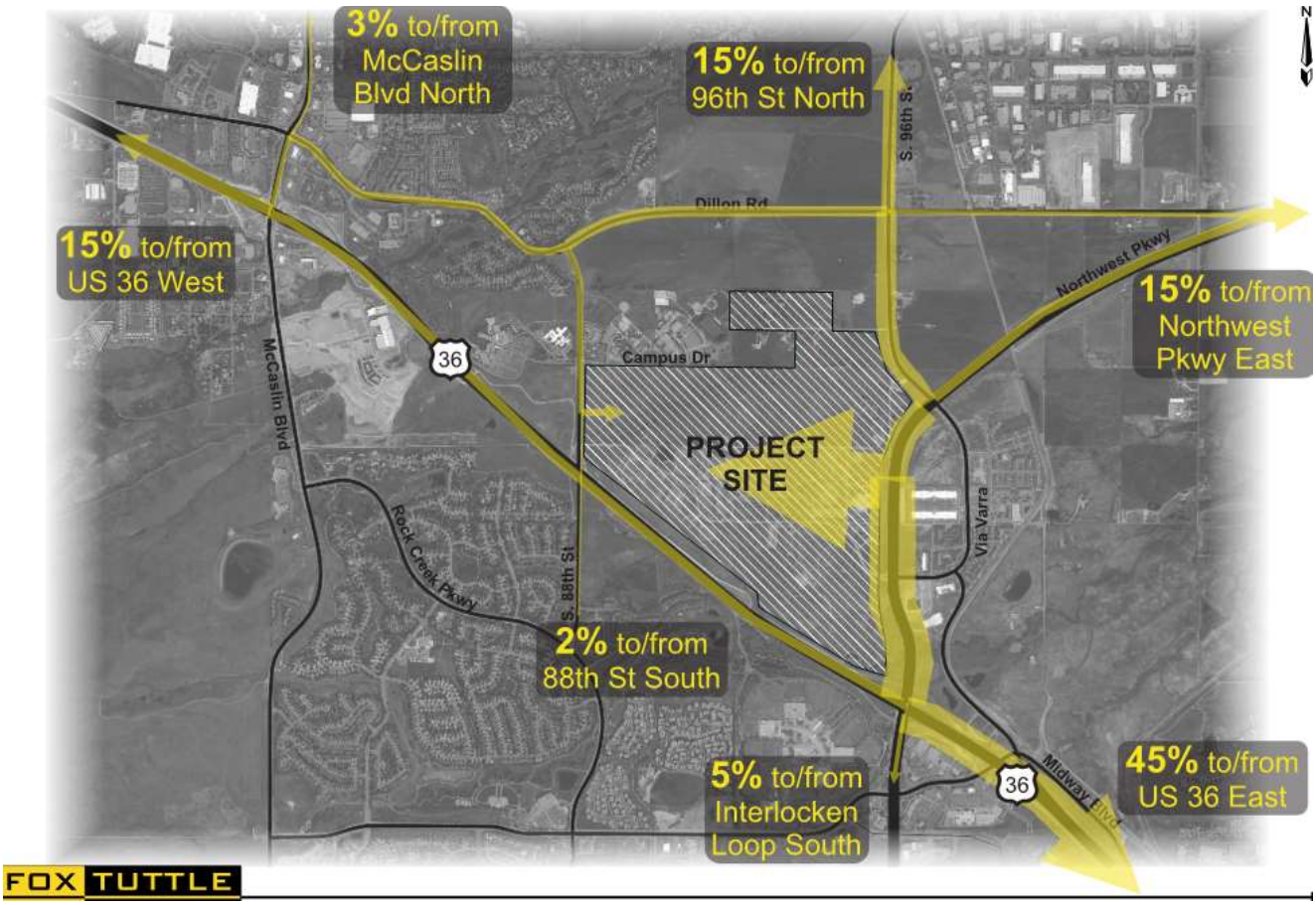
Source: Brue Baukol; Economic & Planning Systems

*Transportation and Traffic Study*
The proposed transportation network includes extension of Campus Drive to 96th Street, roundabout access to the Monarch Campuses, an internal network of arterial and collector streets ranging from two to four lanes, with on-street bike lanes and off street detached sidewalks/multi-use paths, and hard and soft scape trails. The trail network includes connection of the Rock Creek regional trail and a conceptual "Downtown Connector Trial" along the Goodhue Ditch alignment.

The application materials include a Traffic and Mobility Study that evaluates traffic and safety conditions and recommends roadway improvements for each phase of development (Attachment No. 7, *(3a)*). At full build out, the study estimates 27,274 new daily vehicle

trips resulting from the development, with 2,382 additional AM Peak Hour trips and 2,646 additional PM Peak Hour trips. Anticipated trip distribution to and from the project site is estimated in the figure below. The majority of trips will be on US 36, with 45% anticipated from US 36 East and then onto NW Parkway. NW Parkway east of the site and 96th Street would also take on significant increases in traffic, with 15% of the trip distribution each.

*Figure 9: Trip distribution assumptions from Traffic and Mobility Study*




The Study includes assumptions and adjustments to vehicle trip generation for internal trip capture and Non-Single Occupancy Vehicle (SOV) based on the land use mix and phasing of development, assuming strategies for Transportation Demand Management will be successful. The summary of trip generation by phase with Non-SOV and internal trip capture rates are summarized in the following figure:

*Figure 10: Internal capture, non-SOV assumptions and trip generation summary*

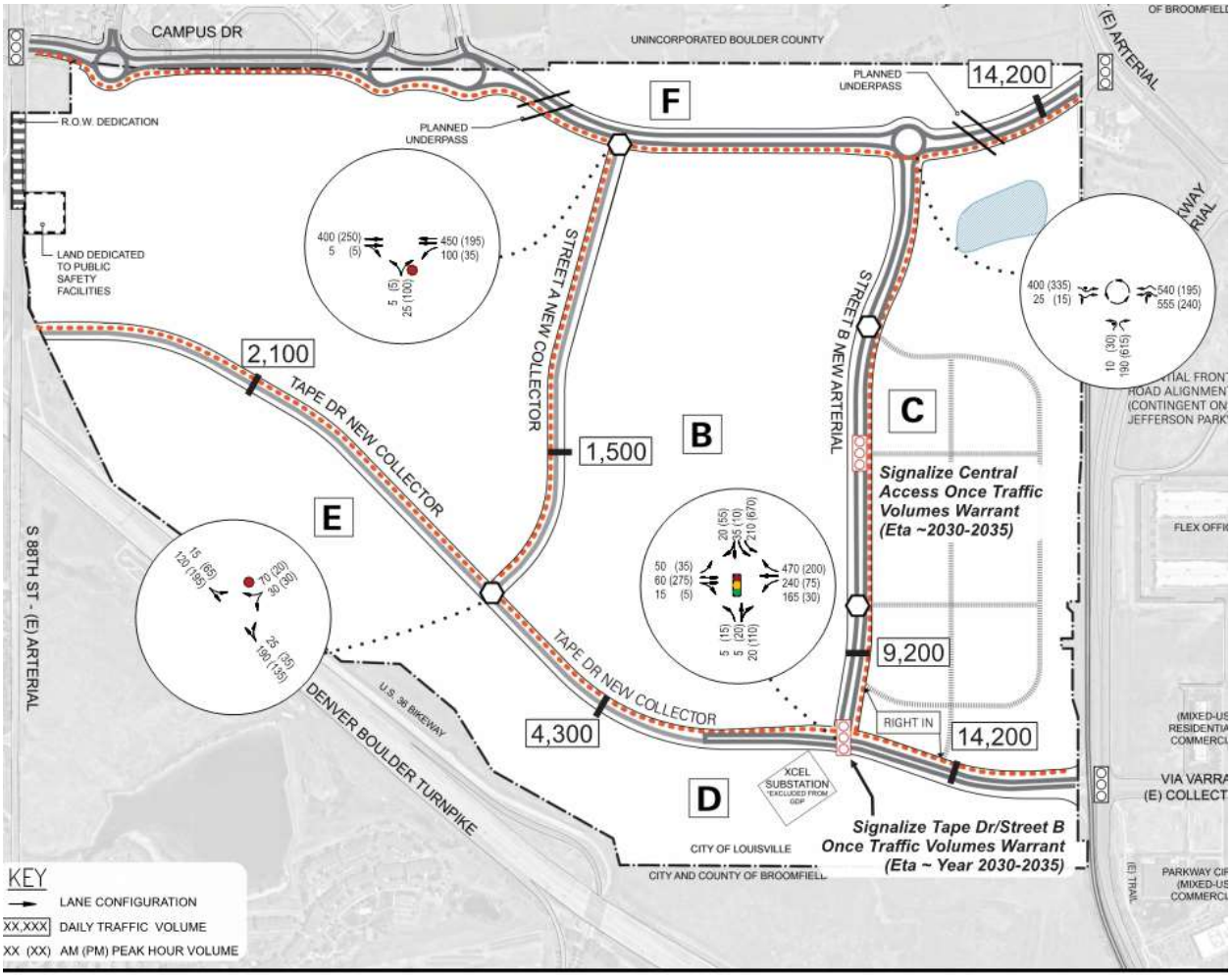
***Table 10. Trip Generation Summary***

| Land Use | Size | Unit | Non-SOV | Internal Capture | Average Weekday Trips | | Weekday AM Peak Hour Trips | | | | Weekday PM Peak Hour Trips | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | Rate | Total | Rate | Total | In | Out | Rate | Total | In | Out |
| **Year 2025 Completion** | | | | | | | | | | | | | | |
| #255 Continuing Care Retirement Community | 505 | units | 5% | 10% | 2.40 | 1,036 | 0.14 | 60 | 39 | 21 | 0.16 | 69 | 27 | 42 |
| #710 General Office Building - Medtronic | 500.0 | KSF | 5% | 10% | * | 4,322 | * | 424 | 365 | 59 | * | 449 | 72 | 377 |
| #221 - Multifamily Housing (Mid-Rise) | 600 | units | 15% | 10% | 5.44 | 2,497 | 0.36 | 165 | 43 | 122 | 0.44 | 202 | 123 | 79 |
| #820 Shopping Center | 10.0 | KSF | 10% | 10% | 37.75 | 306 | 0.94 | 8 | 5 | 3 | 3.81 | 31 | 15 | 16 |
| #312 Business Hotel | 240 | rooms | 5% | 10% | 4.02 | 825 | 0.39 | 80 | 34 | 46 | 0.32 | 66 | 36 | 30 |
| #710 General Office Building | 150.0 | KSF | 15% | 10% | * | 1,203 | * | 128 | 110 | 18 | * | 128 | 20 | 108 |
| #710 General Office Building | 150.0 | KSF | 15% | 10% | * | 1,203 | * | 128 | 110 | 18 | * | 128 | 20 | 108 |
| | | | | **Subtotal** | | **11,392** | | **993** | **706** | **287** | | **1,073** | **313** | **760** |
| **Year 2025 to 2030 Completion** | | | | | | | | | | | | | | |
| #255 Continuing Care Retirement Community | 505 | units | 5% | 10% | 2.40 | 1,036 | 0.14 | 60 | 39 | 21 | 0.16 | 69 | 27 | 42 |
| #221 - Multifamily Housing (Mid-Rise) | 300 | units | 15% | 10% | 5.44 | 1,248 | 0.36 | 83 | 22 | 61 | 0.44 | 101 | 62 | 39 |
| #820 Shopping Center | 15.0 | KSF | 10% | 10% | 37.75 | 459 | 0.94 | 11 | 7 | 4 | 3.81 | 46 | 22 | 24 |
| #312 Business Hotel | 0 | rooms | 5% | 10% | 4.02 | 0 | 0.39 | 0 | 0 | 0 | 0.32 | 0 | 0 | 0 |
| #710 General Office Building | 300.0 | KSF | 15% | 10% | * | 2,356 | * | 236 | 203 | 33 | * | 247 | 40 | 207 |
| #710 General Office Building | 90.0 | KSF | 15% | 10% | * | 733 | * | 85 | 73 | 12 | * | 79 | 13 | 66 |
| #710 General Office Building | 200.0 | KSF | 15% | 10% | * | 1,590 | * | 164 | 141 | 23 | * | 168 | 27 | 141 |
| | | | | **Subtotal** | | **7,422** | | **639** | **485** | **154** | | **710** | **191** | **519** |
| **Year 2030 to 2035 Completion** | | | | | | | | | | | | | | |
| #255 Continuing Care Retirement Community | 316 | units | 5% | 10% | 2.40 | 648 | 0.14 | 38 | 25 | 13 | 0.16 | 43 | 17 | 26 |
| #221 - Multifamily Housing (Mid-Rise) | 0 | units | 20% | 10% | 5.44 | 0 | 0.36 | 0 | 0 | 0 | 0.44 | 0 | 0 | 0 |
| #820 Shopping Center | 20.0 | KSF | 10% | 10% | 37.75 | 612 | 0.94 | 15 | 9 | 6 | 3.81 | 62 | 30 | 32 |
| #710 General Office Building | 300.0 | KSF | 20% | 10% | * | 2,218 | * | 222 | 191 | 31 | * | 233 | 37 | 196 |
| #710 General Office Building | 90.0 | KSF | 20% | 10% | * | 690 | * | 80 | 69 | 11 | * | 74 | 12 | 62 |
| #710 General Office Building | 100.0 | KSF | 20% | 10% | * | 764 | * | 87 | 75 | 12 | * | 82 | 13 | 69 |
| | | | | **Subtotal** | | **4,932** | | **442** | **369** | **73** | | **494** | **109** | **385** |
| **Year 2035 to Year 2040 Buildout** | | | | | | | | | | | | | | |
| #820 Shopping Center | 25.0 | KSF | 10% | 10% | 37.75 | 764 | 0.94 | 19 | 12 | 7 | 3.81 | 77 | 37 | 40 |
| #710 General Office Building | 280.0 | KSF | 20% | 10% | * | 2,074 | * | 209 | 180 | 29 | * | 218 | 35 | 183 |
| #710 General Office Building | 90.0 | KSF | 20% | 10% | * | 690 | * | 80 | 69 | 11 | * | 74 | 12 | 62 |
| | | | | **Subtotal** | | **3,528** | | **308** | **261** | **47** | | **369** | **84** | **285** |
| | | | | **Full Buildout Total** | | **27,274** | | **2,382** | **1,821** | **561** | | **2,646** | **697** | **1,949** |

The internal roadway network includes the expansion of Campus Drive from its current dead-end condition at the east side of the Monarch Campus to a new intersection with 96th Street. This roadway would be a four lane arterial, and include on-street bike lanes and separated multi-use paths. The former Tape Drive would be re-aligned and expanded to a four lane arterial road on the east side of the development and transition into a two lane collector. Tape Drive would be renamed to Rockcress Drive. This road would also include on-street bike lanes and off street multi-use paths. Two north-south roads would be built

connecting Campus Drive to Rockcress Drive. The easternmost road, Sorrel Ave, would be a four lane arterial between Parcels B and C and would include on-street bike lands and off street multi-use paths. The westernmost road, Yucca Ave, would be a two lane collector between Parcels A and B and include on-street bike lanes and off-street multi-use paths.

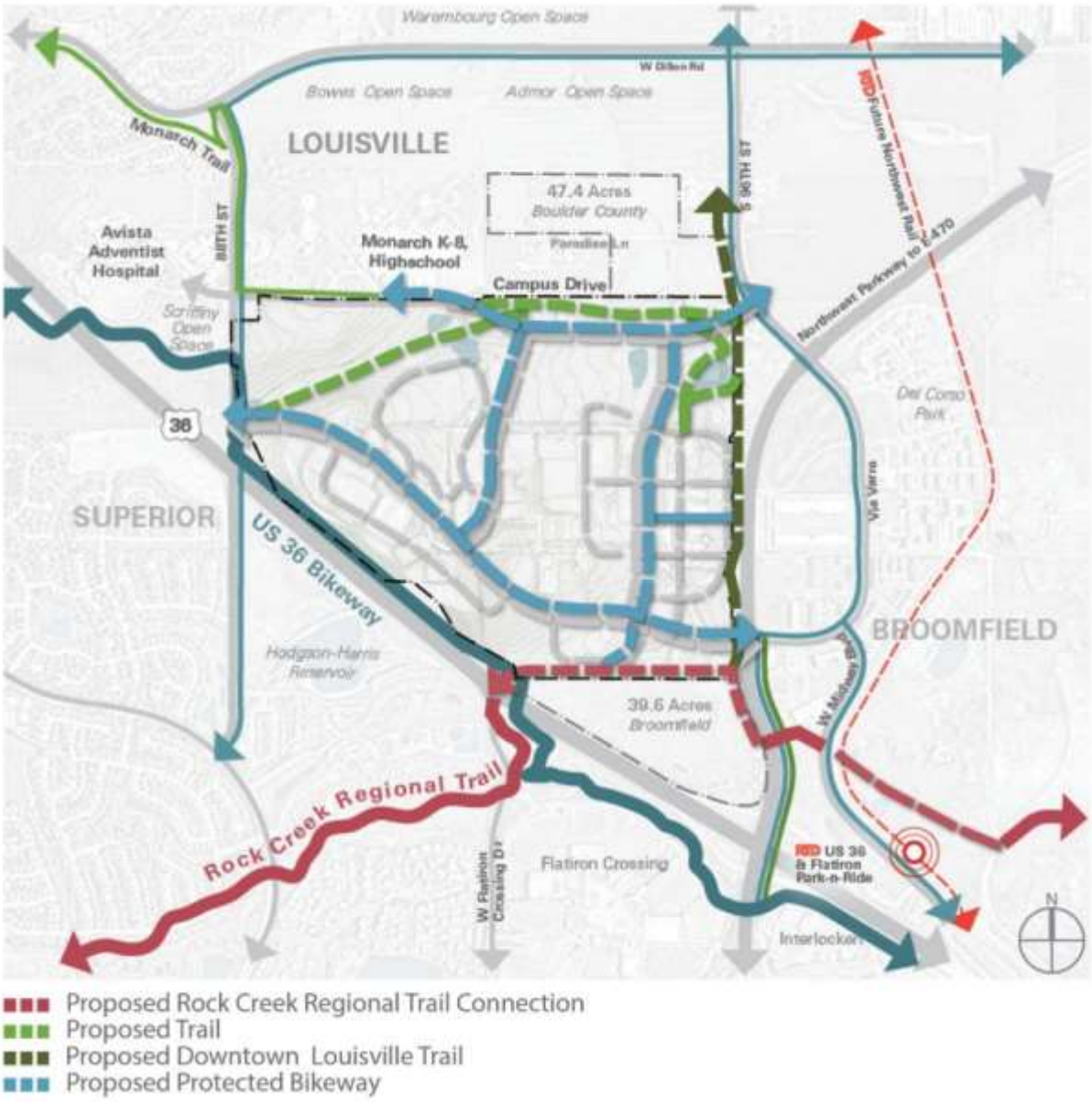
*Figure 11: Internal street network*




The Campus Drive/NW Parkway intersection is within the jurisdiction of Broomfield, the Rockcress Drive/NW Parkway intersection is under the jurisdiction of the NW Parkway Authority and the Rockcress Drive/88th Street intersection is under the jurisdiction of CDOT. If the Council approves the GDP amendment, staff recommends a condition that each jurisdiction provide approval for the road connections. Potential developer contributions to these improvements would need to be finalized at the time of final subdivision. Each of these jurisdictions have included letters stating they do not object to the project moving forward, but that they are still reviewing the project and in some cases still identifying specific improvements that may be needed (see Exhibit 7, *(5c-5e)*).

Trail connections are provided through the proposed parks and open space areas, on the east side of Parcel C, and connecting the US36 Trail to the Rock Creek trail in Broomfield, which ultimately connect to the nearest RTD transit station at Flatirons Station located in Broomfield, located approximately a half mile from the Rockcress Drive/NW Parkway intersection. Staff has initiated conversations with RTD about potential service to the proposed development. The metro district also has dedicated funding that could be considered for private shuttle service through the development.

*Figure 12: Trail network overview*



The Study evaluates vehicular level of service at major intersections in and around the development. Level of service (LOS) is used to evaluate how an intersection operates based on delay at the intersection. LOS is assigned a "grade" from A to F based on delays at the intersections. Based on this analysis, the study recommends specific roadway and intersection capacity improvement that are needed to ensure adequate LOS above an F for each phase of development.

The Major transportation network improvements to address the first phases of development are anticipated to take place by 2025 and would include the following:

- Extend Campus Drive to 96th Street. This results in a new intersection with Campus and 96th Street. Campus Drive would be a four-lane road with two roundabout intersections with the Monarch Campus. The western roundabout would also provide access to the proposed city park.
- Extending the northbound right-hand turn lane from Campus Drive to 88th Street.
- Widen 96th Street to four lanes between Dillon Road and NW Parkway and a minimum of one-half mile north of Dillon.
- Construct triple northbound left-turn lanes on NW Parkway to turn onto northbound 96th Street.
- Widen 88th Street between Campus Drive and Dillon Road to four lanes.
- Modify the westbound Dillon Road approach to the 88th Street intersection from one left turn and two through lanes to two left turn lanes and one through lane.
- Add a second northbound through lane on 88ht Street approximately 500 ft. south of Campus Drive.

Prior to reaching full build out, expansions would be needed at the NW Parkway and US 36 interchange to maintain adequate level of service. The study notes that the interchange would fail in 2040 with background traffic alone, but with Redtail Ridge project traffic, would be over capacity in 2030. At full buildout, the Study also notes that Rockcress Drive/NW Parkway and 96th Street/Via Varra intersections would fail without capacity improvements. The study does not commit to specific improvements at these intersections due to a lack of clarity on future expansion plans for NW Parkway. The Study notes that a third southbound lane could be added to NW Parkway to add adequate capacity or NW Parkway may implement more extensive expansion plans that could include a grade separated roadway and frontage road access to the development.

Because of the unknown future conditions and lack of clarity for the NW Parkway and US 36 interchange and the Rockcress Drive/NW Parkway and 96th Street/Via Varra intersections, staff recommends a condition of approval that a note be added to the GDP stating that all future developments will need to submit an updated traffic study as part of the PUD review that demonstrates acceptable roadway capacity consistent with the master Traffic Study approved with the GDP, including acceptable capacity at the NW Parkway/US 36 Interchange, Rockcress Drive and NW Parkway intersection and 96th Street and Via Varra intersection before such development can proceed. Staff also recommends that the applicant provide approval of the intersection and road connections

from any impacted entities, including City and County of Broomfield, CDOT and Boulder County.

Implementation of the transportation improvements noted in the Study requires acquisition of right of way from Boulder Valley School District for the expansion of Campus Drive and from North Metro Fire District for part of the Campus Drive and 96th Street Intersection. Staff and the applicant had multiple meetings with representatives from BVSD to determine the appropriate configuration for the design of Campus Drive and access to the schools. The applicant has provided a resolution from the Boulder Valley School District in support of the right of way acquisition. Staff recommends a condition of approval prior to the recording of a GDP, such that a written commitment from North Metro Fire Rescue would be provided to acquire the right-of-way needed near the intersection of Campus Drive and S 96th St.

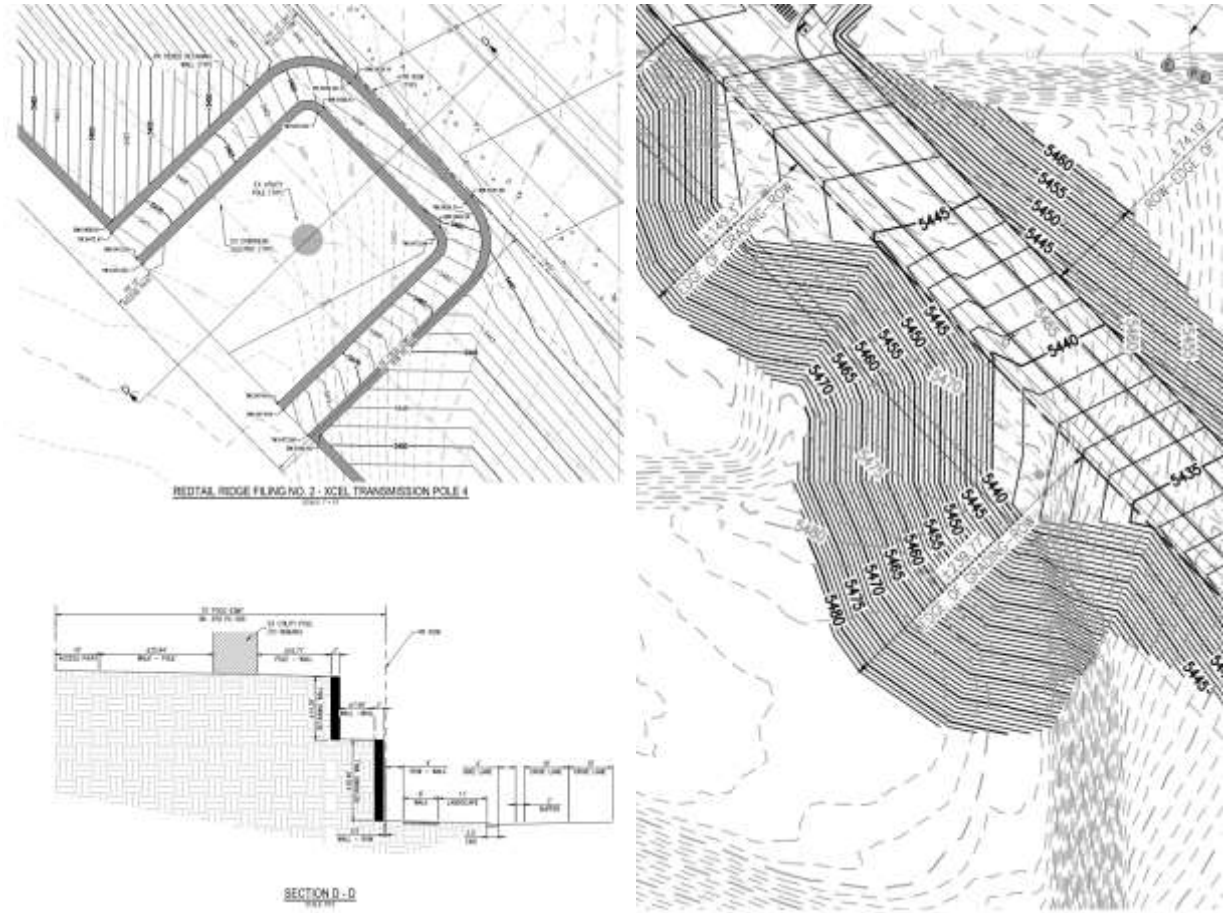
*Figure 13: Campus Drive roundabouts and intersections with Monarch Campus*

The applicant has also submitted a Transportation Demand Management (TDM) Plan as part of the GDP submittal (Attachment No. 15). The TDM plan provides several recommendations to increase mode share for carpooling, transit, walking and bicycling and reduce vehicle trips in the development. The plan recommends the Metro District fund RTD EcoPasses, provide shuttle service and hire a TDM coordinator for the project to support programs aimed at reducing single occupancy vehicle trips. Specific improvements are noted for implementation by future developments within the project, including having developments provide bicycle parking and amenities and car share opportunities. The draft development agreement includes a provision that all future developments provide a development specific TDM plan that is in general conformance to the TDM plan provided with the GDP.

*Grading*

No overlot grading is planned for the development, rather targeting regrading associated with each PUD is anticipated. Some significant regrading will need to take place to accommodate the street network. Final grading would be determined at the time of final subdivision plat. There is also a major Xcel Energy electrical transmission line traversing the property leading to a substation on the south side of the property. The grading for Rockcress Drive would need to accommodate the transmission lines either through large retaining walls around the lines or lowering of the lines to the street grade. The retaining wall proposal includes two tiers of walls for four of the transmission poles, with the overall height of the combined retaining walls ranging from approximately 16 to 32 ft. in height, with the largest segment of wall at approximately 18ft. in height (see Attachment 7, *(4f and 4g)*). Due to the visual impact, including to trail users along this segment of road, staff recommends a condition of approval that the lines be lowered rather than installation of the retaining walls if the Council approves the GDP.

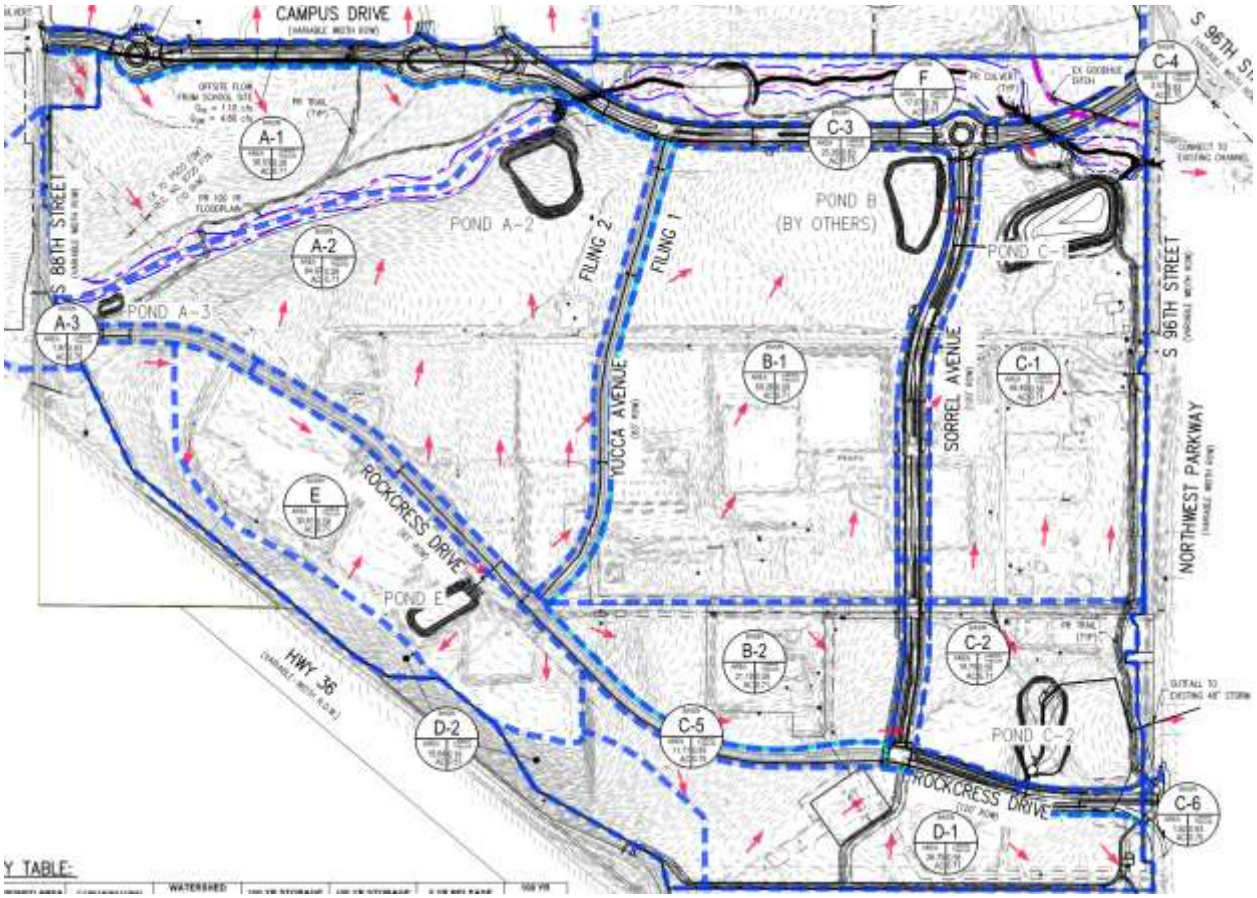
*Figure 14: Comparison of retaining wall vs. lowered transmission poles along Rockcress Drive*



*Drainage*

The new development will require drainage improvements to route stormwater flows to the appropriate drainageway. Approximately 3.5 miles of new storm sewer will be required to discharge the storm flow to drainageway I. Drainageway I will also require updates along its length in the form of channel armoring and culverts to convey the estimated storm flows. In addition, each property is required to install storm water best management practices to meet the requirements of Mile High Flood District and the City's municipal storm permit. This normally takes the form of permanent detention ponds, of which six are identified in the current version of the master drainage report. However, additional detention ponds or best management practices may be required as the drainage report is finalized. The individual developments may also have to install stormwater best management practices at the time of construction. The City's Public Works Department has reviewed the Drainage Report and is supportive of the overall concept. Public Works has several outstanding review items noted in the attached review letter (Attachment No. 16) and staff recommends a condition of approval that these comments be addressed prior to recording the GDP if Council approves the GDP.

*Figure 15: Master drainage concept*



*Water and Wastewater Utility*
To service potable water to the new development site, approximately three miles of new potable water distribution pipeline is required. This pipeline will be added to the mid-zone which is served from both the Sid Copeland Water Treatment Plant (WTP) and Howard Berry WTP. In addition, a new pressure reducing valve will be required to connect with the low pressure zone. As the development matures, the additional usage required by the development may trigger additional upgrades which may include a new storage facility or an expansion to the Howard Berry WTP. It is expected that this will be determined over the next five years as usage trends are studied. Any future upgrades will most likely be funded using the tap fees generated at this site.

To collect wastewater from the new development, an additional three miles of gravity mains will be required to convey wastewater to a centralized location on the development site. The sanitary sewer lift station located at the centralized location will boost the wastewater through a three-mile force main to discharge to an existing sanitary sewer upstream of the Wastewater Treatment Facility. In addition, the wastewater treatment facility will require an expansion as the facility cannot treat the additional wastewater volume from the development. This expansion is required in the first phase of the development. Funding for the wastewater treatment facility will be required as part of the development agreement and is anticipated to be funded by the Metro District.

Public Works has several outstanding review items noted in the attached review letter (Attachment No. 16), and staff recommends a condition of approval that these comments be addressed prior to recording the GDP if Council approves the GDP.

*Fiscal Analysis*
The 2013 Comprehensive Plan includes several polices related to fiscal health of the City. Some policies are general in nature and others are intended to guide development in different areas of town. The Plan recognizes that fiscal health is dependent on a balance of factors, as described in the following statement:

> **Comprehensive Plan. p. 55, Fiscal Health**
> *A community's fiscal environment can be described as a "three-legged" stool, balancing nonresidential development, municipal services and amenities and residential development. The first "leg" of the stool nonresidential development - provides the vast majority of revenues to support municipal services. Municipal services and amenities, the second "leg," attract residents and maintain their quality of life. The third "leg" residential development generates the spending and employees to support nonresidential business. Fiscal sustainability of the community relies on this type of balance, which must continually be maintained, even through changing economic cycles.*

Each area of town described in the "Framework" section of the Comprehensive Plan includes development policies related to desired land use mix, building heights, densities, and design standards specific to the desired development outcome for each area. The "Framework" also includes a specific policy on "Fiscal Performance" to guide development and include unique policy guidance for each of the identified areas of town. For special districts, the Comprehensive Plan includes the following policy:

> **Special Districts (Phillips 66, CTC, 96th/Dillon, Empire Road)**
> *Fiscal Performance: Land use mix demonstrates neutral fiscal benefit and positive economic benefits*

TischlerBise has developed the City's standard fiscal impact model that planning staff utilizes to review development projects. The City requested a custom report from the consultant considering the complex nature of the project and unique geographic and land use factors included in the proposed development (Attachment No. 17). As described in more detail the TischlerBise report, there are significant City service expansions that would be needed to accommodate the development at full build out, including additional staffing, facility expansions and anticipated service expansions for library and senior and recreation services. TischlerBise interviewed all City Departments to better understand potential facility and staffing expansions that could be required with the proposed development. Revenues from the project come from property taxes, sales and use taxes and fees. The analysis estimates city expenditures and revenues by fund and a net fiscal impact by fund to maintain current levels of service.

The fiscal impact report analyzes three scenarios. The first scenario estimates City revenues and expenditures under a full buildout of the ConocoPhillips Campus GDP and represents a baseline scenario for a comparison of the zoning changes. It should be noted that the ConocoPhillips Campus scenario was a unique concept specific to a large corporate user and similar development concepts on a parcel this size may not be likely in the future. The second scenario represents full buildout of the proposed Redtail Ridge GDP with assumptions based on the land use proposal. The third scenario is intended to provide "sensitivity analysis" by providing a scenario where the full development does not occur as anticipated, with several development variables adjusted down to 80% of the standard assumptions.

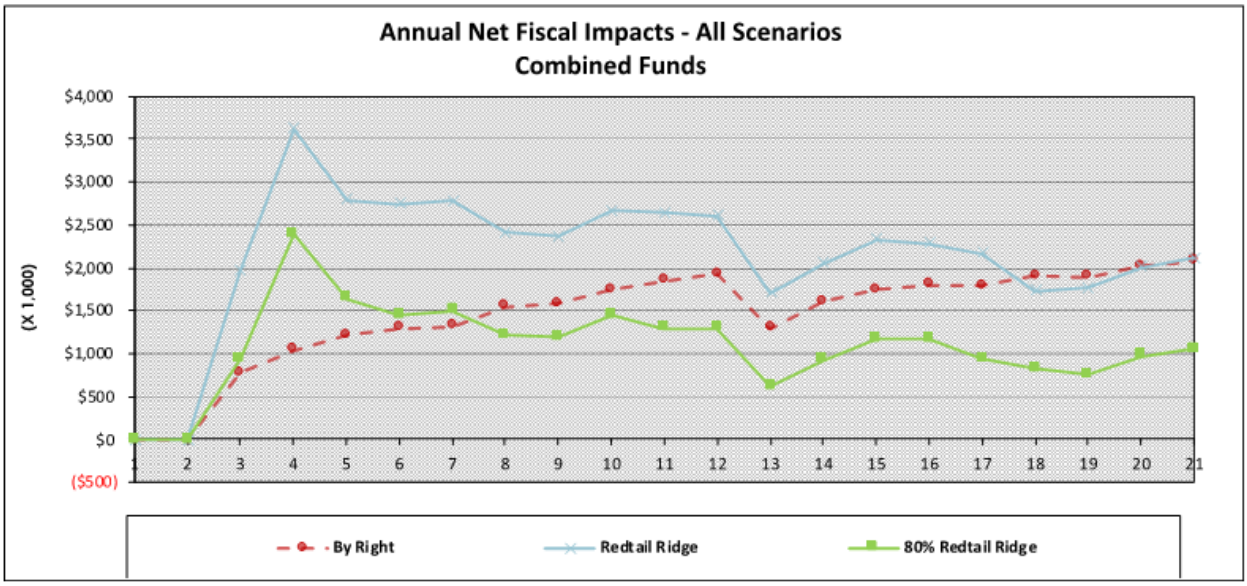
The following tables and graph show net fiscal impact from all combined funds. The TischlerBise report also includes detailed analysis of revenues and expenditures by each fund.

*Figure 16: Fiscal Impact Summary Table*

**Cumulative Combined Funds Results (x$1,000) - Scenario Comparisons (x$1,000)**
**City of Louisville**
**Redtail Ridge Fiscal Impact Analysis**

| | SCENARIO | | | | | |
|---|---|---|---|---|---|---|
| **Revenue by Fund** | By Right | % | Proposed Redtail Ridge | % | 80% Of Proposed Redtail Ridge | % |
| General Fund | $25,230 | 43% | $45,137 | 35% | $34,516 | 35% |
| Open Spaces & Parks Fund | $2,031 | 3% | $5,611 | 4% | $3,963 | 4% |
| Recreation Fund | $812 | 1% | $9,609 | 7% | $7,477 | 8% |
| Debt Service Fund | $12,080 | 21% | $15,699 | 12% | $11,898 | 12% |
| Capital Projects Fund | $18,691 | 32% | $53,893 | 41% | $39,955 | 41% |
| **TOTAL REVENUE** | **$58,845** | **100%** | **$129,949** | **100%** | **$97,809** | **100%** |
| **Expenditures by Fund** | | | | | | |
| General Fund | $19,402 | 68% | $42,495 | 50% | $38,664 | 52% |
| Open Spaces & Parks Fund | $0 | 0% | $9,224 | 11% | $8,820 | 12% |
| Recreation Fund | $0 | 0% | $9,649 | 11% | $8,037 | 11% |
| Debt Service Fund | $2,293 | 8% | $2,354 | 3% | $1,883 | 3% |
| Capital Projects Fund | $6,730 | 24% | $21,494 | 25% | $17,639 | 24% |
| **TOTAL EXPENDITURE** | **$28,425** | **100%** | **$85,217** | **100%** | **$75,044** | **100%** |
| **NET FISCAL RESULT BY FUND** | | | | | | |
| General Fund | $5,828 | | $2,642 | | ($4,148) | |
| Open Spaces & Parks Fund | $2,031 | | ($3,613) | | ($4,856) | |
| Recreation Fund | $812 | | ($40) | | ($560) | |
| Debt Service Fund | $9,788 | | $13,345 | | $10,015 | |
| Capital Projects Fund | $11,961 | | $32,399 | | $22,316 | |
| **NET FISCAL IMPACT** | **$30,420** | | **$44,732** | | **$22,766** | |
| **AVERAGE ANNUAL NET IMPACT** | **$1,521** | | **$2,237** | | **$1,138** | |

*Figure 17: Fiscal Impact Summary Graph*



The analysis estimates that both revenues and expenditures increase significantly between the ConcoPhillips Campus GDP and the proposed Redtail Ridge GDP. This is expected considering the increased amount of development will increase demand on City services and result in increases in property tax, sales tax, and use tax revenues. The analysis indicates a net positive fiscal impact when considering all funds combined for all three scenarios studied. The summary also shows deficits in the Open Spaces and Parks Fund and Recreation Fund for the Redtail Ridge GDP with standard assumptions. Under the 80% constrained scenario, there is also a deficit in the General Fund. The expenditures in these funds increase with residential development more than commercial development.

The analysis also highlights the City's reliance on sales and use tax, noting that the Redtail standard scenario assumes 70,000 sq. ft. of retail development out of the 2.5 million square feet of non-residential development. This assumption on retail development is one reason for the General Fund balance being relatively neutral. This is a sector of the economy that has seen significant change over the last decade and will likely continue to evolve such that it will become more difficult to attract retail development in the future. The analysis notes that having residential and employment density will help to generate demand for new retail space.

Because the net fiscal balance is dependent on a balance of commercial and retail development with the residential development, staff recommends requirements for concurrent commercial development during different phases. The two recommended concurrency requirements are as follows:

- Allow senior residential development on Parcel A up to 600 units upon the issuance of a building permit commencement of vertical construction on the first phase of a corporate campus on Parcel B, with a minimum building area of 160,000 sq. ft., and the release of permits for the remaining residential density allowed on Parcel A upon issuance of certificates of occupancy for 500,000 sq. ft. of the corporate campus development on Parcel B.
- Limit residential development on Parcels C, D and E to no more than 300 units until certificates of occupancy are issued for 1,000,000 sq. ft. of commercial area, inclusive of a minimum of 25,000 sq. ft. of sales tax generating retail or restaurant development.

Staff's recommendation is based on the development program provided in the market study supporting over 1,000,000 sq. ft. of commercial development and 25,000 sq. ft. of retail development by phase II in 2025.

The applicant submitted a revised concurrency requirement between first and second reading. The revised proposal would not allow any residential development on Parcel A until building permits were issued for the entire development of Parcel B, and the foundation inspection is complete for the first of three buildings planned on this Parcel. For the remaining residential development on Parcels C and D, the revised proposal is to

allow development of up to 450 residential units without any requirement for concurrent development. In order to build an additional 226 units, a minimum of 1,000,000 sq. ft. of commercial development would need to be complete within the GDP area (inclusive of Parcel B) and a minimum of 10,000 sq. ft. would need to be sales tax generating retail or restaurant development.

*Development Agreement*
The applicant also requests an amendment to the PCZD zoning agreement established for the ConocoPhillps Campus GDP (Attachment No. 8). The draft agreement is updated to reflect the obligations under the proposed GDP and includes a requirement for funding of on and off-site infrastructure. The applicant updated draft agreement between first and second reading to reflect the revised residential/commercial concurrency requirements described above. The City anticipates the applicant will request a Development Impact Fees Credit Agreement for future development that could be applied to eligible costs for portions of the off-site regional transportation infrastructure and park development costs.

*Other Exhibits*
The applicant has provided several other exhibits related to the proposal at staff's request. These include:

- A conceptual layout of the fire station/police annex to demonstrate the provided parcel can feasibly fit the requested facility (Attachment No. 7, *(4d)*).
- A grading and retaining wall plan for the south side of the Campus Drive and 88th Street intersection to show how intersection improvements could be accomplished within available right of way (Attachment No. 7, (*4e)*).
- A grading plan to show access to the proposed city park parcel from the westernmost round about on Campus Drive (Attachment No 7, *(4h)*).
- An access and maintenance easement for an existing public safety communications tower on Parcel C (Attachment No. 7, *(4i)*).

**ANALYSIS:**
*Comprehensive Plan Amendment*
Procedures and criteria for consideration of a Comprehensive Plan Amendment are outlined in Municipal Code Chapter 17.64. For the City Council to approve an amendment to the Comprehensive Plan two-thirds of the full membership of the Council must vote in favor of the amendment. An applicant for a comprehensive plan amendment must demonstrate compliance with the criteria in Sec. 17.64.070. A through E. Each criterion is listed below followed by staff's analysis of each:

> *Sec. 17.64.070. Amendment Criterion A: The amendment request is consistent with the goals, policies and intent of the comprehensive plan of the city;*

Staff recommends that the Council consider how the proposal meets the Comprehensive Plan Vision Statement and 14 Community Values to evaluate if the proposed amendment is consistent with the goals, polices and intent of the Comprehensive Plan. The Vision

Statement and Community Values are listed below. The applicant has also provided a letter of request for the Comprehensive Plan Amendment that includes a discussion of the Community Values.

***VISION STATEMENT***
*Established in 1878, the City of Louisville is an inclusive, family-friendly community that manages its continued growth by blending a forward-thinking outlook with a small-town atmosphere which engages its citizenry and a walkable community form that enables social interaction. The City strives to preserve and enhance the high quality of life it offers to those who live, work, and spend time in the community. Louisville retains connections to the City's modest mining and agricultural beginnings while continuing to transform into one of the most livable, innovative, and economically diverse communities in the United States. The structure and operation of the City will ensure an open and responsive government which integrates regional cooperation and citizen volunteerism with a broad range of high-quality and cost-effective services.*

*The following core community values are the foundation upon which the City of Louisville will make decisions and achieve the Community's vision.*

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

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

***A Healthy, Vibrant, and Sustainable Economy*** *. . . where the City understands and appreciates the trust our residents, property owners, and business owners place in it when they invest in Louisville, and where the City is committed to a strong and supportive business climate which fosters a healthy and vibrant local and regional economy for today and for the future.*

***A Connection to the City's Heritage . . .*** *where the City recognizes, values, and encourages the promotion and preservation of our history and cultural heritage, particularly our mining and agricultural past.*

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

***Unique Commercial Areas and Distinctive Neighborhoods*** *. . . where the City is committed to recognizing the diversity of Louisville's commercial areas and neighborhoods by establishing customized policies and tools to ensure that each maintains its individual character, economic vitality, and livable structure.*

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

***Families and Individuals . . .*** *where the City accommodates the needs of all individuals in all stages of life through our parks, trails, and roadway design, our City services, and City regulations to ensure they provide an environment which accommodates individual mobility needs, quality of life goals, and housing options.*

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

***Safe Neighborhoods . . .*** *where the City ensures our policies and actions maintain safe, thriving and livable neighborhoods so that residents of all ages experience a strong sense of community and personal security.*

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

***Excellence in Education and Lifelong learning . . .*** *where the City allocates the appropriate resources to our library services and cultural assets and where the City actively participates with our regional partners to foster the region's educational excellence and create a culture of lifelong learning within the City and Boulder County.*

***Civic Participation and Volunteerism . . .*** *where the City engages, empowers, and encourages its citizens to think creatively, to volunteer and to participate in community discussions and decisions through open dialogue, respectful discussions, and responsive action.*

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

Staff notes that the proposed Special District would be a unique development type for Louisville, including densities and building heights not seen in other parts of the City. The proposed building heights and number of stories proposed are inconsistent with other development in Louisville, where our tallest buildings are 3 stories. The densities within Parcels A and C would exceed those seen in other areas of Louisville. The City Council should consider if the land use proposal is consistent with the Community Values, including the “small town” size, scale and land use mix noted in the Values and the aspiration for unique commercial areas and distinctive neighborhoods.

The project would have a significant investment in the transportation network, including the extension of Campus Drive, complete streets with bike lanes and off street multi-use paths. The transportation study provided with the application notes significant increases in daily and peak hour traffic volumes. Several road and intersection expansion projects are needed to accommodate this additional traffic. A benefit of the road expansions would be the expansions of Campus Drive to 96th Street, which would help alleviate an already congested road network serving the Monarch Campus and provide better access to Avista Hospital. The City Council should consider if the transportation plan and traffic mitigation meets the Community Values for the transportation system and desired community character.

The development plan includes the dedication of 39.7 acres of open space, 15.6 acres of parkland and establishes new trail connections through the development and regionally. The parkland is anticipated to have active recreation and is located south of the Monarch Campus. The open space property provides a buffer on the north side of the property and is established on land that has not seen major development activity and is in a more natural state when compared to where the former StorageTek campus was located further south and east on the property. The City Council should consider if the open space, trails and park plans meet the Community Values for open space, parks and ecological diversity.

In addition to the broader Vision and Community Values listed in the Comprehensive Plan, the following vision statement is provided for Special Districts:

> *Special Districts are unique development types customized to a particular location and development opportunity. Special Districts are predominantly a single use development, typically involving either industrial or office land uses. Special Districts range in density and intensity. Public spaces are seldom integrated within the development and are more often adjacent, or nearby the special district.*

The statement specifically notes that Special Districts are predominately single use developments with industrial and office land uses. The proposed Special District for Redtail Ridge would contain a mix of uses and include residential uses.

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

The proposal would increase commercially and residentially developed area in the City leading to additional demand on City services. Based on 2018 American Community Survey Census Data, the City contains 8,509 housing units and the proposal for 2,226 units would increase the total units in the City to 10,735, an increase of 26%. CCRC age restricted units would increase from an estimate of an existing 519 units (based on approved PUDs) to 1,845 units, an increase of 255%. Commercial development in the City would increase from an estimate of 8,763,792 sq. ft. (based on County Assessor data) to 10,963,792 sq. ft., an increase of 25%.

These changes would lead to additional city service needs in all areas of city government. Staff anticipates additional demand on police, public works, parks and open space, library, recreation and senior center services, as well as needs to expand City facilities such as offices and city maintenance facilities. Additional city staffing, capital investments and equipment will be needed. The Louisville Fire District anticipates the need to add a new fire station as part of the development and the City police department has requested a police annex at the facility.

The applicant has submitted a master utility plan for the proposed development. At full build out, the project will require expansions to the City's wastewater treatment and potable water treatment and storage facilities and a wastewater pump station within the development. The applicant proposes to construct these improvements with Metro District financing. After construction the facilities would be dedicated to the City and the City would have ongoing maintenance responsibility.

The applicant will construct the new street and trail network in the development and regional transportation and trail improvements with Metro District financing. The metro district would maintain all landscaping within dedicated rights of way in the development and the City would maintain hardscapes, including all street and trail infrastructure. The applicant would also construct a new park and the City would take over maintenance after construction. The following are estimates of new road and trail infrastructure that will need to be maintained by the City:

- 23,895 linear feet of roads
- 47,790 linear feet of multi-use paths
- 6,350 linear feet of soft scape trails (not including potential "Downtown Connector" trail)
- 3.6 acres trail corridor
- 39.7 acres open space
- 15.6 acres parks
- 9.5 acres other public use lands

The cost of the expansions to City services noted above will need to be offset by tax revenue generated by the development to ensure fiscal balance for the City. Revenues will be generated from property tax, sales and use tax and fees. As previously discussed, the City has hired TichlerBise to conduct a fiscal impact analysis of the development to estimate City revenues and service expansion costs with the development (Attachment No. 17). The model indicates a positive net fiscal balance when considering all City funds combined, but deficits in the Open Spaces and Parks Fund, Recreation Fund and General Fund under the scenarios studied. The cost of services vs revenues from residential development impact the balance of these funds.

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

Staff does not find that there was an error in the current Comprehensive Plan policy. The policies for the Phillips 66 Special District were drafted with consideration of the plan in place for the ConocoPhillips Campus at that time, but never constructed. The change in development plans and the corporate restructuring of ConocoPhillips Campus could be considered a change in conditions. City Council should consider if the proposed policy changes are desirable now that the ConocoPhillips Campus plans are no longer being pursued.

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

Staff recommends that citizen input be considered as additional critical information in evaluation of the Comprehensive Plan Amendment proposal. Any policy changes should be broadly supported by the public and consistent with the public's vision for the community. Staff-led updates to a comprehensive plan typically include an extensive record of public engagement, summary of public comments on critical policy issues and demonstration of citizen support for Comprehensive Plan policies. The applicant held a series of public engagements over the past several months, including in person meetings and virtual meetings. Public comments received by staff on the proposal are included as Attachment No. 18.

*General Development Plan Amendment*

Municipal Code Chapter 17.72 includes procedures and requirements for property zoned Planned Community Zone District (PCZD). All PCZD property are required to have a General Development Plan (GDP) to establish supplemental standards for the development area. Areas within the GDP are to be designated as residential, commercial/office or industrial, or combination of these categories. The proposal includes changing the designation for the property from PCZD-Commercial to PCZD-Commercial/Residential. Sec. 17.72.030 provides the Purpose statement for PCZD properties:

> *The purpose of the planned community zone district is to encourage, preserve and improve the health, safety and general welfare of the people of the city by encouraging the use of contemporary land planning principles and coordinated community design. The planned community zone district is created in recognition of the economic and cultural advantages that will accrue to the residents of an integrated, planned community development of sufficient size to provide related areas for various housing types, retail and service activities, recreation, schools and public facilities, and other uses of land. This district is designed for use where the area comprising such development project is under single ownership or control at the time of its classification as this district.*

Under Sec. 17.72.030, the GDP is required to set forth the following:

A. *The proposed use of all lands within the subject property;*
B. *The type or character of development and the number of dwelling units per gross acre proposed;*
C. *The proposed location of school sites, parks, open spaces, recreation facilities and other public and quasi-public facilities;*
D. *The proposed location of all streets shall be coordinated with the adopted general street plan for the city.*

An amendment to a GDP is required to follow the "same procedure and subject to the same limitations and requirements as by which the plan was originally approved." The proposed amendment to the GDP would alter the character of development and allowed land uses for the property from the existing GDP. A GDP should conform to adopted policies of the City for development, including applicable sections of the Comprehensive Plan. Staff finds that the proposed Redtail GDP meets the submittal requirements and standards for a GDP and could be considered for approval subject to the Comprehensive Plan Policy request.

**PUBLIC COMMENTS:**
All public comments received by staff are included as Attachment No. 18.

**REFERRAL AGENCY COMMENTS:**
Over the course of the application review, staff has requested referral comments from the following external agencies and met with many of these agencies as well to discuss different aspects of the application.

- Xcel Energy
- CDOT
- NW Parkway Authority
- RTD
- Boulder Valley School District
- Urban Drainage and Flood Control District
- Goodhue Ditch Company
- Louisville Fire District
- City of Boulder
- Boulder County
- City and County of Broomfield
- City of Lafayette
- Town of Superior
- Boulder County Housing Authority

Boulder County provided referral comments and have specifically requested their comments be included in the packet material (Attachment No. 19).

On a project that proposes new residential development, staff provides the referral comments from Boulder Valley School District (BVSD) to verify school capacity to accommodate the estimated demand resulting from the development. BVSD projects adequate capacity in the feeder schools with management of open enrollment (Attachment No. 20).

Because most of the remaining referral comments are technical in nature and reflect four separate rounds of review, other comments are not included. Council may request any of the other referral comments if desired and staff will provide a supplement to this report.

**STAFF RECOMMENDATION:**

*Comprehensive Plan Amendment*

Due to the scope and complexity of this project, staff does not have a formal recommendation on the proposed Comprehensive Plan Amendment. Staff recommends that this hearing be used to help understand community sentiment on the proposal and that the City Council review the proposal in light of the adopted criteria for Comprehensive Plan Amendments, including a determination that the scale and type of development proposed meets the Comprehensive Plan Vision and Community Values.

Options for City Council action include:

- Direct staff to draft a resolution of approval for the proposed Comprehensive Plan Amendment that could be brought back at a subsequent meeting for a final vote.
- Direct staff to draft a resolution of denial for the proposed Comprehensive Plan Amendment that could be brought back at a subsequent meeting for a final vote.
- Continue the hearing to an upcoming meeting date if additional information is desired or time needed to gather information on the proposal.
- Remand to Planning Commission with direction/guidance on land use preferences, densities etc. as it relates to meeting the Comprehensive Plan Vision and Community Values and review of a subsequent amendment.

*General Development Plan Amendment*

The Redtail Ridge GDP does not currently comply with City Comprehensive Plan Policy and is not supportable without a Comprehensive Plan Amendment. If the Council is supportive of the Comprehensive Plan Amendment as proposed, then staff recommends Council approval of the Redtail Ridge GDP and Ordinance 1798, Series 2020 with the conditions noted below. If Council is not supportive of the Comprehensive Plan Amendment, staff recommends denial of Ordinance 1798, Series 2020 based on the GDP not conforming to the policies of the Comprehensive Plan. The Council may also continue this hearing to an upcoming meeting date if additional information is desired or time needed to gather information on the proposal.

If the Council wishes to approve the Redtail Ridge GDP, staff recommends the inclusion of the following conditions in the approval ordinance:

- The applicant shall revise the GDP plans to indicate that the Xcel transmission poles south of Rockcress Drive be lowered rather than construction of retaining wall between the transmission poles and right of way.
- Prior to recording the GDP, the applicant shall revise the drainage and utility reports to address Public Works comments in the letter dated May 26, 2020.
- Prior to recording the GDP, the applicant shall provide written verification from North Metro Fire Rescue providing preliminary support of right of way acquisition for the Campus Drive and 96th Street intersection.
- A note shall be added to the GDP stating that all future developments will need to submit an updated traffic study as part of the PUD review that demonstrates acceptable roadway capacity consistent with the master Traffic Study approved with the GDP, including acceptable capacity at the NW Parkway/US 36 Interchange, Rockcress Drive and NW Parkway intersection and 96th Street and Via Varra intersection before such development can proceed.
- Prior to recording the GDP, the applicant shall provide approval of the intersection and road connections from any impacted entities, including City and County of Broomfield, CDOT, and NW Parkway Authority.
- Prior to recording the GDP, a concurrency requirement for development on Parcels A and B shall be added to the GDP limiting senior residential development on Parcel A to 600 units upon the issuance of a building permit authorizing commencement of vertical construction on the first phase of a corporate campus on Parcel B, with a minimum building area of 160,000 sq. ft., and the release of permits for the remaining residential density allowed on Parcel A upon issuance of certificates of occupancy for 500,000 sq. ft. of the corporate campus development on Parcel B.
- Prior to recording the GDP, a concurrency requirement for residential and commercial development on Parcels C, D and E shall be added to the GDP limiting any residential development to no more than 300 units until development within the GDP planning area achieves certificates of occupancy for at least 1,500,000 sq. ft. of commercial development, inclusive of a minimum of 25,000 sq. ft. of sales tax generating retail or restaurant development.

**ATTACHMENTS:**

1. Ordinance 1798, Series 2020 page 37
2. Planning Commission Resolution 3, Series 2020 page 39
3. Planning Commission Resolution 4, Series 2020 page 42
4. June 11, 2020 Planning Commission Minutes page 44
5. June 25, 2020 Planning Commission Minutes page 63
6. Comprehensive Plan Amendment Application Materials page 87
7. **LINKS TO** General Development Plan Application Materials
   - *1a. Cover Letter*
   - *1b. Applicant Presentation*
   - *1c. GDP Conditions Acceptance and Rationale*
   - *2a. GDP Sheets*

*2b. GDP Phasing*
*3a. Traffic and Mobility Study*
*3b. Dewberry Technical Memo 1, Flows and Loads*
*3c. Dewberry Technical Memo 2, Wastewater Treatment*
*3d. Master Drainage Report*
*3e. Master Utility Report*
*3f. Dewberry Technical Memo 1, Water Flows*
*3g. Market Study*
*3h. Erickson Economic Impact Report*
*4a Height and Density Analysis*
*4b. Certificate of Notice to Mineral Estate Owners*
*4c. BVSD ROW Resolution*
*4d. Conceptual Fire Station Layout*
*4e. Campus Drive and 88th St. Grading*
*4f. Xcel Retaining Wall Option for Transmission Poles*
*4g. Xcel Reduced Grade Option for Transmission Poles*
*4h. Conceptual Park Access Grading*
*4i. Communications Tower Easement*
*5a. June 10, 2020 Boulder County Email re: Tape Drive*
*5b. July 23, 2020 North Metro Fire Letter*
*5c. June 22, 2020 CDOT Letter*
*5d. July 24, 2020 Northwest Parkway Public Highway Authority Letter*
*5e. July 24, 2020 City and County of Broomfield Letter*

8. Draft Amended and Restated PCZD Agreement, Redtail Ridge Master Plan page 96
9. ConocoPhillips Campus General Development Plan page 112
10. ConocoPhillips Colorado Campus General Development Plan Planned Community Zone District Agreement page 113
11. Intergovernmental Agreement, Southeast Boulder County, South 96th Street, Dillon Road, and US 287 Area Comprehensive Development Plan page 126
12. December 11, 2019 Open Space Advisory Board Minutes page 148
13. December 5, 2019 Parks and Public Landscaping Advisory Board Minutes page 152
14. December 16, 2019 Recreation Advisory Board Minutes page 154
15. Transportation Demand Management Plan page 156
16. May 27, 2019 Public Works Comment Letter page 163
17. Final Draft of TischlerBise Fiscal Analysis page 168
18. Public Comments page 206
19. June 5, 2020 Boulder County Comment Letter page 1176
20. March 19, 2020 BVSD Referral Letter page 1221
21. Application Form page 1223
22. Electronic Hearing Request Form page 1226
23. Staff Presentation page 1227

**STRATEGIC PLAN IMPACT:**

| | | | |
|---|---|---|---|
| ☐ | Financial Stewardship & Asset Management | ☐ | Reliable Core Services |
| ☒ | Vibrant Economic Climate | ☒ | Quality Programs & Amenities |
| ☒ | Engaged Community | ☐ | Healthy Workforce |
| ☐ | Supportive Technology | ☐ | Collaborative Regional Partner |

**ORDINANCE NO. 1798**
**SERIES 2020**

**AN ORDINANCE APPROVING THE FIRST AMENDMENT TO CONOCOPHILLIPS CAMPUS GENERAL DEVELOPMENT PLAN (REDTAIL RIDGE MASTER PLAN)**

**WHEREAS,** on April 6, 2010, by Ordinance 1569, Series 2010 (Reception No. 03284515), the City rezoned the property known as the ConocoPhillips Campus property to Planned Community Zone District – Commercial (PCZD-C), approved the ConocoPhillips Campus General Development Plan (Reception No. 3088779) and on April 20, 2010 executed the ConocoPhillips Colorado Campus General Development Plan Planned Community Zone District Zoning Agreement (Reception No. 03284516); and

**WHEREAS,** the applicant, Brue Baukol Capital Partners, with authorization from the property owner, Phillips 66 Company, has submitted to the City a proposal for amendments to the ConocoPhillips Campus General Development Plan and ConocoPhillips Colorado Campus General Development Plan Planned Community Zone District Zoning Agreement; and

**WHEREAS,** the proposed 1st Amendment to the ConocoPhillips Campus General Development Plan (Redtail Ridge Master Plan) includes changes to the development plan related to parcel layout, design requirements, the transportation network, public land dedications, and a mixed commercial and residential development with up to 5,886,000 gross square feet of building area and 2,236 multi-family residential units, inclusive of 1,326 age-restricted units and 900 non-age-restricted units; and

**WHEREAS,** the Planning Commission held a public hearing concerning the request on June 11, 2020 and June 25, 2020, where evidence and testimony were entered into the record, and after consideration of the evidence and testimony presented and based on the criteria for amending a general development plan in Chapter 17.72 of the Louisville Municipal Code, the Planning Commission approved Resolution No. 4, Series 2020 recommending to the City Council denial of the proposed 1st Amendment to the ConocoPhillips Campus General Development (Redtail Ridge Master Plan); and

**WHEREAS**, the City Council has held a public hearing on August 4, 2020 for the proposed GDP amendment and has provided notice of the public hearing as provided by law; and

**WHEREAS**, no protests were received by the City pursuant to C.R.S. §31-23-305.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO:**

**Section 1.** The City Council of the City of Louisville hereby approves the 1st Amendment to the ConocoPhillips Campus General Development (Redtail Ridge Master Plan).

**Section 2.** The 1st Amendment to the ConocoPhillips Campus General Development (Redtail Ridge Master Plan) shall be recorded in the Offices of the Boulder County Clerk and

Recorder.

**INTRODUCED, READ, PASSED ON FIRST READING, AND ORDERED PUBLISHED** THIS ___DAY OF _____, 2020.

_____
Ashley Stolzmann, Mayor

ATTEST:

_____
Meredyth Muth, City Clerk

APPROVED AS TO FORM:

_____
Kelley, P.C.
City Attorney

**PASSED AND ADOPTED ON SECOND AND FINAL READING,** THIS ____ DAY OF ____, 2020.

_____
Ashley Stolzmann, Mayor

ATTEST:

_____
Meredyth Muth, City Clerk

**RESOLUTION NO. 3**
**SERIES 2020**

**A RESOLUTION RECOMMENDING DENIAL OF A REQUEST FOR A COMPREHENSIVE PLAN AMENDMENT TO CHANGE THE PHILLIPS 66 SPECIAL DISTRICT DESIGNATION FROM RURAL TO SUBURBAN, MODIFY THE LAND USE MIX TO INCLUDE MULTI-FAMILY RESIDENTIAL, HEALTHCARE AND LODGING, AND MODIFY THE ALLOWED FLOOR AREA RATIO AND BUILDING HEIGHTS; FOR THE 389.10-ACRE CONOCOPHILLIPS CAMPUS PROPERTY, LOCATED NORTHWEST OF US 36 AND NORTHWEST PARKWAY AND SOUTHEAST OF S 88TH STREET AND CAMPUS DRIVE**

**WHEREAS,** the City of Louisville is a home rule municipal corporation organized under and pursuant to Article XX of the Colorado Constitution and the Louisville Home Rule Charter, and

**WHEREAS,** by virtue of such authority, and as further authorized by state statutes, including but not limited to C.R.S. §§ 31-23 -206 et seq. the City has broad authority to make and adopt a comprehensive plan for the physical development of the municipality; and

**WHEREAS,** on May 7, 2013, by Resolution 18, Series 2013, the City adopted the 2013 City of Louisville Comprehensive Plan to serve as the comprehensive development plan for the City; and

**WHEREAS,** the applicant, Brue Baukol Capital Partners, with authorization from the property owner, Phillips 66 Company, has submitted to the City an application for an amendment to the comprehensive development plan of the City pursuant to Chapter 17.64 of the Louisville Municipal Code; and

**WHEREAS,** the application for an amendment to the comprehensive development plan proposes to change the special district designation for the Conoco Phillips Campus, located within the Phillips66 Special District planning area, from rural to suburban, modify the land use mix to include multi-family residential, health care and lodging, and modify the allowed floor area ratio and building heights, and

**WHEREAS,** the Planning Commission held a public hearing concerning the request on June 11, 2020 and June 25, 2020, at which evidence and testimony were entered into the record; and

**WHEREAS,** the Planning Commission has evaluated the request based on the criteria in Section 17.64.070 of the Louisville Municipal Code; and

**WHEREAS,** after consideration of the evidence and testimony presented at the public hearing and based on the evaluation of the criteria for an amendment to the comprehensive development plan provided in Section 17.64.070 of the Louisville Municipal Code, the Planning Commission voted to direct City staff to draft a resolution recommending the City Council deny the amendment, and to set forth findings as they relate to the criteria for amendment of the plan.

**NOW THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Louisville, Colorado does hereby recommend denial of the application for an amendment to the comprehensive development plan and adopts the following findings in support of the recommendation for denial:

*Sec. 17.64.070.A. The amendment request is consistent with the goals, policies and intent of the comprehensive plan of the City.*

Commission Finding: The Commission finds that the proposed changes to the comprehensive plan are not consistent with the goals, policies and intent of the comprehensive plan. The proposed changes to polices related to size, scale and land use mix are not consistent with the Vision Statement and Core Community Values of the comprehensive plan, including managing growth in a manner that results in a small-town atmosphere, distinctive neighborhoods, sustainable practices, ecological diversity and a balanced transportation system.

*Sec. 17.64.070.B. The amendment request will not result in adverse impacts to existing or planned services to the citizens of the City.*

Commission Finding: The Commission finds that there has not been an adequate demonstration that the policy changes would not result in adverse impacts to existing and planned services, including public safety, senior services, parks, recreation and open space, water and sewer, and transportation infrastructure due to the proposed scale of development.

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

Commission Finding: The Commission finds that there is not a past error in the comprehensive plan polices and conditions related to desired development in this district have not changed. Although the Conoco Phillips Campus development plans are no longer being pursued, the City's desired development condition on the property remains similar to the type and scale of development envisioned with the ConocoPhillips Campus General Development Plan.

*Sec. 17.64.070.C. The Planning Commission and/or City Council may consider other factors in reviewing an application as they deem appropriate and may request additional information which is necessary for an adequate review and evaluation of the amendment.*

Commission Finding: The Commission finds that a substantial change in development policy for the Phillips 66 Special District necessitates broad community support and that adequate demonstration of such community support was not provided with the application. Further, comprehensive plan policy encourages renewable forms of energy in new development, and the application does not adequately demonstrate how renewable energy will be incorporated into a development concept related to the proposed comprehensive plan amendment.

**PASSED AND ADOPTED** this 9th day of July, 2020.

By: _____
Steve Brauneis, Chairperson
Planning Commission

Attest: _____
Debra Williams, Secretary
Planning Commission

**RESOLUTION NO. 4**
**SERIES 2020**

**A RESOLUTION RECOMMENDING DENIAL OF A REQUEST FOR A 1ST AMENDMENT TO THE CONOCOPHILLIPS CAMPUS GENERAL DEVELOPMENT PLAN (REDTAIL RIDGE MASTER PLAN) TO ALLOW A MIXED COMMERCIAL AND RESIDENTIAL DEVELOPMENT WITH UP TO 5,886,000 GROSS SQUARE FEET OF BUILDING AREA AND 2,236 MULTI-FAMILY RESIDENTIAL UNITS, COVERING APPROXIMATELY 389.10 ACRES, LOCATED NORTHWEST OF US 36 AND NORTHWEST PARKWAY AND SOUTHEAST OF S 88TH STREET AND CAMPUS DRIVE**

**WHEREAS,** on April 6, 2010, by Ordinance 1569, Series 2010 (Reception No. 03284515), the City rezoned the property known as the ConocoPhillips Campus property to Planned Community Zone District – Commercial (PCZD-C), approved the ConocoPhillips Campus General Development Plan (Reception No. 3088779) and on April 20, 2010 executed the ConocoPhillips Colorado Campus General Development Plan Planned Community Zone District Zoning Agreement (Reception No. 03284516; and

**WHEREAS,** the applicant, Brue Baukol Capital Partners, with authorization from the property owner, Phillips 66 Company, has submitted to the City a proposal for amendments to the ConocoPhillips Campus General Development Plan and ConocoPhillips Colorado Campus General Development Plan Planned Community Zone District Zoning Agreement; and

**WHEREAS,** the proposed 1st Amendment to the ConocoPhillips Campus General Development (Redtail Ridge Master Plan) that generally includes changes to the development plan related to parcel layout, design requirements, the transportation network, public land dedications, and a mixed commercial and residential development with up to 5,886,000 gross square feet of building area and 2,236 multi-family residential units, inclusive of 1,326 age-restricted units and 900 non-age-restricted units; and

**WHEREAS,** the Planning Commission held a public hearing concerning the request on June 11, 2020 and June 25, 2020, where evidence and testimony were entered into the record; and

**WHEREAS,** at the June 11, 2020 and June 25, 2020 meetings, the Planning Commission also considered a request to amend the City's comprehensive development plan related to the ConocoPhillips Campus property and has adopted Resolution 3, Series 2020 recommending denial of the amendment to City Council; and

**WHEREAS,** after consideration of the evidence and testimony presented and based on the criteria for amending a general development plan in Chapter 17.72 of the Louisville Municipal Code, the Planning Commission voted to direct city staff to draft a resolution recommending to the City Council denial of the general development plan and zoning agreement amendments.

**NOW THEREFORE, BE IT RESOLVED:**

**Section 1:** The Planning Commission of the City of Louisville, Colorado does hereby find that the proposed general development plan and zoning agreement amendments are not consistent with the adopted comprehensive development plan of the City and do not meet the purpose of a planned community zoned development that would preserve and improve the health, safety and general welfare of the people of the City, and recommends denial.

**Section 2:** If City Council were to approve the requested amendment to the comprehensive development plan, the Planning Commission requests that City Council remand the General Development Plan application review back to the Planning Commission so that the proposal can be reviewed by the Planning Commission with consideration of the updated comprehensive development plan policies.

**PASSED AND ADOPTED** this 9th day of July, 2020.

By: _____
Steve Brauneis, Chairperson
Planning Commission

Attest: _____
Debra Williams, Secretary
Planning Commission

City of Louisville
COLORADO • SINCE 1878

***Planning Commission***
***Meeting Minutes***
**June 11, 2020**
**Electronic Meeting**
**6:30 PM**

**Call to Order** – Vice Chair **Rice** calls the meeting to order at 6:30 PM.

Before roll call is taken, Ritchie informs the commissioners that Hoefner will be recusing himself from agenda items A, B, and D are discussed and deliberated because he has a conflict of interest.

**Roll Call** is taken and the following members are present:

| | |
|---|---|
| Commission Members Present: | Tom Rice, Vice Chair<br>Steve Brauneis, Chair<br>Jeff Moline<br>Debra Williams<br>Keaton Howe<br>Ben Diehl |
| Commission Members Absent: | Dietrich Hoefner |
| Staff Members Present: | Rob Zuccaro, Dir. of Planning & Building<br>Lisa Ritchie, Senior Planner<br>Elizabeth Schettler, Sen. Admin. Assistant |

**APPROVAL OF AGENDA**

**Williams** moves and **Diehl** seconds a motion to approve the June 11, 2020 agenda. Motion passes unanimously by a roll call vote.

**APPROVAL OF MINUTES**

**Diehl** moves and **Moline** seconds a motion to approve the May 14, 2020 minutes. Motion passes unanimously by a roll call vote.

**PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA**

None is heard.

**NEW PUBLIC ITEMS**

**Rice** asks staff to confirm if the commissioners need to make a motion to continue agenda items C and D to the June 25th meeting.

**Ritchie** confirms that these two agenda items should be moved to the next meeting date because staff does not believe the commissioners will have enough time to get to these items.

**Moline** moves and **Diehl** seconds a motion to move agenda items C and D to the June 25th meeting. Motion passes unanimously by a roll call vote.

**Agenda Item A: Redtail Ridge Comprehensive Plan Amendment and General Development Plan Amendment**

- A request for a comprehensive plan amendment to change the Phillips 66 special district designation from rural to suburban, change the land use mix to include multi-family residential, healthcare and lodging, and change the allowed floor area ratio and building heights; and a request for a 1st Amendment to the ConocoPhillips Campus General Development Plan to allow a mixed commercial and Residential development with to 5,886,000 gross square feet of building area and 2,236 multi-family residential units on 389.1 acres located northwest of US 36 and Northwest Parkway and Southeast of S.88th Street and Campus Drive.
    - Applicant: Brue Baukol Capital Partners
    - Case Manager: Rob Zuccaro, Director of Planning & Building Safety

**Williams** discloses to the commissioners that her husband works for Medtronic, but that he would not be working at the proposed Medtronic building location. She believes this will not affect her voting because neither she nor her husband will have any financial gain from this.

**Moline** also discloses information to the commissioners. He informs them that he is employed with Boulder County Parks and Open Space. This county and other counties have provided referral comments on this item. He has not been involved in the preparation of those comments, and he believes that he can be impartial when reviewing this application.

*Staff Presentation:*
Before staff begins their presentation, Zuccaro verifies that this application's public notice requirements have been met. They were mailed to the surrounding property owners on May 27, 2020, published in the Boulder Daily Camera on May 24, 2020, and the property was posted on May 27, 2020.

**Zuccaro** begins his presentation with discussing the property's location and background history. He discusses the comprehensive plan amendment and general development plan proposals, reviews each parcel and their proposed plans, and the street and trail plans around the property.

Parcel A Proposal:

- Senior living multi-family development
- 1,326 Units and supporting accessory uses
- 1,800,000 Sq. ft. of building area
- Park and open space land dedications
- Fire station/police annex dedication

Parcel B Proposal:

- Anticipated as single-user corporate campus
- 530,000 Sq. ft. of building area
- PUD submitted for review – Separate application

Parcels C, D, E Proposal:

- Mix of commercial and residential uses
- 3,556,000 Sq. ft. – Transferable across parcels
- 900 Multi-family residential units – Anticipated for Parcel C, but transferable between C and D
- Parcel C intended as pedestrian-oriented mixed use development and includes design standards and intent for north-south Main Street, and plaza with minimum area of two acres
- 224 of 900 Units designated for affordable housing (10% of 2,236 units proposed)
- Concurrency requirement between residential and commercial development
- Trail dedications

Parcel F Proposal:

- Open space and buffer
- NW Parkway IGA requires buffer area

**Zuccaro** then discusses the various public land dedications and the analyses of the required height and density, as well as the market trends and the potential for proposed land uses and phasing.

**Zuccaro** spends time reviewing the traffic and mobility study as well as the site grading and drainage plans. The traffic and mobility study brings up the topic of what the estimated daily vehicle trips would be as well as the peak hours of weekday trips. From this study, recommendations for road improvements were made. The following are those recommendations:

- Expand portions of 96th and 88th Streets to 4 lanes
- New intersection at Campus Drive/NW Parkway
- Intersection improvements at Rockcress/88th, Rockcress/NW Parkway, 88th/Dillon, NW Parkway/96th
- US 36 Interchange fails without improvements in 2030
- Rockcress/NW Parkway and 96th/NW Parkway fail without improvements in 2040

**Zuccaro** speaks on the fiscal analysis and mentions the need to evaluate the costs for expanding city services and revenues from development, the expanded services for the new residents and employees, and the ongoing city maintenance.

**Zuccaro** concludes his presentation by reviewing the Comprehensive Plan Analysis criteria. The criteria is as follows:

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

*Staff Recommendations:*
The following is staff's recommendations to the commissioners:

- Comprehensive Plan Amendment
    - Use the public hearing to review the amendment criteria and understand the community support
- General Development Plan
    - If the commission support the comprehensive plan policy changes, staff recommends conditional approval of the GDP
- General Development Plan Conditions
    - Lower transmission poles adjacent to Rockcress Drive
    - Address outstanding public works comments on the drainage and utility plan
    - Add a note to the GDP requiring each PUD application to demonstrate acceptable roadway capacity before the development can proceed
    - Require authorization on the intersection improvements outside of the city
    - Add a GDP requirement on concurrent employment and commercial development with residential development
- Concurrency Requirements
    - 600 Units of residential development on Parcel A are allowed with the first phase of corporate campus development on Parcel B. All phases of the residential development allowed on Parcel A following completion of all phases of corporate campus development on Parcel B
    - Limit residential development on Parcels C and D to 300 units until 1,500,000 sq. ft. of commercial development, inclusive of 25,000 sq. ft. of retail development is achieved in the GDP Planning Area

*Commissioner Questions of Staff:*
**Moline** asks if staff could confirm that the metro district boundaries are concurrent with this development proposal.

**Zuccaro** says that it they are concurrent and will not affect the GDP boundary.
.
**Moline** asks if staff could talk more about the transferable nature of the development between parcels C and D.

**Zuccaro** says that there would be some natural limitations based on the size and shape of the parcels, but there could be some transfer between those parcels.

**Moline** says that he would be interested to hear about the traffic impact and to compare between the existing traffic and how traffic would be if this development were approved. He is also interested in knowing what the proposed traffic impact was for the ConocoPhillips project.

**Rice** asks if there is somebody who can speak to that question.

**Zuccaro** mentions that the applicant will be reviewing that topic in more depth during their presentation.

**Howe** asks if staff could explain how each parcel will be developed.

**Zuccaro** says that right now the applicant Brue Baukol is the master developer, and has a contract to purchase the property from ConocoPhillips. The developer would be installing the infrastructure. They would most likely be selling some of the parcels to other developers, which is what is being proposed for parcel B. This applicant would not be the landowner. He is unsure if the developer will remain owning parcels C, D, and E but says the applicant should be providing more information on this subject during their presentation.

**Howe** asks how the timing would work for all of this.

**Zuccaro** says that it depends on which parcel is being developed when. Once the PUD is approved on any of the parcels, the developer has a two-year period in which they would have to develop.

**Howe** asks if staff can point out on the map of where the retaining walls will be placed.

**Zuccaro** shows where the retaining walls will be located on the map.

**Howe** asks if the retaining walls will be out of site when driving on Highway 36.

**Zuccaro** says that he is unsure if they would be visible or not from Highway 36.

**Howe** says that it seems that the wastewater treatment facility will be funded from the metro district. Is the city responsible for any part of that?

**Zuccaro** says no, the wastewater treatment plant is really built for full build out of the city except for this land. The expansion need is coming from this development. The applicant would be covering those expansion costs, but the city would be responsible for its maintenance.

**Brauneis** says regarding the water treatment plant, I appreciate the need to expand it, but how does the city feel about access to water rights?

**Zuccaro** asks if Kurt Kowar, Director of Public Works, could weigh in on that question.

**Kowar** says that public works feels like they are in a good position regarding water rights. We have a water master plan reviewing this development and do not believe this development conflicts with the water rights or our ability to supply water.

**Brauneis** mentions that there has been a lot of talk regarding transportation, and he knows that public transportation is a large unknown. He asks if staff could provide some possible scenarios of what this would look like.

**Zuccaro** says that one option is that with the metro district, staff has been discussing with the development that part of it could have shuttle service, which is not necessarily all RTD. He mentions that expansions can be difficult with RTD, but if a community requests service, there are grants available for this. We could work with RTD to create a new temporary route, which could be funded through a grant assistance. RTD would

make sure that it is operating successfully and if it is, it can be created into a permanent route. Under the northwest mobility study, the 96th Street corridor is slated for enhanced bus service as well.

**Brauneis** asks that in recent history, has there been a change from rural to suburban characteristics.

**Zuccaro** says our comprehensive plan was adopted in 2013 that he is not aware of any changes since this plan was adopted.

**Williams** states that regarding the comprehensive plan amendments, no specific development has spurred a comprehensive plan amendment that is outside the major process of a comprehensive plan in general. She asks staff if that statement is correct.

**Zuccaro** says that it is.

**Williams** asks that as far as the process of a comprehensive plan amendment, does it involve many meetings with much public comment and public meetings.

**Zuccaro** says under the municipal code, staff updates the comprehensive plan on a 10-year basis. On a city-initiated amendment, we have a very interactive process with the citizens and usually redo the entire comprehensive plan. Under the municipal code however, any property owner can initiate a comprehensive plan amendment. It does not require public hearings or public input other than what we are having now.

**Williams** asks if the city has gone through this type of process before.

**Zuccaro** says no.

**Diehl** mention that in the municipal code, it says that five parties can initiate an amendment process. He asks staff who can initiate that.

**Zuccaro** says that typically the actual property owner will authorize the perspective buyer to go through this process, usually through an authorization letter.

**Diehl** says regarding the traffic study questions, is now is the correct time to have staff and the engineers weigh in on the traffic study and discuss their agreement or possibly disagreement on the parts the applicant provided in their traffic study. Does staff agree with the conclusions of the study?

**Zuccaro** says he thinks that is a fair question to ask the engineering staff.

**Kowar** says that the public works staff has spent a lot of time reviewing the traffic impact study as well as spent time with the developer's consultant and the city's consultant. There are details that the city is still going back and forth on but for the majority of the report, staff has a similar understanding as the developers have on the report's findings. He asks the commissioners to hear from the applicant's point of the view and then from there staff can fill in any gaps the commissioners may have.

**Diehl** states that there was early documentation around the assessment of the property and its species and wildlife on it. Where are some of those discussion items in the presentation?

**Zuccaro** says that he is going to defer to the applicant to speak on that subject more in depth because those are not city code requirements for those types of environmental assessments. Staff has not reviewed that in detail because it is not in our municipal process.

**Diehl** says regarding the fiscal analysis, the city showed some deficits for the general fund and a pretty large surplus for the capital projects fund. Did the analysis do any estimate for how many capital projects this development would need?

**Zuccaro** says the model is not typically project specific. The way the model works is if you know you are going to trigger a project, you can put that cost in the model but the rest of the model is more of an average cost. Most of the capital projects are being paid for by the developer or with the metro district. There are some city service expansions that would be needed that probably would not be paid by the developer. For example, the city would most likely need more street crews or office space, and city shops would probably need an expansion to hold more equipment.

**Diehl** asks that, for example, if the city has to upgrade the streets within Phillips 66 over the next 20 years, how much of that 20 million dollar surplus is being consumed by the Phillips 66 capital fund upgrades that are needed. What is the city's net benefit from a capital funds standpoint?

**Zuccaro** says that this is a 20 year analysis and a majority of those street renewal projects would go beyond the 20 years. He says he does not know if the model does that kind of analysis. If these are critical questions and the application is continued to the next meeting, staff can bring our consultant in for further discussion on this topic.

**Diehl** states that maybe we can add that as a follow up for city council to discuss further.

**Rice** asks what the comprehensive plan provides on building height regulation.

**Zuccaro** says in a suburban area, it is two to three stories. Under a rural area, it supports up to five stories with some specific language.

**Rice** asks that as it is currently within the comprehensive plan, if an applicant met certain criteria, they would be able to build up to five stories.

**Zuccaro** says that is correct. He thinks the applicant's change in designation is more about the overall square footage though.

**Rice** states that the language essentially is if they are clustered, the buildings are located out of the public view, and if they are buffered by the surrounding topography and open space, they could get up to five stories.

**Zuccaro** says that is correct.

**Rice** states that regarding the GDP, that does not speak to the issue of how high the buildings are.

**Zuccaro** says that is correct because the municipal code for PCZD and GDP says you have to have general conformance with the underlying zoning, which includes height, so it prohibits a new height being set within the GDP. It can only be waved with the PUD.

**Rice** states that if planning commission ever gets to that stage and applicants present these PUDs, that is where these decisions are made regarding building height.

**Rice** mentions that many of the public comments concern regards having potential five stories buildings and that then affecting the views. If a developer were to have five story buildings on this property, whose view corridor would be impeded by that?

**Zuccaro** says he is unsure if they would have a specific view that would be impacted. He thinks the interior of the development certainly would have views blocked. For the exterior of the development, the commissioners could ask the applicant to expand upon their view corridor analysis. When staff was analyzing this, looking at Campus Drive, the open space corridors on the north side by Campus Drive helps to preserve the open views.

**Rice** asks regarding the fiscal analysis, what is the simple explanation of how a large development like this, which should be generating large tax revenues, can end up in the negative in some of these categories.

**Zuccaro** says that he thinks staff would have to work with the city's consultant in asking what could be driving that in regards to revenues and funds. The mix of commercial and residential has a significant impact though. Staff has to consider the estimated value of the residential development and the amount of sales tax revenue that will be generated. The senior living center's concept is one that would be a very self-sufficient community, which means they would be using their dining halls and not needing to go to the grocery store and so forth. Staff made many assumptions about sales tax capture. In the normal residential neighborhoods that are within the city, staff made a much higher assumption in the sales tax capture. Staff assumed that because the residential portion at Redtail Ridge is more geographically on the outer portions of Louisville, the sales tax capture would be lower. Those are some of the factors that could be driving that.

*Applicant Presentation:*
Geoff Baukol:
President of Brue Baukol Capital Partners

**Baukol** begins his presentation by introducing his company and reviewing Louisville's principles and how those principles integrate with this development's vision. He then begins his discussion of the public and fiscal benefit to Louisville. In regards to the public benefit, he mentions the following:

- A dormant site that is now opened to the public
- A publicly dedicated land

- An enhancement and new network of trails
- A park land
- An enhanced area of access and circulation
- An improved upon safety

When discussing the fiscal benefit, Baukol mentions the 2018 and 2019 annual property taxes. He then compares those to the proposed build out estimated property taxes as well as the tax benefits from Medtronic and the phase one Erickson Senior Living center. There are also additional ongoing revenue and stimulus benefits to the city such as sales tax revenue, lodging tax revenue, and construction fees. He mentions the positive impact on local businesses from resident's income at the senior living facility and the positive employee economic impact through dining, shopping and entertainment.

Baukol mentions that there will be no additional tax burden on the residents and goes into further discussion in regards to the development costs.

Jordan Swisher:
Vice President of Brue Baukol Capital Partners

**Swisher** discusses the responsiveness between Louisville residents and various businesses and boards. They have conducted over 30 meetings with community members, neighbors, schools, business associations, and stakeholders. They have also received over 600 comments from the community and over 100 residents have participated in on-site tours. She mentions that they have had several live public information webinars and a virtual telephone town hall meeting in May.

She then speaks on the increase and relocation of the public land dedication and compares the prior GDP submittal and current GDP plan. Based on the residents' feedback, the density has also been reduced by approximately 1.2 million sq. ft. She does mention that further reduction of the density is not feasible for this development though. This is because further decreasing the density below 5.22 million sq. ft. creates a deficit for the project and an inability to pay for the required infrastructure and the public benefits. The density is also mainly distributed in Parcel C along the Northwest Parkway with 48% of the development being located there.

Sarah Komppa:
Architect, Urban Designer and Planner for Tryba Architects

**Komppa** discusses the key topics related to this proposed design. The first topic is density. She reviews the site history approved square footage. StorageTek's square footage was built for 1.7 million with 4,800 employees. ConocoPhillips was approved for 2.5 million with 7,000 employees, and Redtail Ridge is proposing 5.2 million with 8,400 employees. She reviews each parcel's FAR and discusses the anticipated implementation schedule.

She moves onto the proposed building heights and goes into detail for each parcel section and what each building's stories will be. She displays conceptual 3D views of the building heights.

John Tansey:
Director of Development of Erickson Senior Living

**Tansey** gives the commissioners a background of Erickson Senior Living such as their various locations, how many residents they have, and what kind of care and amenities they provide for their residents. He describes the type of individuals who would be staying at these facilities. They are typically local people who are homeowners but are looking to live in a space that requires no outside upkeep and a smaller living space that provides them with amenities. The average age is usually late 70s to early 80s and are people who typically need services that provide physical aide.

Tansey mentions that Erickson Senior Living has chosen Louisville as its location because of the public outreach they conducted through mail and phone surveys to existing and potential senior living residents. The majority of the feedback selected Louisville's location. They also have a location in the Highlands Ranch, Colorado that is successful. This opened the idea to look at other locations in Colorado in the northwestern part of the Denver metro area.

Jordan Swisher:
Vice President of Brue Baukol Capital Partners

**Swisher** discusses traffic impact and traffic flow, and how that can be improved upon within their design. To improve circulation and traffic flow, she mentions the following answers:

- Invest significantly in the on-site and off-site roadway improvements
- Invest significantly in regional improvements
- Create an efficient roadway design
- Redistribute and disseminate the peak rush hour traffic

Alternative travel modes are mentioned as well on how this could reduce traffic flow and minimize traffic impact. She ends with speaking on how essential it is to have a mixture of use for the property. Mixing office, senior house and residential uses reduces the average weekday trips.

Jim Driessen:
Vice President of Medtronic Global Facilities Organization

**Driessen** gives a general company overview of Medtronic and the benefits of having the Medtronic campus. He mentions the following benefits:

- It is a stable and strong global fortune 500 company
- It is Boulder County's largest private employer
- There are highly educated employees and high paying jobs within the company
- It is already established within the community
- It is a commerce anchor that will spur positive economic activity within the community

Geoff Baukol:
Brue Baukol Capital Partners

**Baukol** concludes the presentation with saying that he cannot think of a better company than Medtronic to anchor this development around. He believes this proposed plan is created by the community, it benefits the community, and it provides long-term fiscal stability to the community.

*Commissioner Questions of Applicant:*
**Howe** says that the applicant mentioned that there would be no development costs for the city. He asks if the applicant can speculate on the maintenance costs.

**Swisher** says that they would need to bring Tischler Bise in for that question to answer it appropriately.

**Howe** asks if they think this development will improve the residential and retail portion of the community.

**Swisher** says yes, she very much thinks this is the case.

**Howe** says that regarding the senior center traffic, it has been said that it creates less negative traffic by 75%. It was also said that this would bring highly disposable income to the area. How do those two facts coexist?

**Tansey** says that the senior living residents have some disposable income and time on their hands. They also do not contribute much to the peak hour traffic. The residents are also not usually out shopping and traveling during those peak hour traffic times. These residents would be contributing to the economy but would not be over burdening the traffic.

**Howe** asks if Medtronic would maintain its current location in addition to this new campus.

**Driessen** says that they would only be maintaining the manufacturing space that is in the Colorado Tech Center.

**Diehl** asks what the current assessment is for the level of community support for this proposal.

**Baukol** says that he thinks it is high. He says he has received both positive and negative feedback. He mentions that he is impressed by the public's level of care and consideration, but thinks ultimately that the level of support is there. He says that typically the no's will be more vocal than the yes's, especially during these public hearings. His team has worked hard to address what the development wants as well as what the community wants though.

**Diehl** asks if they agree with the findings of the fiscal analysis.

**Swisher** says that they have not seen the full report yet and have only reviewed the summary tables.

**Diehl** says regarding the height of the buildings, has COVID-19 affected the current design of keeping the height of the buildings as proposed.

**Tansey** says no, the basic architecture has stood the test of time. We are working to create a critical mass in the size of the community and are trying to keep our buildings compact and close together for the residents.

**Williams** says she wants to better understand the thought process of going from a rural to the suburban route.

**Baukol** says that this is a huge site. The infrastructure and public improvement costs for this site are substantial. The first design was more urban, but understanding the feedback from the community, we tapered that down because the community did not want to see that much density at the site. We wanted to maintain the fabric of Louisville, but still try to make a feasible development that can pay its own way. This was the process we went through and came to, which led down the path of going the more suburban route.

**Williams** asks that if they did not develop all of the acreage, would the numbers still work.

**Baukol** says that they could just develop one corner of the site, but the land seller is not selling it in pieces, but as a whole site. Then you have Medtronic, which is very large and rural in their density, so that is a rural designation in the center. To answer your question we were just not able to find a feasible way to do that.

**Moline** asks if the applicant could have a traffic expert describe what the increase in average daily trips will be based on a percentage of what there is today and what was approved for ConocoPhillips.

**Bill Fox**, Principal at Fox Tuttle Transportation Group, says that he did the mobility and traffic study for this project. He mentions that the morning traffic might be a little less than the ConocoPhillips project and the evening traffic a little more. That is because of the mixed use aspect of the development. StorageTek was an average of 12,000 trips a day. ConocoPhillips was an average of 17,500 trips a day, and Redtail Ridge is projected to be an average of 27,000 trips a day. There are more trips per day for Redtail Ridge, but the vehicle trips will be more spread out during the day.

**Moline** asks if they could give a comparison to what the current traffic is like and what the new traffic would look like with this development.

**Fox** says that his team analyzed nine intersections and all the roads that connect to those intersections. We have counts of what the existing traffic is around the site and what the approximation will be for future traffic over time in that area. Along Dillon Road, north of this site, there are approximately 19,000 vehicles per day. That will most likely increase to 25,000 by 2040 without this project even being approved. If this project is approved and Campus Drive is extended to 96$^{th}$ Street, that traffic on Dillon Road will actually decrease to about 22,000 vehicle trips per day. On Northwest Parkway just northeast of the 96$^{th}$ Street intersection, there are approximately 12,000 vehicle trips per

day. It is projected to go up to 17,000 in the future without this project even being approved. If this project is approved, it will increase to only about 19,000 vehicle trips per day.

**Moline** asks how the applicant's development distinguishes itself from other developments in the surrounding areas. How will it be able to attract commercial tenants when there is close competition?

**Baukol** mentions that the fact that the RTD station is right there is very unique and having that connectivity will not only help the uniqueness of the site but help with traffic control. From a corporate campus standpoint, we have an opportunity to find another high quality tenant that could come in Parcel E that also provides a rarity. With COVID-19, there is a lot of uncertainty with new commercial tenants. He mentions that many people want to be in Boulder County, which is beneficial for this proposal. He makes it clear to the commissioners though that they have not done any marketing for the site since they do not own it yet.

**Rice** mentions that a lot of the public comment has been that this development is too large. He asks to hear the applicant's perspective on that comment.

**Baukol** says that construction costs have gone up exponentially and that it is too expensive to build this site without having this much density as well. Another factor is the matter of choices. We are taking into consideration a lot of the public input such as the open space, new trails, and new roadways. The lower density we have though, the less money we have for infrastructure. He says that he would like to remind the commissioners that they have already reduced the density from the original proposal. He thinks Redtail Ridge is a development that is really collaborating with Louisville in contrast to the ConocoPhillips proposal.

**Rice** says that in order to amend the comprehensive plan, this requires the commissioners to consider the core values in the comprehensive plan. One of them being that Louisville remains having a small town feel. This proposal will substantially increase the population of our community. This development will be having a 26% increase of housing units. How do you think this proposal in regards to the residential portion will be upholding this core value of keeping a small town feel?

**Baukol** states that keeping 88$^{th}$ Street as rural as possible helps keep the small town feel that Louisville currently has. Having buffers from the site to the roads is important and that is why we have tried to concentrate the density to mainly Parcel C.

**Swisher** says that the increase is based on the household count, not the number of single family homes. She then describes Louisville's population growth history throughout the years: Between 1980-1990 and 2000-2010, there has been a steady increase in those years. We do not have the official 2010-2020 census numbers yet, but she believes the growth has slowed down. She mentions that the household count is based on residents and population count, and says that the people that would be residing at Redtail Ridge would be approximately 3,000 residents. Looking at the population growth over the years in Louisville, we have seen a comparable growth of around 3,000 residents. As far as custom service is concerned, city staff has done their

research to figure out the increase in resources needed in order to uphold the expected custom service needed within the community. The revenue received from Redtail will help with any needed expansions. Regarding the increase of commercial tenants and residential residents, we see this as an opportunity to bring more economic advantage to the downtown area.

**Rice** asks that regarding the real estate taxes, on the proposed build out section of table, is that gross real estate taxes.

**Baukol** says yes those are.

**Rice** says so this is not the money that is coming to Louisville.

**Baukol** says that is correct.

**Rice** says that in regards to the concurrency requirements, staff was recommending two conditions. What is your view on staff's proposal of having these conditions?

**Baukol** says that in the development proposal, 43% of it is commercial office space. We cannot afford not to do the commercial portion. Having the mix use will help alleviate the concern of building only the residential and not continuing with the commercial space. In regards to staff's proposal of the conditions, with what staff has projected, we have not had enough time to go through and review it. We believe that it will be difficult for Erickson Living Center to approach this through a phasing plan. That is not their standard approach. We are still working with staff for a plan that will work for the city, Erickson, and us.

*Public Comment:*
Bob Muckle, 1101 Lincoln Ave

Muckle says that there is a lot to like about the project. The presence and continuing presence of Medtronic as well as the public amenities are key factors. The public amenities and other items mentioned that he is in favor of are the trails, dog parks, the proposal to not expand Paradise Lane, and the affordable housing.

Outside of the Medtronic and Erickson Senior Living portions of the proposal, the rest of the development seems too big. He is also worried about the proposed changes to the road sections. He mentions that the project might be better phased. For example, sections A, B, and C be in the first phase, which might give the community more time to adapt. These increases do concern him in that it could take away the small town aspect that is Louisville.

Stephen Armstrong, 541 Manorwood Ln

Armstrong mentions that he has been working at Medtronic for 17 years and is a 4 year resident of Louisville. He loves the Louisville environment and sees great opportunity for this proposed development. He thinks it adds more choices to the residents and helps financially as well. He mentions that as his prospective of being an employee of Medtronic, it is a great opportunity for Medtronic to be more a part of the community. He

is based in the Boulder campus so he would be a part of moving to the Louisville campus location. He sees that bringing three sites together in Louisville is beneficial for Medtronic, not only for the employees and work environment, but for the company's efficiency and mission as well. He concludes with saying that he thinks the Redtail Ridge development would be enhancing Louisville.

David Hsu, 1167 Ravenwood Rd, Boulder, CO but owns a house on St Andrews Lane in Louisville

Hsu says that there is a lot to like about the proposed development. For example, he likes the open space, the proposed trails, and the fact that there will no longer be a vacant space of land. The way the parcels are allocated are not optimal though. The senior living center parcel should be next to the mixed-use parcel. Parcel C is close to a flex space, and it is strange to have the residential space there. Regarding traffic, he does not think the agenda packet had a lot of information about it and he is concerned about traffic on 88th Street, especially going northbound. It would be nice to have more detail on traffic and how it will affect the residents.

Beth Armbruster, 265 Lois Cir

Armbruster says that she wants to know if anyone is addressing sustainability during this proposal. She asks if the development is looking for ways to add solar or how to use the irrigation. Are there going to be green lawns and trees added? Are they allowing residents to have community gardens or a community room for residents to gather in or exercise rooms for the residents? Are they addressing pollution? Where will the closest grocery store be? She is concerned about these issues because they were not mentioned during the applicant's presentation.

Isaac Sendros, CEO of Avista Hospital, 100 Health Park Dr

Sendros says as Louisville's current largest employer, the prospect of having Medtronic in this proposal is a main reason of why he supports the project. He says it is a respectable company. He mentions that the intersection improvements proposed for 88th St and Campus Drive as well as the completion of Campus Drive through 96th St is of great importance to the hospital and is in favor of that proposition.

Vicki Lawrence, 511 Spruce Way

Lawrence thinks the development is too large and too much too fast. She makes other comments on the development size. She mentions that the developers said that they could not develop without using its entire size, but asks if there has been any talk between Louisville and Boulder County to discuss the open space and preserving that. If the land is all developed, she is concerned about sustainability and asks if solar would be a requirement for Medtronic. She is also concerned about busy highways and how the housing section will be near the highway. She thinks that Medtronic should be near the highway. She also mentions that she would love to see more open space in the proposal.

Sherry Summer, 910 Palisade Ct

Summer says that the developer mentioned they had a great outreach to the public, but she does not think that this is the case. She does not think the developers are actually listening to the public's input. In regards to the developers talking about place making, she does not think the proposed place making is consistent with Louisville's small town values. She sees that there may be public benefit to those that are on site, but not to the rest of the Louisville residents. This development will generate more traffic with the increase of housing and there will be more pollution. She also mentions that the water treatment plant, recreation center, and library will most likely need to be expanded and those are additional costs that are not factored in.

Stephanie Rowe, 631 West St

Rowe mentions that the developers compliance with the section of municipal code that states that natural features must be preserved if possible are not being addressed. She discusses the wildlife and habitations and is concerned about the preservation of them. She is also concerned about the prairie dogs since there are many in this area. The design does not address them and how the developers will remove the prairie dogs if needed.

Tom Raferty, 945 Rex St

Raferty mentions that he has gone to three meetings and he is unsure if this development is good or bad or how it will affect the residents. The commissioners should take into consideration of the public who are against it. He is concerned about the traffic, and most worried about the development's visual impact on the area. Regarding other developments that have happened along Highway 36 that are not in Louisville, this project should not be compared to those developments. It should be compared to what StorageTek did. He is not opposed to the development though, but is concerned about keeping the visual impact down. He proposes creating an agreement with the developer to preserve the visual impact.

Matt Jones, 265 Dahlia Dr

Jones says the commissioners should vote no to this proposal and give the applicant more guidance that is more reasonable for Louisville. The proposal is too big. He does want something in that space and thinks Medtronic would be great there. He says that this proposal is triple the size of Storagetek and mentions that a big size creates a big impact. He does not think this proposal meets any of the planning criteria, and thinks that it is a second community being built and that it is not being a part of the existing community. He also mentions that this development will add to the traffic by 60%.

John Leary

Leary discusses the financial impact Redtail Ridge will have on Louisville residents and believes this development provides much less of a financial benefit than one would think. He then goes into discussion about the capital projects fund and how there are still points that need to be made about them in that these are one time funds, not annual funds.

Tamar Krantz, 691 West St

Krantz says that it is hard to see the habitat in that area be paved over and create a loss of views that the open space provides. She does not view this parcel as a hole within Louisville but thinks of it as a separation between Louisville and Broomfield. The municipal code says we should try to preserve natural features, but she does not think that is being done. She is concerned about the wildlife being preserved during the construction process and has not heard about how that will be addressed in the proposal. She also says that the proposal is too big and that there is not enough open space. Regarding the schools, she mentions that the school size will increase and is concerned about maintaining diversity during open enrollment.

Denise Baek, 365 Jackson Cir

Baek mentions that she has been an employee of Medtronic for 17 years. She mentions how Medtronic has already brought diversity to the community and how she is Latina and her husband is Korean. Medtronic will continue to bring more diversity if this development is approved. Medtronic is saving lives and by having this type of company and employees in Louisville, it will add even more into the community. She then discusses Medtronic's mission and how their mission will add to Louisville's community and residents. She is in favor of this development and hopes that the commissioners will vote for approval.

Cyndi Bedell, 662 Willow St

Bedell says she loves the small town character that Louisville has. She wants to see more sustainability and a proposal that is geared more towards open space and preserving the wildlife. She is concerned about the traffic that it will bring. She also mentions that since the development is so large, the wastewater plant would have to be expanded in order to accommodate this and that concerning to her. She says that the commissioners should be aware that Boulder County is not supporting this proposal.

Carlos Hernandez, 1015 Treece St

Hernandez says that he is tired of hearing residents talk solely about Louisville's small town character. He does not think that character has anything to do with buildings, but that it is about people. He took notice of a few of the people from the public who spoke before him, and mentions the lack of diversity. He points out that this proposal would be bringing more diversity to Louisville and praises the proposal for that. This development will bring more jobs and does not see how it would destroy Louisville's character. He also mentions that Matt Jones was on the records as a Louisville resident, not as a Boulder County Commissioner and felt it was important to point that information out.

David Sinkey, 712 Main St

Sinkey says that he is in favor of this project. He does not think this project will rob Louisville from its small town feel. He says that Louisville cannot be based on just a small town feel. He mentions that the Colorado Tech Center as well as the McCaslin

Boulevard area do not give Louisville a small town feel and yet both are essential for the town. Downtown Louisville will still feel like you are in a small town, and that will not be changing even if this proposal is approved. He thinks the size of development is right and is also in the right location.

Susan Wang, 9350 Paradise Ln

Wang says that she is concerned about the density of the residential portion. She understands how bringing this Medtronic campus to Louisville will help the town and bring more diversity though. The 26% additional residential is concerning to her though. She asks what age group of people this residential portion will be bringing to Louisville and how this will affect the hospitals and schools. She hopes that the commissioners will be able to address those questions.

**Rice** closes the public comment section of the meeting.

*Discussion by Commissioners:*
**Rice** mentions to the commissioners that they still have two more parts of the hearing process: the closing statements from staff and the applicant. He says that they could adjourn now and continue the application to the next meeting or conduct those last two portions of the hearing now and then adjourn.
**Diehl** asks if staff and the applicant will be having closing statements.
**Rice** says that it is probably best to be able to give staff and the applicant that option.
**Williams** asks Rice if he closed the public comment section for this application.
**Rice** says that he did do that.
**Williams** mentions that she was thinking that they could adjourn now but keep the public comment section open so that it could continue into the next meeting.
**Howe** says that he would like a motion to adjourn. He thinks it would be beneficial to hear closing comments from staff and the applicant at the next meeting.
**Rice** agrees with Howe.

**Howe** moves and **Moline** seconds a motion to adjourn and continue agenda items A and B to the June 25th meeting. Motion passes unanimously by a roll call vote.

## PLANNING COMMISSION COMMENTS

**Moline** asks staff if they know when Planning Commission will be meeting in person.

**Zuccaro** says he does not have an exact date but believes that when it does happen, most likely it will be a mixture of in-person with possibly allowing the public to attend electronically via zoom or by phone.

**Rice** mentions to staff about possibly scheduling an overflow meeting in July.

**Ritchie** says she will reach out to the commissioners to check schedules for July.

## STAFF COMMENTS

None is heard.

## ITEMS TENTATIVELY SCHEDULED FOR THE OVERFLOW MEETING ON JUNE 25, 2020

- Continuances for items on the June 11, 2020 agenda

## ITEMS TENTATIVELY SCHEDULED FOR THE MEETING ON JULY 9, 2020

- Mobile Food Court Code Amendment
- 931 Main Street PUD Amendment
- Crystal Estates Replat A Rezoning

## ADJOURN

**Howe** moves and **Moline** seconds a motion to adjourn the meeting. Motion passes unanimously by voice vote. Meeting adjourns at 10:30 PM.

City of Louisville
COLORADO • SINCE 1878

***Planning Commission***
***Meeting Minutes***
**June 25, 2020**
**Electronic Meeting**
**6:30 PM**

**Call to Order** – Vice Chair **Rice** calls the meeting to order at 6:30 PM.

**Roll Call** is taken and the following members are present:

| | |
|---|---|
| Commission Members Present: | Tom Rice, Vice Chair<br>Steve Brauneis, Chair<br>Jeff Moline<br>Keaton Howe<br>Ben Diehl<br>Dietrich Hoefner |
| Commission Members Absent: | Debra Williams |
| Staff Members Present: | Rob Zuccaro, Dir. of Planning & Building<br>Lisa Ritchie, Senior Planner |

## APPROVAL OF AGENDA

**Howe** moves and **Diehl** seconds a motion to approve the June 25, 2020 agenda. Motion passes unanimously by a roll call vote.

## APPROVAL OF MINUTES

**Howe** moves and **Diehl** seconds a motion to approve the June 11, 2020 minutes. Commissioner Hoefner abstains from voting. Motion passes unanimously by a roll call vote.

## PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None is heard.

## NEW PUBLIC ITEMS

**Agenda Item A: Redtail Ridge Comprehensive Plan Amendment and General Development Plan Amendment** *Continued from June 11, 2020*

- A request for a comprehensive plan amendment to change the Phillips 66 special district designation from rural to suburban, change the land use mix to include multi-family residential, healthcare and lodging, and change the allowed floor area ratio and building heights; and a request for a 1st Amendment to the ConocoPhillips Campus General Development Plan to allow a mixed commercial and Residential development with to 5,886,000 gross square feet of building area

and 2,236 multi-family residential units on 389.1 acres located northwest of US 36 and Northwest Parkway and Southeast of S.88th Street and Campus Drive.
- Applicant: Brue Baukol Capital Partners
- Case Manager: Rob Zuccaro, Director of Planning & Building Safety

**Hoefner** informs the commissioners that he will be absent from the board while agenda items A and B are discussed and deliberated because he has a conflict of interest.

*Closing Statement by Staff:*
**Zuccaro** states that for this continuance, staff has created an additional memo that provides updated information that includes the fiscal impact analysis. The city's consultant, TischlerBise, is present for this meeting and will go more into detail about this analysis. Also added to the memo was recent public comment the city has received.

He reviews the proposal summary for Redtail Ridge and asks the commissioners to focus on the request for the comprehensive plan amendment.

In his presentation, he focuses on the fiscal policy for the comprehensive plan. He mentions that it is just one element to consider when reviewing this application. It is based on the city's current budget and revenue structure. He then reviews the history of the fiscal policy within the comprehensive plan. He ends his portion of the presentation by discussing how fiscal models can help to ensure that new developments have sustainable funding for city capital and services. It also helps evaluate the fiscal impact of different land use scenarios and changes. He points out though that fiscal models do not evaluate the character and amenities provides by the development, the social and environmental impacts, as well as the market probability.

Carson Bise, TischlerBise

**Bise** states that the city has used TischlerBise's model for the past six years and is developed as a one size fits all project model. He reviews basic assumptions from the city's project-level fiscal model and summarizes the net fiscal results from each fund. He then shows the commissioners a graph of the annual net fiscal results in comparison to the Redtail Ridge and discusses those results more in-depth.

He discusses the highlights of the fiscal analysis. He says that this project will generate a positive overall fiscal result. Examples are as follows:
- General fund: $133,000 annual average net surplus
- Open space & parks fund: $181,000 average annual (net deficit)
- Recreation fund: $2,000 average annual (net deficit)
- Debt service fund: $667,000 average annual net surplus
- Capital projects fund: $1.6 million average annual net surplus

Another highlight mentioned is how the mixed-use nature of this project gives the site a better economic balance than the by-right use. It generates more sales tax, there are more housing opportunity for different market segments, and there are more opportunities to capture sales tax revenue over time with changes to city offerings. He mentions that it is not surprising that there are deficits to the open space and parks and recreation funds since both funds are currently subsidized by the general fund.

He also mentions that the surpluses generated to the debt service fund occur because the existing city debt service expenditures are not directly attributable to the proposed development. The analysis also highlights the city's reliance on sales and use taxes.

*Commissioner Questions of Consultant:*
**Moline** asks if Bise knows what the city's overall debt commitment is and how much of a contribution that will total that will factor into the city's overall debt burden. Can the debt service fund be utilized in other areas?

**Bise** says he will have to get back to him for the first question. As for the second question, he says he does not have an answer for that. He thinks it may be possible to change the debt levy.

**Diehl** states that for over 20 years, the open space and parks and rec funds look as if they were breaking even. In terms of capital dollars, it is about two million dollars a year. Is that an appropriate way to look at it?

**Bise** says yes, you could look at it as staying generally neutral. We did not take into account that there is likely to be metro districts established. As part of this analysis, the city would be building parks and roads and developers would be paying impact fees. To an extent, those things are mitigated through metro districts.

**Diehl** asks if that means that there is an additional cash flow coming in for the city.

**Bise** says that it is complicated. If the metro district provides the parks, a certain portion of the parks and open space land is likely to be credited to the impact fee amount. It is difficult to say what will be classified as system wide improvements versus improvements that are just serving that development though. It is the same with the road network. He says that they cannot accurately project at this point what is an impact fee eligible expenditure from the metro district and what is not, so they have just modeled based on the entire relationship.

**Brauneis** asks if he can you go more into detail of what is driving those deficits for the open space fund.

**Bise** first describes what a special revenue fund and how those funds are not covering the costs today of open space and parks funds revenue. He says that every year, the general funds transfer money to balance out those budgets. If you are looking at a balanced budget and you are going to maintain a certain level of services, it is always going to run as a deficit.

**Brauneis** asks if that is for maintenance as well.

**Bise** says it is for programs, maintenance, administrative and a portion in the capital fund because the funds are covering for everything. Some of the impact fees are transferred into the open space and parks fund but they also are transferred into the capital improvements fund.

**Rice** asks Bise to speak to the third column of the fiscal analysis summary.

**Bise** says that it is his understanding that city council has a policy that when they look at a development project, they look at an 80% scenario. That is not uncommon but in that scenario, you have to vary your assumptions. For those assumptions, city council has said that the scenario would be running at 80%. Because they are using a marginal analysis, that 20% difference is not enough to tip the scales because that is part of the marginal costing. It is no surprise the scenario generates the deficits to the general funds in this case.

**Rice** says that what this is expressing is that you could have a development proposal that never builds all the commercial space.

**Bise** says that is correct.

**Rice** adds that a developer could also build the commercial space but it not be utilized.

**Bise** says that is not necessarily true. It assumes across the board that the market changes 80% for all uses including residential. One of the things we have been involved with since the recession are development agreements. Development agreements are being opened up again because the retail or single-family market has shifted so you would want to revisit it.

**Rice** asks that for better or worse for the 80% rule that is used in our modeling, if we did that for this proposal, we would end up with red ink on three of the five categories is that right?

**Bise** says that is right.

**Rice** says that the bottom line of the annual net fiscal impact would be less than the current by-right development, correct?

**Bise** says that is correct.

**Diehl** asks if he has an opinion on the probability of the 80% versus the full build out.

**Bise** says he does not feel comfortable commenting on the 80% because that is a city council decision.

**Moline** asks if he can explain about why different funds achieve different totals over the course of time. For example, the debts service fund ends up on a particular level and the general funds ends up on a different particular level.

**Bise** says regarding the debts service fund, in talking to staff and departments, the city is stretched to capacity for general government space. We would then need to assume that at some point the city will go and build something to expand and fix this issue and there will be a cost for this. We then decided to take the impact fee approach. For example, if the level of service is 1 sq ft per person, we assume that if there are 1,000 people, it is 1,000 dollars. So essentially every dollar minus that small assumption is free money because most of the city's debt service costs right now are attributable to

past developments. The city's existing tax levy can meet those debt requirements. This is therefore free money to a certain extent because every dollar in the general fund transferred to the capital fund is now available for other things.

**Howe** asks regarding the analysis of benefits from this proposal, does this include the cost of maintenance.

**Bise** says yes it does.

**Howe** asks if it includes the use of the rec center.

**Bise** says that it does. We factored in the entire tax supported operations.

**Howe** asks what the average percent of occupancy or revenue a development would get.

**Bise** says it does not really work that way. When we do this type of analysis, there is thought given into what we are going to model it after. He then gives examples of different models used.

**Diehl** asks that in terms of positive, negative, or neutral of being developed at 80%, how would you rate that?

**Bise** says that his company works with many jurisdictions and the revenue structure varies from state to state. More times than not, we would show a deficit to the general fund. This is in the top third of a proposal of what we would see nationally, and that is because of the mixed-use nature of the project. If you can generate surpluses or be fiscally neutral in your primary tax supported funds, that is a bonus.

**Diehl** says that gets that the proposed application is fiscally neutral, but what about the 80%?

**Bise** says that if you look at the average annual deficit, it is basically a rounding error in the existing budget.

**Rice** asks staff if they have anything, further they would like to present to the commissioners.

**Zuccaro** says he would like to review staff's recommendations again for the commissioners.

*Staff Recommendations:*
The following is staff's recommendations to the commissioners:

- Comprehensive Plan Amendment
    - Use the public hearing to review the amendment criteria and understand the community support
- General Development Plan (GDP)
    - If the commission support the comprehensive plan policy changes, staff recommends conditional approval of the GDP

- General Development Plan Conditions
    - Lower transmission poles adjacent to Rockcress Drive
    - Address outstanding public works comments on the drainage and utility plan
    - Add a note to the GDP requiring each PUD application to demonstrate acceptable roadway capacity before the development can proceed
    - Require authorization on the intersection improvements outside of the city
    - Add a GDP requirement on concurrent employment and commercial development with residential development
- Concurrency Requirements
    - 600 Units of residential development on Parcel A are allowed with the first phase of corporate campus development on Parcel B. All phases of the residential development allowed on Parcel A following completion of all phases of corporate campus development on Parcel B
    - Limit residential development on Parcels C and D to 300 units until 1,500,000 sq. ft. of commercial development, inclusive of 25,000 sq. ft. of retail development is achieved in the GDP Planning Area

*Commissioner Questions of Staff:*
**Diehl** mentions that the traffic study shows daily trips at the full build out would be 27,000. Where are we today in terms of daily trips?

**Zuccaro** asks for Rich Fulmer, the city's engineering consultant, or Public Works to answer this question because he does not have that data available to him.

**Zuccaro** gives an answer from one the commissioner's earlier questions to Bise. He says the average annual surplus would cover a third of the existing city debt service payments.

**Fulmer** says that the applicant provided a traffic study that mentions it would be 9,000 trips per day to upwards of approximately 25,000 trips per day. That will be spread out through all hours of the day and there are four enter/exit locations for vehicles for this development. He mentions that the traffic will be distributed and is not all in one location.

**Diehl** states that the 27,000 trips are supposed to reference the traffic coming in and out of the area versus an additional 27,000 trips in and around Louisville. Is there any way to quantify the increase of traffic in Louisville?

**Fulmer** says that as traffic engineers, we try to concentrate on a specific roadway intersection, but you are adding those 27,000 trips in Louisville.

**Moline** asks how the capacity of Highway 36's interchange compares to McCaslin Blvd's interchange.

**Fulmer** says he is unsure if he can do a very good comparison, but mentions that improvements will need to be made at that interchange at some time. There have been studies to determine what those improvements will be. That interchange will be at its

capacity in the near future though. There have been discussion to have additional lanes along the Northwest Parkway but it will need some major reconstruction at some point of time.

**Zuccaro** shows a graph for trip distribution within the city. He says that most of the traffic is assumed to come off Highway 36.

**Moline** asks that based on that graph, that is a total of 60% that does not come further into Louisville.

**Zuccaro** says yes, that is the assumption.

**Fulmer** agrees and says that that is correct. Given the fact that there is a larger employer and more retail activity, there will be a lot more trips to and from on Highway 36. One of the benefits of this project though is that it is right along this highway so most of those trips will be affecting the Northwest Parkway and this highway.

**Moline** asks if this traffic graph takes into account visits that would originate from the project site and an individual travelling to either McCaslin Blvd or downtown. Is that captured in these numbers as well?

**Fulmer** says yes, that is also captured.

**Diehl** says that obviously the city has invested in doing their own fiscal analysis study. Is there a precedent for the city to get a second opinion from the applicant's traffic study?

**Zuccaro** says that typically what a city will do and what we have chosen to do is hire a third party engineer to review the traffic study and also have our in-house engineer review it as well. Our city engineering staff and engineer consultant found that the applicant's traffic study is professionally done and is a reliable source and because of that, the city did not find it necessary to conduct our own traffic study.

**Moline** asks that as far as improvements to the Highway 36 interchange, does the city have any particular role in pushing that forward?

**Zuccaro** says that from a jurisdictional standpoint, we would collaborate and be involved but on a project of this scale, we are coordinating with all other jurisdictions and have some concurrence on what those improvements look like. It is technically outside of the city's jurisdiction though.

**Howe** asks if the extension of Campus Drive be done independently of this project.

**Zuccaro** says that he would not say that without this project you could not do it. If there was an acquisition of the right of way and funding, it could be possible. From the city's standpoint though, when this issue has been brought up, the city prefers the extension to coincide when a development has been approved for this property.

**Moline** mentions that in a past public comment, the topic of mineral estate was mentioned. Do you know the status of mineral estate or any conflicts we need to be made aware?

**Zuccaro** says he is not aware of any conflicts. Through the review process though, the applicant is required to provide that certification.

**Moline** says that in regards to Criteria C, it talks about changes in site conditions. Could you elaborate more on that?

**Zuccaro** says that the comprehensive plan was originally written with the ConocoPhillips project in mind. Some of the policies seem written for that project. He mentions that he thinks the commissioners could find that a change to the comprehensive plan is appropriate because a single type user is no longer interested in the property and therefore, a mixed-use development scenario is more likely for this area.

**Brauneis** states that regarding staff's recommendations for the GDP that would indicate that improvements to the Highway 36 interchange could be required before later portions of the development could proceed.

**Zuccaro** says that is correct. That is what staff is recommending.

**Brauneis** says that is a significant condition, correct?

**Zuccaro** says that is correct.

*Closing Statement by Applicant:*
Geoff Baukol:
President of Brue Baukol Capital Partners

**Baukol** says that he wants to cover any questions or concerns mentioned from the last meeting. He asks Jordan Swisher to go more in depth for their presentation.

Jordan Swisher:
Vice President of Brue Baukol Capital Partners

**Swisher** discusses the project's density and how the development's goal is not to over develop this space. The downtown space will not be changed or affected by this proposal. This development's proposal is at the lowest possible density for infrastructure and public benefit. She reiterates other benefits that were discussed from the last meeting and mentions that this development would take 10-20 years to be fully developed. She then discusses their desire to protect the natural wildlife and the steps put into place to do so.

She also addresses their sustainability efforts and the sustainability behind redeveloping on an existing site rather than developing on new undeveloped land. They also plan on re-using material. They will use the old StorageTek asphalt for roadway use and reutilize the trees and existing ponds.

Geoff Baukol:
President of Brue Baukol Capital Partners

**Baukol** discusses the seven staff conditions and their response to those. They are accepting four of the conditions as is and asking for modifications on three of them.

One modification is related to how future PUD's will have to have traffic study submittals. They are asking for this modification for the Northwest Parkway and Highway 36 interchange because it is a regional intersection and it draws traffic for multiple jurisdictions. The other two consistent of the concurrency restrictions with Parcel A. They have agreed to restrict the senior living residential units until building permits are pulled for all three of the Medtronic campuses and the foundation inspection is completed for their first building. In addition to other residential, they have agreed to limit the 450 units until 1 million square feet of commercial is built.

He then discusses the criteria for the comprehensive and general development plan. He mentions how the amendment they are proposing meets all the criteria's. He then reads each criteria and discusses in detail how they meet each one.

*Commissioner Questions of Applicant:*
None is heard.

*Public Comment:*
None is heard.

*Discussion by Commissioners:*
**Diehl** states that this special district is zoned rural and feels like the comprehensive plan was chosen as rural for a reason. We want that land to be unique from other cities in wanting to keep it rural. He does not believe this application is geared towards what the citizens want, which is to keep the land more rural. Citizens provided a lot of feedback but the proposal was not changed enough to support that feedback. He is in favor of keeping the comprehensive plan as is in order to adhere to the property's rural zone district.

**Moline** says that if the community wants more of the proposed development benefits and improvements, we ought to approve this application. In order to do that though, the community as a whole needs to be excited about that approval. The public has provided both positive and negative traits for this proposal. To approve this development, he believes it will take more than just an amendment to the comprehensive plan. He says that they will need complete revisions of the entire comprehensive plan. He does not believe this proposal meets the criteria. When this property was zoned rural and it had the approval from the community, it showed to him that the residents felt that the city had reached its limits. They were not ready for suburban development and that they did not want more. Another concern for him for this proposal is the housing jobs imbalance. Staff's report showed it would be an imbalance of 6,000 units. This will make a greater challenge for housing within the city, giving even less affordability for residential properties. The proposal is too much and have too much of a dependency on fossil fuels. He was surprised that sustainability was not discussed enough and brought up in

the applicant's presentation. Although the developer thinks this proposal will not add a greater burden to city services, he has concerns about that not being the case. There is a way forward for this. If the community wants this, we need to update the entire comprehensive plan in order for the plan to fit this proposal. An amendment to the comprehensive plan though is not enough because this development is just too much.

**Brauneis** says he is concerned that this proposal does not meet the comprehensive plan criteria. The transportation and environmental impacts are both troubling and affect quality of life. He appreciates that Highway 36 and RTD cannot be backed into any commitments at this time, although it is clear that this project has regional impacts. The lack of discussion of those regional impacts concerns him. He agrees with what Commissioner Moline said in that he does see an imbalance between the new housing and jobs. He thought the affordable housing will be available for only 40 years, but it is concerning to him that it is not permanent.

**Howe** says he read each comment from the public and that there are many items he likes about this proposal. For example, the land donation to the parks and open space, retaining the pond, and the expansion of Campus Drive are a few items he approves for the proposal. He says that it is important to remember that this is a vacant land. It is not designated open space. With that, we need to think about how this space should be developed because it should be developed. We have to determine if we support an amendment to the comprehensive plan. He says he is not sure if he can do that given that thousands of individuals have given input in creating our existing comprehensive plan. He does think things have changed since the comprehensive plan was created though. He believes that in possibly 10-20 years, the city will see the need to change the comprehensive plan. He does not think the residents signed up for a high-density, residential, 26% growth in units in Louisville though. He also mentions a concern that the development could have a lot of vacant buildings if the development's time frame is not constructed in a well thought out way. Louisville has seen a high vacancy rate for commercial and retail spaces. The city is also currently having trouble with traffic and there is already an increasing strain on the city's trails and parks. He mentions that he wants to see a win-win development proposal for the developer, the city, and the residents.

**Rice** thinks a compelling case has been made by the applicant, but does not think this development meets the necessary criteria. For a proposal, this is the most public interest he has ever seen since he has started serving on planning commission and mentions that he has read each public comment submittal. He then reads a section of the municipal code that states that the commissioners must have at least two-thirds of an approval of the proposed amendment. This means that they must have five positive votes, and they are five commissioners present for this hearing. There must be a unanimous approval vote to pass this application and give city council a positive recommendation. This requirement exists because planning commission does not amend the comprehensive plan without a significant consensus. In his opinion, the commissioners should not approve this proposal without substantial consensus between the commissioners as well as the community. Hearing from the community and the commissioners, he does not think they are anywhere close to that in regards to the application as it is proposed now.

Rice then reviews the developments proposed amendments. First, they have proposed to re-designate this special district from rural to suburban. That has two significant ramifications. The first being that it greatly increases the floor area ratio (FAR) and doubles it. The second is that it changes the allowed building height. In rural, a building can be as high as five stories as long as it meets the other criteria. In suburban, a building can only built as high as three stories. Second, they have proposed to change the land use mix to include multi-family residential, healthcare and lodging. Third, they have proposed to change the allowed floor area ratio and building heights. This would mean that they are proposing to have the rural allowed building height of five stories instead of the suburban building height of three stories.

He then mentions which proposed items he can supports. He has no problem with the building height issues. Currently, a developer can already build five story buildings, so the request to continue with that does not bother him. He supports the proposed plan for Parcel B, which regards the Medtronic development. He thinks it is well planned and very consistent with the existing property. He also supports the proposed plan for Parcel A, which regards the Erickson Senior Living Center development. He understands that this development would add to the residents of the city, but he sees this as a benefit. He points out that this is not only a residential use, but it also operates as a business and provides services to the people living there. He supports the use of this property for lodging purposes such as hotels as well. This use fits in with what Louisville has already going on within the city.

He then discusses the proposed items he cannot support. One being the addition of 900 new multi-family residential to Parcel C on the east side of the property. A study showed that this new multi-family residential use would bring approximately 1,350 new residents to Louisville, but he believes it would be more than that. He thinks it is too many people to add to the city. What concerns him more though is that this residential portion would be developed in a high-density area. He says that they have to keep in mind that if that many residential units are being put on this land, those are units that were originally not planned to be developed in a rural special district.

Regarding the fiscal analysis, he points out that the analysis is unfortunately just assumptions of the financial benefits for the city. The analysis shows that the city would be in the negative in certain aspects, even if they were working within the best-case scenario. He discusses the issue of having vacancies within the proposed commercial and retail space and reviews past recent developments that are still struggling with vacant spaces that are not bring revenue to the city. He is concerned the same scenario would happen with this development.

**Diehl** thanks the applicant for their time and research and says that he is open to working with the applicant to create a design that is closer to the comprehensive plan but in saying that, he wants to make a motion to decline the proposed amendment to the comprehensive plan.

**Zuccaro** asks the commissioners that if they want to make a motion of denial or approval, to direct staff to prepare a resolution and bring the resolution back to the next meeting to have formal adoption of it.

**Rice** asks Diehl if he would like a motion based upon what staff just said.

**Diehl** makes that motion.

**Howe** asks why they do not decline the proposal tonight.

**Rice** says that he thinks staff wants it for a written record. He asks staff if that is a correct statement.

**Zuccaro** says that is correct. It is the city's standard to have a resolution of an approval or denial. Because staff did not make a recommendation on the comprehensive plan amendment, staff did not draft those resolutions because they first wanted the commissioner's feedback.

**Brauneis** mentions that hopes that the draft would include more detail on the sustainability issues that have been mentioned. He thought there was a lack of depth in the interest of sustainability and did not hear enough spoken on the subject. He asks staff how city council will be informed of the resolution and commissioner recommendations.

**Zuccaro** mentions that city council will have access to the meeting minutes and recordings so they will be able to be informed on the various commissioner recommendations. Staff will try to draft the resolution based upon the commissioner's recommendations. He also mentions that the resolution draft could mention sustainability specifically and that Commissioner Brauneis could make a proposal to add that language.

**Diehl** again mentions the need for the development to get greater resident and citizen input throughout the process in whatever form that may take. He suggest that being an added proposal for the draft of the resolution.

**Moline** says that from his perspective, this application is similar to when the city approved for the orientation towards the McCaslin/Highway 36 corridor. This application is as significant as that. If the community is interested in moving the city into that direction, an amendment to the existing comprehensive plan is not the way to do it. The city would have to re-write the comprehensive plan to get into a place to approve something like this. He also mentions that the development struggles to meet Criteria A. This development is challenged to create a balanced transportation system. It is very automobile dependent and with that comes fossil fuels dependency. This brings into question the sustainability efforts. He does not believe this will be a walkable development, considering all the parking set in place, and Louisville is known for being a walkable town. Regarding Criteria B, he mentions that he might need some help in understanding if this development creates adverse service impacts or not. The development would make sure the Wastewater Treatment Plant is adequate enough but the city would still need more city employees such as police officers. It is unclear to him if those services will be available if this development is approved and that greatly concerns him.

**Zuccaro** makes note that the applicant's attorney would like to speak.

**Nicole Ament**, the applicant' attorney, asks for clarification from staff on the process of the resolution drafting process. She asks if they can go ahead and have the vote happen tonight without the resolution being drafted.

**Rice** says that what he understands is that the commissioners are voting on a motion to direct staff to prepare a resolution, but the commissioner's direction to staff is to put together a resolution that declines the amendment to the comprehensive plan.

**Zuccaro** says that from a scheduling perspective, staff would bring this resolution back for the July 9th meeting to vote on the resolution. This would not hold the applicant up from a scheduling standpoint if they choose to move forward with city council.

**Ament** says that this would not change their schedule for the city council meeting if they decide to proceed with the application.

**Zuccaro** says that it would not.

**Rice** asks if any other commissioners have comments dependent on Diehl's motion. None are heard.

**Rice** says that the motion is to grant staff to create a resolution of declination and present the resolution at the July 9th meeting.

**Howe** asks for clarity on if this motion is just pertaining to the comprehensive plan amendment.

**Rice** says that is correct.

**Diehl** moves and **Moline** seconds a motion to grant staff to create a resolution of declination for the amendment of the comprehensive plan and present the resolution at the July 9th meeting. Motion passes unanimously by a roll call vote.

**Rice** mentions as a reminder that the commissioners are only making a recommendation to city council for this application. City council will be making the final decision if the applicant chooses to move forward with it.

**Zuccaro** says that is correct. He recommends that the commissioners also make a recommendation for the GDP amendment so that if the applicant chooses to move forward with the application, city council can see the commissioner's recommendation on that subject as well.

**Howe** says that it is difficult to discuss the GDP plan if they already know there is a vote for denial of the comprehensive plan amendment.

**Diehl** asks if they should make a motion to table the GDP discussion.

**Howe** says that he thinks that is an appropriate action if they decline the comprehensive plan amendment.

**Rice** says he understands but if the applicant decides to go to city council and no recommendation has been given from Planning Commission for the GDP, the applicant would have to come back to Planning Commission so that the commissioners could vote on that recommendation.

**Moline** says that that process sounds preferable to him.

**Zuccaro** says that city council has the opportunity to remand the application back to Planning Commission on the GDP. One option is that the commissioners could recommend denial of the GDP because it does not comply with the comprehensive plan as proposed for amendment. This provides maximum flexibility for the applicant so that city council can review both the comprehensive plan amendment as well as the GDP. The commissioners could request per a resolution that if city council chooses to approve the comprehensive plan amendment, council would have to send the application back to Planning Commission for a formal comprehensive plan amendment recommendation.

**Rice** asks what the commissioners thoughts are on staff's suggestion.

**Moline** says that he likes what staff has suggested because that could give the applicant more flexibility.

**Brauneis** says this may be the best course for the application.

**Rice** says motion would be to grant staff to create a resolution of declination for the GDP proposal because it does not conform to the comprehensive plan and for staff to present the resolution at the July 9th meeting.

**Diehl** mentions to add to the motion the request to remand the application back to Planning Commission for their formal recommendation if city council approves the comprehensive plan amendment.

**Rice** asks staff if that motion would work.

**Zuccaro** says this motion would work.

**Diehl** moves and **Moline** seconds a motion to grant staff to create a resolution of declination for the general development plan proposal because it does not conform to the comprehensive plan and for staff to present the resolution at the July 9th meeting. Motion passes unanimously by a roll call vote.

**Agenda Item B: St Louis Parish and Commercial Park GDP, Second Amendment**
*Continued from June 11, 2020*

- A request for approval of a second amendment to the St Louis Parish and Commercial Park General Development Plan to amend allowed uses and development standards, located at the northeast corner of S. 96th Street and Dillon Road. (Resolution 2, Series 2020)
    - Applicant: United Properties

- Case Manager: Lisa Ritchie, Senior Planner

*Staff Presentation:*
Before staff begins their presentation, Ritchie verifies that this application's public notice requirements have been met. They were mailed to the surrounding property owners on May 22, 2020, published in the Boulder Daily Camera on May 24, 2020, and the property was posted on May 22, 2020.

**Ritchie** begins her presentation with discussing the property's location and background history.

She then discusses the GDP proposal. The proposal is as follows:

- Amends use areas to align with existing property lines
- Allows portions of Zone 1 to develop with Zone 2 uses
- Adds light industrial to Zone 2 as a use by right
- Adds car wash as a special review use
- Amends FAR zones to a two-tiered system rather than three-tiered
- Revise street network from public to private
- Reduce building setback to 55' from 60'
- Allow parking between buildings and S. 96th Street with enhanced landscaping, rather than behind buildings
- Adds option for slanted roofline elements for buildings fronting S. 96th Street, rather than only requiring pitched roofs
- Amends heights for Zone 2B to 40' from 35'
- Amends FAR to increase from 306,531 sf to 369,479 sf

She also compares the properties current FAR and proposed FAR. She then gives an in depth analysis of the 2013 comprehensive plan and discusses the components that do meet the policy and components that do not meet the policy. The components that meet policy are:

- Uses are acknowledged in comprehensive plan
- Private streets provide same connectivity
- Height increase is consistent with intended character of GDP and surrounding development
- FAR increase is within comprehensive plan limits and maintains the west to east transition
- Traffic study reflects slightly less impact
- Fiscal benefit to the city

The components that do not meet policy are:

- Setback reduction
- Roof proposal in Zone

*Staff Recommendations:*
Staff recommends approval of Resolution 2, Series 2020, with the following conditions:

- The applicant shall revise the application to provide for a minimum 60-foot building and parking setback.

- The applicant shall revise the GDP height limits within Zone 2A to be a maximum of 25 ft if a pitched roof is provided or 20 ft if slanted roofline architectural elements are provided.

*Commissioner Questions of Staff:*
**Howe** asks if staff has considered the option of a trail connecting to the Coal Creek Trail that is just to the north.

**Ritchie** says that that it is already an existing requirement within the GDP. It also requires an eight foot detached sidewalk on the S. 96th Street and Dillon frontage.

**Howe** asks if the eight foot sidewalk affects parking.

**Ritchie** says that staff does not believe it will affect parking because the eight foot sidewalk will be located entirely within the right of way.

**Diehl** asks if the original rezoning involves the zoning to cross over all throughout the properties. Is that for them to be developed with a singular design? If we amend to do this, is there a possibility that the individual properties will be developed a little more independently?

**Ritchie** states that when it says to align the uses within the existing property lines, much of the existing GDP also had that. More of what they were doing is feathering in the height and floor area ratios more distinctly. In this circumstance, it is unlikely given the current ownership that we would see unified development on this property as it stands today. That is why the applicant is proposing to make some of these changes to facilitate development over time. The GDP agreement and the GDP itself is still intended to work with one another in a manner that works for everyone and S. 96th Street.

**Diehl** says so it is currently zoned PCZD and we are not changing that correct?

**Ritchie** says that is correct. The only use change is the introduction of the light industrial uses and the introduction of a car wash as a special review. Other than that, the use is staying the same.

*Applicant Presentation:*
Jim Candy, Co-Pastor of Ascent Church

**Candy** starts by saying that the church's intent is to be helpful to the city and they want to collaborate with the city, local businesses, and residents.

He states that the property has been a challenge. His land attorney informed him that this property was the most challenging he has seen in the 30 years of his profession. Answering a commissioner's question earlier in the hearing, he says that the likelihood of all three property owners being simultaneous in their development is not likely.

He does believe the right people have purchased the property. He addresses the setback issue and gives a summary of the journey of why they are requesting a 55 foot setback instead of 60 feet. He has worked with two different realtors to market the property. The constant feedback they received is that the retail needs to be closer. When they talked with potential buyers, they would constantly say that they loved the property but there was no way they would do a 60 foot setback. He does not believe that retail will do well on this property with a 60 foot setback. The only developer they have had that is willing to do this is with a 55 foot setback and mentions that he does not think it will be noticeable when people drive by.

Dan McConville, St Louis Parish

**McConville** mentions that they had tried many times to develop on property but because it required having the three property owners develop simultaneously, it never seemed to come together. The timing between all the property owners was not working. He does believe this property is a gateway into the city and supports the GDP amendment to create this new space and amenity for Louisville. He hopes the commissioners will approve the 55 foot setback.

Megan Turner, United Properties

**Turner** gives an overview of the company United Properties and how they are a commercial development company. She mentions InterPark Broomfield that is in Broomfield, CO at W 112th Ave and Main St. This is a property they developed recently that includes industrial and retail space. She shows a short video that highlights the desired setback and the architectural elements for the property site. She discusses what the approval process would look like for them. First, the amendment of the GDP would need to be approved. They would then submit their GDP application for the ascent church parcel. Next is the approval process for the construction documents and then commencing the construction work. This GDP amendment is the catalyst for the parcels development to proceed in the future without GDP amendments

Alicia Rhymer, United Properties

**Rhymer** discusses the setback hardship and the justification of asking for the reduction of 5 feet. Moving north, the parcels get smaller and the angular shapes along the railroad get tighter. The stress is greater on the parcels when you keep moving north with the layout of the land. All three property owners must dedicate 30-35 feet for the grade requirements. That results in a loss of 35 feet for the property owners. Each property must also do detention and water quality, which takes up significant space.

She then discusses the private access roads. There is really only one access road which is from S. 96th Street. The parcels are landlocked by the railroad so we will need a 30 foot drive aisle that will be able to accommodate the traffic. In addition, we have an 8 foot tree line and 8 foot detached sidewalk along S. 96th Street that we will have to provide, so we have significant hardships east and west of the property.

She also breaks down the retail development's lots and setbacks. She mentions that they are working with only 185 feet of depth, which is the minimum possible depth. She

discusses a development she participated in Arvada that had a 55 setback, but that property also had 250 feet of depth in those lots and did not have the detention requirements.

She mentions how they are operating under a 16 year old GDP document. A lot has changed in this corridor. If we were operating under the city's commercial development design guidelines, an arterial street would be allowed to have a 30 foot setback if the building foot prints were less than or equal to 30,000 gross square feet. We are proposing a 55 foot setback from the arterial, which is a delta of 25 feet. For industrial buildings, an arterial street would be allowed to have a 50 foot setback if the building footprints were greater than 30,000 gross square feet. We are proposing 311 feet from the arterial with a delta of 261 feet.

She adds that their proposed design, setbacks, and building heights are consistent with other approved developments along 96th Street and Dillon Road since 2004.

She then concludes with these points:

- It is consistent with recent surrounding development and approved comprehensive plan
- Transitions building and intensity from west to east to maintain rural transition
- Enhanced and significant landscaping buffer will provided along 96th Street
- All 40-foot buildings will be 300+ feet from the 96th Street right of way (200+ additional feet than CTC on Dillon Road)
- FAR average across development is .22

Megan Turner, United Properties

**Turner** discusses a truck turning template, mentions the importance for semi-trucks to be able to maneuver on the site, and reiterates the importance of having 185 feet of depth for these business's trucks.

Alicia Rhymer, United Properties

**Rhymer** reviews the 2004 approved GDP and discusses their height transition for their GDP proposal. They will maintain a 25' maximum height for Zone 2 A, which is consistent with the previous GDP. They will maintain a 40' maximum height for Zone 2 B, which is increased by 5' height for industrial uses. They will also maintain a 35' height for Zone 3, which is no change from the original GDP.

She discusses the proposed FAR changes and gives an in-depth rationale behind the parking orientation design.

She also discusses the design enhancements that are being proposed for this PUD. These are the enhancements mentioned:

- Enhancing landscaping buffer from edge of asphalt from 96th Street
- Providing larger landscaped corners at entrances of development and line of site of vehicles driving north/south to further soften asphalt/parking to visual eye and draw attention to landscape

- Additional trees/shrubs strategically placed to screen paving area
- Topography – Site sits two-four feet below roadway

She reviews the requested proposed amendment and explains the rationale behind it. The request is to allow Zone 1 to develop with existing Zone 1 uses or any allowed use in Zone 2 with .25 limitation on FAR. The rationale behind this request is that the UP has an agreed upon deal to purchase approximately nine acres of additional land for industrial/retail development from the Archdiocese and wants to avoid future GDP amendments. Archdioceses plans to sell lot eight to end retail user and retain rest for the church/school.

She concludes her presentation by mentioning numerous ways the community will benefit from this approval. They are as follows:

- New retail to provide amenities to nearby Louisville residents and businesses
- Creates jobs through industrial developments
- Immediate activation of vacant commercial property for its highest and best use
- Makes simple a previously complicated development site for property owners and city
- Provides roadways, bike lanes, and sidewalk improvements for public use
- Use and sale tax revenue from industrial and retail users
- Allows Ascent Church to fund their vision at 550 McCaslin Blvd
- GDP amendment provides a path forward for a better project

*Commissioner Questions of Applicant:*
**Diehl** asks if they have visualizations of the difference between the 55 and 69 foot setback

**Rhymer** says that they do not have that.

**Howe** asks if the commercial and retail buildings are going to be built concurrently or at different times.

**Rhymer** says yes, they will be as concurrent as possible.

**Howe** asks if they have three pads for retail per commercial.

**Rhymer** says no, we have three retail pads and one tenant identified and will break ground with the industrial development at the same time.

**Howe** asks if the long term plan is to develop the Archdiocese plot on the southwest corner.

**Rhymer** says their plan of development would be to come in immediately with a phase two portion to develop nine acres of the Archdiocese parcel with industrial and retail. Then the Archdiocese will eventually build a school or church there. That will be more immediate as a result of the infrastructure we are putting in.

**Brauneis** says that they did not mention within the setback if they would be changing parking and driveway access. That is part of what is changing here right?

**Rhymer** says that in the original parking orientation language, the GDP said the parking lots extending beyond the shadow of the building shall be shielded from S. 96th Street using landscaping that is a minimum of 30 inches above the parking level. Their request is to be able to put drive aisles and parking out in front of the building and screen that through enhanced landscaping techniques.

**Diehl** asks if under the current GDP, does it allow parking along S. 96th Street.

**Ritchie** says that when staff reads the GDP original language, it says buildings adjacent to or fronting 96th Street shall be located so as to primarily place the buildings between S. 96th Street and the parking lot. Staff relies more so on the first part of that sentence probably more than the applicant, who is relying more on the second part of the sentence. Staff does agree that the shadow of the building portion is not very clear. She then reminds the commissioners of staff's condition pertaining to this.

**Diehl** confirms that the first part of that sentence does indicate that parking would be behind the building.

**Ritchie** says that is how staff is interpreting it.

**Diel** says that looking at the city's visualization of the existing setback and the proposed, he asks if this includes staff's condition.

**Ritchie** says the visualization shows what staff believes is the current GDP language versus what the applicant is proposing. We do not have a visualization of staff's condition.

**Howe** states that this development is a gateway to Louisville and mentions that he thinks some other developments have parking in the front. He says he is worried about having parking in the front because this is more of a rural setting. Is the parking in front versus the rear a deal breaker for future tenants?

**Rhymer** says that it is a deal breaker for not only the tenants but for the entire development. There is not enough room to bring the parking to the back of the property. Retail will lose sales if the parking is not at the front.

**Howe** says that during your presentation, an image showed parking in the front and the back. You are proposing that all parking would be between S. 96th Street and the buildings correct?

**Rhymer** says that is correct because more retail space needs a minimum of a 50 foot depth. You have to have a two way traffic drive aisle and then you have to have a 6-8 foot sidewalk for ADA requirements. There is just not enough buildable area left to do that design.

**Moline** asks if there is a way to reduce in some spots the trail corridor.

**Rhymer** speaks about the grading restraints that exist and how because of that, the site would not allow what Commissioner Moline is suggesting.

**Turner** shows a visual to the commissioners of the comparison of the 55 and 60 foot setback line.

*Public Comment:*
Barbara Parnell, 1534 White Violet Way

**Parnell** expresses a concern about this development being the gateway into Louisville. She believes this location is one of the most beautiful entries into the city. She is also concerned about sustainability and does not understand the concept of drive by retail. She does not feel like that would add anything to the city. She wonders if the city can buy this land if the property is so hard to develop on, then the community could decide what kind of development is needed there. She says she would like to see a development that is more walkable and less vehicle dependent. Her husband works in the CTC area and he does not envision himself using the suggested type of retail. She would like to see retail that is more community chosen.

*Closing Statement by Staff:*
**Ritchie** addresses Commissioner Moline's question about if there is a way to reduce in some areas the trail corridor. She mentions that this has been reviewed by the public works staff and we both agree that the grading as it relates to the trail is already pretty developed. What we do not agree on is the requirement for the 185 foot depth as well as the truck bay depth that the applicant is requesting. This would be the deepest truck bay design in relation to the CTC area.

**Howe** asks what the setback is for the McCaslin Market Place.

**Ritchie** says the setback between the parking area and the right of way is 23.2 feet. The setback from the property line to the building face is 96.6 feet.

*Closing Statement by Applicant:*
**Rhymer** speaks on the 60 foot building and parking setback, states that it is a big deal to this development, and is most likely a deal breaker for them. She says they have squeezed this down as much as possible with the minimum depth. She feels strongly that they can still provide a quality development that can meet and exceed the commercial design standard requirements if they could only be held to that instead of the outdated 2004 GDP document.

**Turner** speaks on the 130 foot depth. The truck turning radius exhibit that was shown earlier is very important in our experience that there is the space and capacity for large semi-trucks that give them enough room. It is already constrained with the detention and the configuration of the site being narrower on the north end. From their experience, it is very important to the viability of being able to lease this building in addition to the 185 foot depth of the building.

*Discussion by Commissioners:*

**Moline** remarks on the applicant's idea of needing to have the parking in the setback. He asks staff if they have any comment on that statement.

**Ritchie** says that that is why staff is advising to have the parking in the back of the buildings instead of between the buildings and S. 96th Street. Staff thinks it is important to maintain the buffer between open space. Parking does have an impact to the adjacent open space and they are just trying to keep the development away from open space.

**Moline** says that the applicant is saying that the parking arrangement is challenging for the type of development they want to have there. Does staff think that is an accurate?

**Ritchie** says that this development does have drive aisles so the visibility of vehicles is there but not as much as parking areas themselves. She then discusses how parking could work on the back of the property versus in between the buildings and S. 96th Street.

**Moline** says that he is inclined to support staff on this proposal. He appreciates what the developer is trying to accomplish on this property and the thoughtful design but he is looking for a way to retain the setback on these lots. The parking setback is what most is concerning to him.

**Diehl** discusses the comprehensive plan guidelines and says the last criteria is what he is having difficulty for this application because it says, "The uses in the special district will be separated and buffered from the surrounding roads to maintain an appearance of a rural entryway to the city." He discusses the zoning history for the property and how it needs to have a buffer in place because it is a gateway into the city. The proposal as it stands right now is giving up that buffer and going against the comprehensive plan. He thinks a good compromise is to have the parking on the side.

**Howe** says he does not want to lose the buffer between the open space but he wants to see this land developed. He thinks we need to preserve the setback. We are not hear redo the comprehensive plan, but to make sure it is enforced for new developments. This area is more rural and that should be upheld. We should abide by that.

**Brauneis** says that the comprehensive plan is clear and the GDP was originally based on that. This is a different location that we might not want this type of development on. He finds that the setback in place is essential for maintaining the adjacency of the open space and the gateway it is for the city.

**Rice** says that he is convinced that because of the uniqueness of the property, for instance the narrowness on the north side, the depth may need the additional 5 feet. He does not think that five feet is very substantial in terms of retaining the buffer that we are looking for. He would support that the setback be changed to 55 feet. The bigger issue for him is the parking in that area. He is sympathetic to the idea that the retail tenant the applicant would like to market this property to is only in favor for the parking that has been suggested by the applicant. As the fellow commissioners have pointed out though, that seems to be contrary to what we are being told by the comprehensive plan. In all

honesty, the applicant's parking suggestion is not providing any buffer. He cannot support the parking for that area.

**Brauneis** asks if staff's recommendations still maintain that buffer.

**Rice** says that it does. He reads the resolution and staff's two conditions. He mentions that the applicant is only agreeing to staff's second condition.

**Moline** says he would like to make a motion to approve the resolution with the two conditions as drafted.

**Diehl** asks if that would mean that they would allow the 55 foot setback.

**Rice** says no because according to how the resolution is drafted, it would only allow a 60 foot setback and that setback would be for the building and parking.

**Diehl** says he agrees with what Rice said about the 55 foot setback. It does not seem very substantial and if that setback is meaningful for the development, he is fine approving that portion. He also agrees though that the proposal as it stands right now is giving up the needed buffer because of the parking location. He asks Vice Chair Rice how they should make this motion.

**Rice** says that they would just have to make a motion to amend the resolution from a 60 to 55 foot setback.

**Howe** moves and **Moline** seconds a motion to approve Resolution 2, Series 2020, recommending approval of a second amendment to the St Louis Parish and Commercial Park General Development Plan with the following conditions:

- The applicant shall revise the application to provide for a minimum of a 55 foot building and parking setback
- The applicant shall revise the GDP height limits within Zone 2A to be a maximum of 25 ft if a pitched roof is provided or 20 ft if slanted roofline architectural elements are provided.

Motion passes 4-1 by a roll call vote.

| Name | Vote |
|---|---|
| Tom Rice | Yes |
| Steve Brauneis | Yes |
| Keaton Howe | Yes |
| Ben Diehl | No |
| Jeff Moline | Yes |
| | |
| Motion passed/failed: | Passed |

**Howe** moves and **Moline** seconds a motion to continue agenda items C and D for the July 9, 2020 meeting. Motion passes unanimously by a roll call vote.

## PLANNING COMMISSION COMMENTS

None is heard.

## STAFF COMMENTS

None is heard.

## ITEMS TENTATIVELY SCHEDULED FOR THE OVERFLOW MEETING ON JULY 9, 2020

- Continuances for items on the June 25, 2020 agenda

## ITEMS TENTATIVELY SCHEDULED FOR THE MEETING ON JULY 16, 2020

- Mobile Food Court Code Amendment
- 931 Main Street PUD Amendment
- Crystal Estates Replat A Rezoning

## ADJOURN

**Rice** moves and **Diehl** seconds a motion to adjourn the meeting. Motion passes unanimously by voice vote. Meeting adjourns at 10:32 PM.

BRUE·BAUKOL
CAPITAL PARTNERS

May 29, 2020

**VIA: EMAIL**

Mr. Rob Zuccaro
Planning Director
City of Louisville
749 Main Street
Louisville, CO 80027

**RE: Comprehensive Plan Amendment Proposal**

Dear Mr. Zuccaro,

To further upon our application and request, we at Brue Baukol Capital Partners want to offer this summary and explanation for the Comprehensive Plan Amendment Proposal.

***Existing 2013 Comprehensive Plan***
We understand the current Comprehensive Plan ("Comp Plan") is a conceptual guide on land use initiatives in the City and that it was informed by public involvement and community outreach.

There are a series of Small Area Plans and Frameworks throughout the City and the Comp Plan expressly outlines a framework for the Project Site which is called "the Phillips 66 Special District."

The Framework for this special district interfaces seamlessly with the existing ConocoPhillips zoning and is specific to the former corporation's intended campus in 2012. This special district is deemed a Rural Special District.

***Alignment of Priorities & Community Values***
There is a comprehensive list of Core Community Values within the Comp Plan. From the Project's guiding principles and land plan, to ultimate end-users and character areas, we find the vast majority of these core values are further supported by the Redtail Ridge Development.

- <u>Healthy Vibrant Economy</u>
  - ✓ Retention of major employer
  - ✓ Job creation
  - ✓ Additional commercial and retail activity
- <u>A Connection to the City's Heritage</u>
  - ✓ The development's name is an homage to the City's mining history as well as to its natural ecology.
  - ✓ Preservation of ponds, dating back to Varraville and the Site's farming history
- <u>Unique Commercial Areas & Distinct Neighborhoods</u>
  - ✓ Unique character areas throughout Project (corporate campus, senior living, mixed-use, open space, parks and trails)

- ✓ Walkable mixed-use district

- A Balanced Transportation System
  - ✓ Complete Streets: local, collector and arterial
  - ✓ Critical roadway connections
  - ✓ Elaborate multi-modal network
  - ✓ Safety and traffic calming features throughout
- Accommodating Families and Individuals
  - ✓ New 15-acre Park
  - ✓ Public easement for dog park
  - ✓ Softscape, passive recreation trails featuring natural elements
  - ✓ 8' to 14' ADA compliant hardscape trails
  - ✓ Additional senior living housing
- Integrated Open Space and Trail Networks
  - ✓ Over 39 acres of newly dedicated open space
  - ✓ Continuous open space on-site and off-site, supporting habitat corridor
  - ✓ Over 15 miles of new trail ways
  - ✓ Rock Creek Regional Trail Connection

***Amendment Required with Zoning Change***

Given the thoughtful process and input in the Comp Plan as well as the alignment of Core Community Values, we strive to limit the proposed amendments.

As such, we focused on pivoting the Phillips 66 Special District from a Rural Special District to a Suburban Special District. Other examples of Suburban Special Districts within Louisville include, Colorado Technology Center, Centennial Valley and Coal Creek Business Park.

This proposed change requires text amendments on two specific pages, the Suburban Pattern and Rural Pattern (Page 20) and The Framework Special Districts (Page 35).

There are visuals incorporated throughout the Comp Plan that depict the Project Site as a Rural Special District. Coloring of this mapped area is proposed to be updated to match the already-established Suburban Special District.

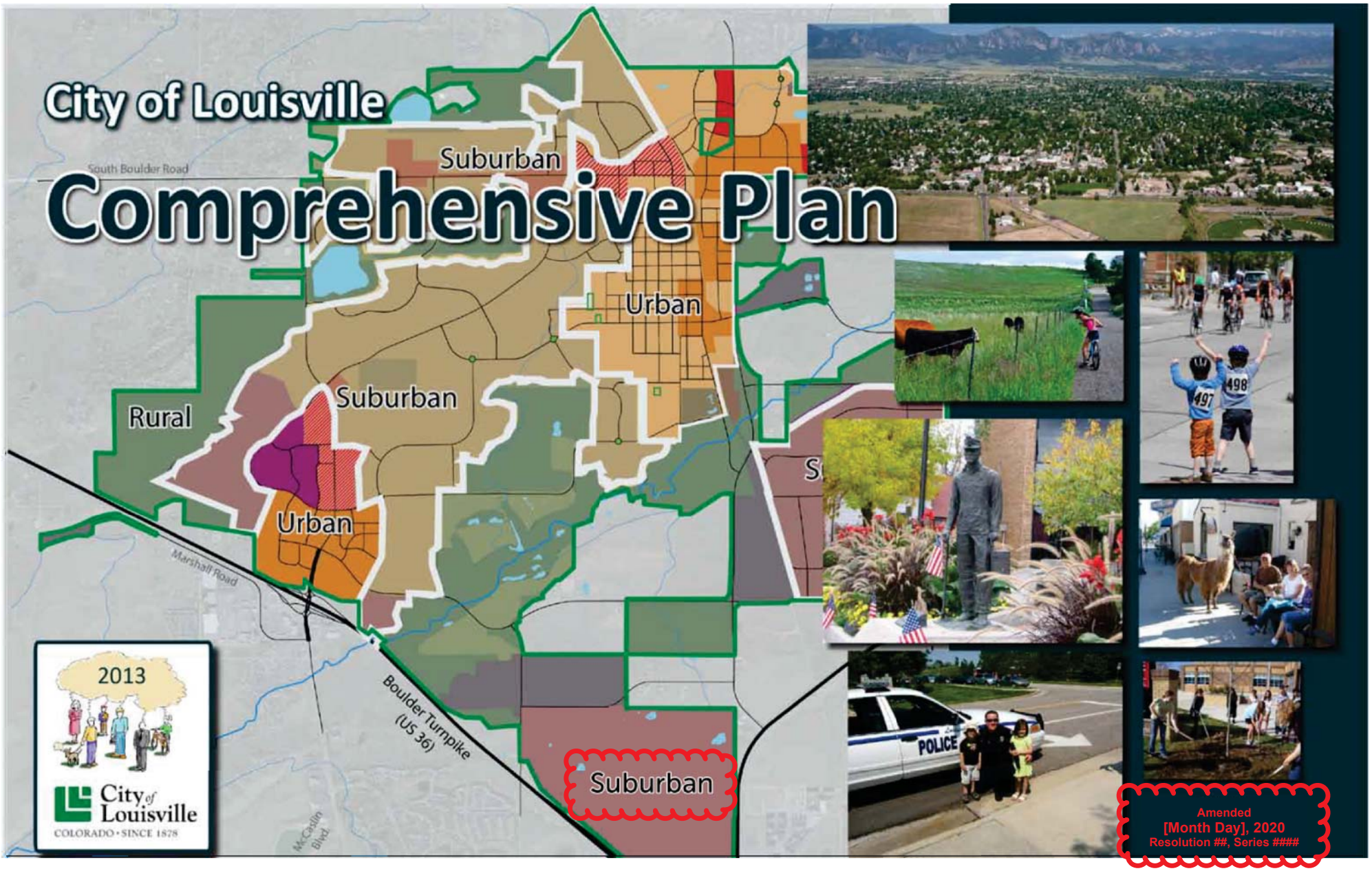
To update these accordingly to correspond with the proposed zoning, a total of 6 pages need to be slightly modified. A detail list and corresponding list is enclosed.

Sincerely,

Jordan Swisher
Vice President
Brue Baukol Capital Partners

***Enclosures:***

1. Proposed Redlined Pages
    a. Cover (map)
    b. Page 19 (map)
    c. Page 20 (text)
    d. Page 24 (map)
    e. Page 35 (text)
    f. Page 36 (map)


City of Louisville
Comprehensive Plan
South Boulder Road
Suburban
Urban
Suburban
Rural
Urban
Marshall Road
Boulder Turnpike (US 36)
McCaslin Blvd
Suburban
2013
City of Louisville
COLORADO • SINCE 1878
POLICE
Amended
[Month Day], 2020
Resolution ##, Series ####

# The Vision Statement and Core Community Values

**CHARACTER ZONES**

This Comprehensive Plan Update introduces a new language and format to the community's Framework. The intent of the change is to clarify and illustrate the community's expectations related to the City's land use function, form, and character in the Framework, and to ensure the City's Vision Statement and Core Community Values are properly translated and illustrated in the Comprehensive Plan. The new language simplifies the format of the Framework into character zones. The character zones are described by two variables: development patterns and development types.

**Development Patterns**

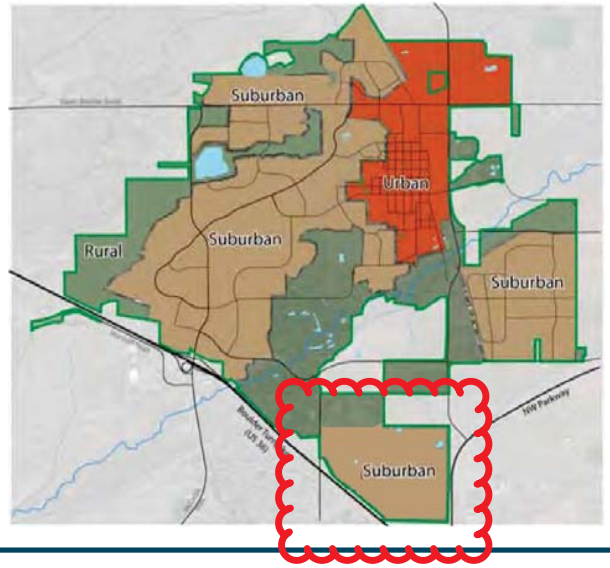
Three development patterns are found in Louisville: *urban, suburban,* and *rural*. These development patterns reflect the look and feel of the City. Development patterns dictate how streets are laid out; how property parcels are subdivided; how buildings are designed and arranged on a site; and how parks and public spaces are integrated into the community.

Specifically, the development patterns in the Framework establish guidelines for Small Area and Neighborhood Plans to implement specific regulations within the Louisville Municipal Code (LMC). The specific elements the development patterns influence include:

*Building Form and Design*
- Building Heights
- Building Mass and Scale
- Building Orientation

*Infrastructure*
- Streets
- Blocks
- Storm Water Facilities
- Public Spaces and Trails

*Design Standards*
- Yard & Bulk
- Parking Ratios
- Site Design




**Urban Pattern**

The urban portions of Louisville are found in the northeast quadrant of the City and are generally more compact and walkable. The majority of the urban development pattern occurred in Louisville prior to 1960. Some urban development patterns have occurred since 2008. The urban areas of the City include: Downtown, Old Town, North End and Steel Ranch. Generally, the urban pattern of development includes the following distinguishing design characteristics.

Streets
- Interconnected street network (smaller blocks)
- Alley / rear loaded properties
- Multimodal (Vehicle, pedestrian, bike, transit)
- Reduced speeds
- Balanced civic and mobility responsibilities

*Parcels*
- Smaller parcels

*Building Design and Orientation*
- Street Orientation
- Pedestrian mass, scale, and details

*Civic & Public Infrastructure*
- Integrated
- Multi-purpose
- Formal landscape

*Example Figure Ground - Downtown & Old Town Louisville*

# The Vision Statement and Core Community Values

**Suburban Pattern**

The suburban portions of Louisville generally evolved between 1960 and 2008 and are found along: Via Appia; McCaslin Boulevard; South Boulder Road; Centennial Valley; the Colorado Technology Center, and the Phillips 66 property. The suburban patterns of development are typically more spread-out and multimodal when compared to urban patterns of development. Generally, suburban patterns of development include the following distinguishing design characteristics.

*Streets*

- Disconnected street network (larger blocks)
- Street loaded properties
- Multimodal (Vehicular, Pedestrian, Bike, Transit)
- Higher speeds
- Mobility role larger than civic role

*Parcels*

- Larger parcels

*Building Orientation*

- Oriented towards property
- Vehicular mass, scale, and details

*Civic & Public Infrastructure*

- Separated
- Single-purpose
- Informal landscape

*Example Figure Ground - McCaslin Boulevard & Centennial Valley*

**Rural Pattern**

The rural portions of Louisville generally occur along the perimeter of City in the form of open space. However, rural development patterns have also emerged around the Coal Creek Golf Course, 96th Street and south of Dillon Road, excluding the Phillips 66 property. The rural patterns of development are typically more separated and vehicular based when compared to urban and suburban patterns of development. Generally, rural patterns of development include the following distinguishing design characteristics.

*Streets*

- No street network (no block pattern)
- Street loaded properties
- Vehicular and bicycle design
- (pedestrian needs supported by trail network)
- Higher speeds
- Mobility priority

Parcels

- Larger parcels

*Building Orientation*

- Natural resource orientation
- Vehicular mass, scale, and details

*Civic & Public Infrastructure*

- Separated
- Single-purpose
- Native landscape

*Example Figure Ground - Avista, Monarch Campus, & Phillips 66 Property*

## THE FRAMEWORK

The Framework uses the new character zone language outlined in the previous section to graphically represent the City of Louisville's adopted Vision Statement and Core Community Values. The Framework also represents a Long-Range Integrated Land Use, Transportation and Natural Resource Plan for the City. These elements provide a specific strategy for enabling the City to review and modify its land development regulations and assist in prioritizing the City's Capital Improvement Program. Together, the Vision Statement, the Core Community Values and the Framework establish community expectations and provide policy guidance for the anticipated areas of change and stability in the City.

The Framework's composition of land uses enables a place for existing and future residents to live, work, shop, and play. The composition of uses ensures a fiscal balance to maintain the City's high quality of services. The Framework also positions the City to capitalize on sound market strategies that will allow the City's revenue generating land uses to stay competitive with neighboring municipalities and the surrounding region.

The core component of the Framework is the identification and development of three mixed use urban centers in the City over the next twenty years.

1. Downtown / the Highway 42 Revitalization District;
2. Highway 42 and South Boulder Road; and,
3. McCaslin Boulevard.

The Framework also designates McCaslin Boulevard (North of Cherry Street and South of Via Appia), South Boulder Road (east of Via Appia), and HWY 42 (north of South Boulder Road) as urban corridors. The special districts of the City are defined to include Centennial Valley, Coal Creek Business Park, the Colorado Technology Center, 96th Street,Dillon Road, and the Phillips 66 property.

The plan identifies various suburban, urban, and rural neighborhoods throughout the City and outlines the parks and open space areas within the City. The following section describes what is envisioned through the City's Vision Statement and Core Community Values and graphically represents it within the Framework.

### Street Types and Land Use

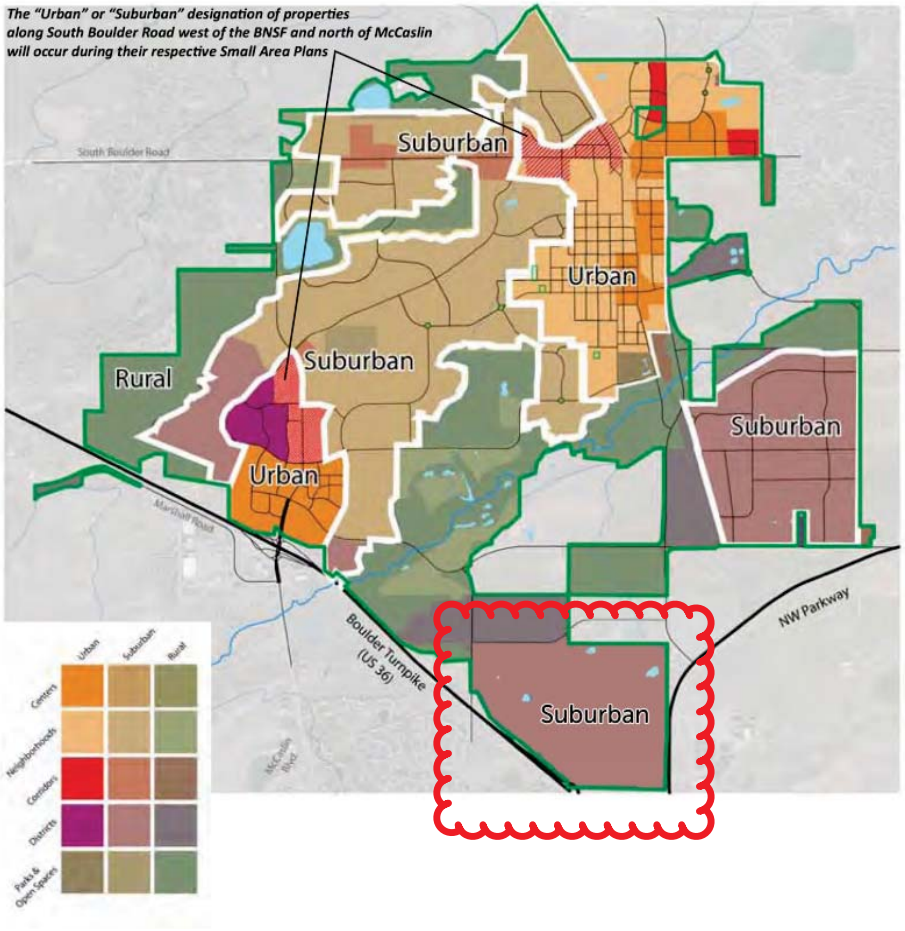
The land uses envisioned in the Framework's Center and Corridor development types, are determined by the street types in each area. This Comprehensive Plan identifies four types of streets in the Center and Corridor development types: Retail Primary and Secondary Streets and Mixed Use Primary and Secondary Streets.

*Retail Primary Streets* are those streets best positioned for retail success. The traffic volumes and visibility these streets provide requires the provision of retail land uses on the ground floor of the buildings adjacent to them. Other commercial uses may be located on a second story, above the ground floor retail use. Residential land uses are not found on Retail Primary Streets.

*Retail Secondary Streets* have the potential for retail success, but their location and traffic volumes suggest that other commercial uses, such as office, may present a more economically viable land use option. Retail land uses should be clustered in key locations on secondary streets where visibility and access exist. Residential land uses are not found on Retail Secondary Streets.

*Mixed Use Primary Streets* are those streets that are located and designed for a mix of complementary uses. These streets may function as the center of a larger mixed use district, and as such are ideally situated for pedestrian activated ground floor commercial uses. Residential uses may occupy the upper floors of a mixed use building on a Mixed Use Primary Street.

*Mixed Use Secondary Streets* are found in mixed use districts, but they are not located in the heart, or center, of the district. The location of the streets and the corresponding reduced traffic volumes suggest that uses other than retail or office may be more appropriate on the ground floor of buildings fronting the street. Residential uses may be the sole use in a building located on a Mixed Use Secondary Street.



# The Framework

## SPECIAL DISTRICTS

### Centennial Valley and Coal Creek Business Park

Centennial Valley is an office park special district located between McCaslin Boulevard and the Davidson Mesa Open Space. The portion of the Centennial Valley Business Park located to the west of Centennial Parkway is suburban and consists of single use large office parcels. The portion of the Special District located to the east of Centennial Parkway is urban and consists of smaller office parcels that are interconnected and have direct bicycle and pedestrian access to the McCaslin Boulevard urban center and urban corridor. The Coal Creek Business Park is a suburban office park Special District located adjacent to Dillon Road.

### Colorado Technology Center (CTC)

The Colorado Technology Center Suburban Special District is located in the southeastern corner of the City and includes a mix of industrial, office, and research and development facilities. This Special District is a key employment center for the City and will continue to be in the future. Design standards will serve to buffer land uses of differing intensities in the special district, and maintain a high quality employment center that responds to the needs of businesses.

### 96th and Dillon

The 96th Street and Dillon Road Rural Special District serves as the rural gateway to the City of Louisville. The area will include a mix of commercial, institutional, and industrial uses. The uses in this special district will be separated and buffered from the surroundings roads to maintain the appearance of a rural entryway to the City.

### Phillips 66

The Phillips 66 Suburban Special District is located in the southern portion of the City and is currently vacant. The land in this location is a unique subarea of the City which contains vital community facilities that provide critical services to the City and also presents a unique regional development opportunity. As such, the central portion of the district is suburban balanced by parks and open space interfacing with the balance of the city via key roadway access and through pedestrian and bicycle trails.

### Empire Road

The Empire Road rural special district is situated adjacent to municipal recreational fields (Louisville's baseball and Lafayette's future soccer) and the Mayhoffer agricultural lands. The district serves as a rural gateway to downtown Louisville and provides direct access for Old Town residents to Boulder County's open space and the Coal Creek Trail. The area includes the City's Wastewater Treatment Plant and the Municipal Services Building. The uses and buildings in this special district should celebrate rural entryway to Downtown Louisville and facilitate recreational connections to the Coal Creek Trail.

### Land Use Mix

Each Special District's land use mix is unique and customized to each individual area. Generally the land use mix within each area is:

**Residential:** Allowed only within the Phillips 66 Suburban Special District to provide senior living-related facilities and multi-family residential to support the commercial uses in the Phillips 66 Suburban Special District.

**Retail** Encouraged in locations where the use can capitalize on the activity in the special district, or traffic on surrounding roads.

**Office** Allowed as the single use on a parcel, or as part of a mixed commercial/industrial building.

**Industrial:** Allowed as the single use on a parcel, or as part of a mixed commercial/industrial building.

**Healthcare:** Allowed as part of the senior living-related facilities or the mix of land uses within the district.

**Lodging:** Allowed as part of the senior living-related facilities or the mix of land uses within the district.

**Institutional:** Allowed

**Parking:** On-site public and private parking associated with a particular use.

**Fiscal Performance:** Land use mix demonstrates neutral fiscal benefits and positive economic benefits

### Density Range:

*Floor Area Ratio - Urban:* Up to .75 FAR
*Floor Area Ratio - Suburban:* Up to .5 FAR
*Floor Area Ratio - Rural:* Up to .25 FAR

### Building Height:

*Urban:* 2-3 Stories
*Suburban:* 2-3 Stories generally, but 1-5 stories permitted within the Phillips 66 Suburban Special District

*Rural:* 3 stories. Additional stories permitted if structures are clustered and located out of the public view shed and buffered by surrounding topography and Open Space.

### Building Form and Design

Buildings are oriented towards the property they sit on and serve the unique use requirements of the property.

### Infrastructure

Streets: Varied Speeds

*Block Length:*
Urban: 300-600 Feet
Suburban: 1,000 – 2,000 Feet
Rural: No defined block structure
*Public Spaces and Trails:* Serving the periphery of the district.

### Policies

1. Articulate and define Special Districts' specific character expectations in customized general development plans adopted by City Council.
2. Create walkable special districts that are connected to the rest of the City through sidewalks and pedestrian and bicycle paths.
3. Encourage internal services which meet the daily needs of the people working in the district.
4. Establish new design guidelines, replacing the CDDSG and IDDSG, to address building placement, block structure, landscaping, and signage requirements City-wide consistent with pro- posed character zones of the City.
5. Use form-based design regulations to focus on establishing a street presence along McCaslin Boulevard with both single use commercial buildings and mixed use residential buildings.

## The Framework

**AMENDED AND RESTATED**
**PLANNED COMMUNITY ZONE DISTRICT ZONING AGREEMENT**
**Redtail Ridge Master Plan**

THIS PLANNED COMMUNITY ZONE DISTRICT ZONING AGREEMENT ("Agreement") is made and entered into this ___ day of _____, 20___, by and between the [_____][1], a Colorado limited liability company authorized to do business in the State of Colorado, hereinafter referred to as "**Owner**," and the CITY OF LOUISVILLE, a Colorado home rule municipal corporation, hereinafter referred to as "**Louisville**" or "**City**." The Owner and Louisville are collectively referred to as the "Parties."

**WITNESSETH:**

WHEREAS, the City previously approved a Planned Community Zone District ("**PCZD**") zoning agreement for that land more particularly described on Exhibit "A," which is attached hereto, incorporated herein, and made a part hereof by this reference (such property is hereinafter referred to as "the **Property**"), and which agreement was recorded with the Boulder County Clerk and Recorder on January 25, 2013 at Reception No. 03284516 (the "**Prior Agreement**"); and

WHEREAS, the Owner and the City acknowledge that PCZD zoning provides a mechanism by which the Owner may assemble the Property into the framework of an overall Amended General Development Plan, in order to coordinate development, design, access, circulation, and infrastructure requirements into a unified plan; and

WHEREAS, the Owner acknowledges that the Property and the use and development of the Property will be subject to all ordinances, resolutions, and other regulations of the City of Louisville, as they may be amended from time to time; and

WHEREAS, the Owner acknowledges that the need for conveyances and dedication of certain property, including but not limited to property for right-of-ways and easements, and for public use lands, as contemplated in this Agreement, are directly related to and generated by development intended to occur within the Property and that no taking thereby will occur requiring any compensation; and

WHEREAS, the PCZD regulations of the City require such a zone district be accompanied by an agreement, and the development regulations of the City require that public improvement obligations be guaranteed in a form acceptable to the City;

WHEREAS, the Owner has submitted an application to amend the ConocoPhillips General Development to create a revised General Development Plan entitled Redtail Ridge Master Plan (together with any amendments thereto as may be approved by the Parties, hereafter referred to as the "**Amended GDP**");

[1] This should be signed at the same time as the Plan Amendment is approved and we can substitute the new owner entity.

WHEREAS, in conjunction with the approval of the Amended GDP which is now recorded with the Boulder County Clerk at Reception No. _____, the City and the Owner desire to amend and restate the Prior Agreement in its entirety;

WHEREAS, this Agreement is intended to set forth mutual understandings of the Parties regarding certain matters related to the zoning and development of the Property;

NOW, THEREFORE, in consideration of the above premises and the covenants as hereinafter set forth, it is agreed by and between the Parties as follows:

**1.0 GENERAL CONDITIONS.**

1.1 Incorporation of Recitals. The foregoing recitals are hereby incorporated into and made a part of this Agreement.

1.2 Purpose. The purpose of this Agreement is to set forth the Parties' mutual agreement and understanding concerning certain matters related to the zoning and development of the Property within the PCZD zone district, and to set forth the Parties' agreement concerning certain matters related to the use and development of the Property, including subdivision of the Property; the requirement for submission of development and public improvement phasing and construction plans; the requirement for dedication of open space/public use lands; permissible uses of the Property; and other matters. All terms and conditions herein are in addition to all requirements concerning zoning, subdivision and development contained in the Louisville Municipal Code ("**LMC**"). This Agreement shall not preclude the requirement for execution of a subdivision or development agreement at the time of any subdivision or development of the Property, or other future agreements between the Parties.

1.3 PCZD Amended GDP. The Amended GDP is incorporated herein and made a part hereof by this reference. The Amended GDP shall be binding upon the Owner and shall limit and control the issuance and validity of all building and occupancy permits for the Property. The Amended GDP shall further serve to restrict and limit the construction, location, use and operation of all land and structures included within Property to all conditions and limitations set forth in the Amended GDP. Further, all development within the Amended GDP shall occur in accordance with the provisions of titles 16 and 17 of the LMC, and as a Planned Unit Development ("**PUD**").

1.4 Responsibility to Subdivide. The Owner agrees that, except as otherwise expressly provided in this Agreement, prior to any division of the Property for the purposes of any sale or development, and prior to commencement of any development activities (excepting only overlot grading) or construction of any structure upon any portion of the Property, the Owner shall obtain City approval of a final subdivision plat for all or the affected portion of the Property. Such subdivision request shall be processed through the City's preliminary and final subdivision process. The Owner further agrees that no portion of the Property shall be divided for the purposes of any sale or building development, and that no permits, licenses or notices to proceed for any development activities (excepting only overlot grading) or construction of any structure upon any portion of the Property shall be issued until an approved final plat and the accompanying subdivision agreement for the affected portion of the Property have been recorded

in the Office of the Boulder County Clerk and Recorder. Notwithstanding the foregoing, it is expressly understood and agreed by the Parties that the Owner shall not be required to plat the Property, nor any portion thereof, prior to commencing work on existing private utilities or irrigation facilities owned by third parties nor shall the foregoing or anything contained in this Agreement shall preclude phased platting and development of the Property in accordance with a City approved phasing plan. The City agrees that a final subdivision plat, subdivision agreement and final PUD development plan submitted for any portion of the Property may be processed concurrently and/or as a combined application upon the request of the Owner.

1.5 Subdivision Agreement. Prior to the presentation and acceptance of a final subdivision plat for all or any portion of the Property by the City Council, the Owner shall execute a subdivision agreement with the City that guarantees the construction of all required public improvements and completion of all landscaping improvements upon public lands set forth on the approved final PUD development plan landscape plans for the applicable portion of the Property. The subdivision agreement may provide for phasing of public improvements; however, any phasing plan shall be acceptable to and approved by the City Council. Further, building permits, as well as approvals or notices to proceed for public improvements as set forth herein above, will be issued for only that phase of development of the Property for which the required financial guarantee has been provided. The required guarantee shall be a performance bond, cash escrow or an irrevocable letter of credit in form and substance acceptable to the City. The subdivision agreement shall detail the amount, duration and terms of release of such guarantee.

1.6 Public Improvements.

(a) The Owner agrees to design, improve, construct, install and provide signage, lighting, and signalization for, all public streets and other public ways within or adjacent to the Property in accordance with City ordinances, resolutions and other applicable standards, subject to any reimbursement which may be provided for in such ordinances, resolutions, and standards. The Owner further agrees to design, improve, construct, install and provide such other utility, landscaping, parks, open space, trails and other improvements as set forth on the applicable final subdivision plats and development plans for the Property, and to make such other improvements as required by City ordinances, resolutions and standards. The Owner shall guarantee construction of all required public improvements and, if requested by the City, shall dedicate to the City any or all such required public improvements. In addition to those improvements which may be described in the required subdivision agreement, the Owner shall also be responsible for coordination of and payment for installation of on-site and off-site electric, streetlights, natural gas, telephone and utilities required in connection with the Amended GDP. All utilities shall be placed underground to the extent required by the LMC or applicable City standards. Notwithstanding the foregoing, the City may elect, in its sole discretion, to design and construct any or all of the public improvements on the Property that are intended to be dedicated to the City, with such costs to be paid for by the Owner; provided, however, that such design and construction costs shall be substantially similar to other public improvements constructed within the City.

(b) In addition to the public improvements to be constructed within or adjacent to the Property as shall be very specifically detailed in the applicable final subdivision plats, the

Owner hereby agrees to design, improve, construct and install the improvements set forth on Exhibit B attached hereto, in accordance with City ordinances, resolutions and other applicable standards, subject to any reimbursement which may be provided for in such ordinances, resolutions, and standards.

1.7 Development Phasing. Development of the Property shall proceed in accordance with a detailed, City-approved phasing plan as established in an executed and recorded subdivision agreement in conjunction with each subdivision and PUD request. Any phasing plan shall be acceptable to and approved by the City. The phasing plan shall establish acceptable completion schedules (including deadlines within which specified public improvements serving the Property must be completed and receive construction acceptance by the City) in order for the Owner to receive building permits, certificates of occupancy or other approvals or notices to proceed in order to build, develop or occupy portions of the development. The completion of each phase of development of the Property, including completion of public and private improvements, shall occur in accordance with the completion schedules and deadlines set forth in the approved phasing plan, or City approved modifications thereof. All modifications shall be in writing and signed by the City Manager or the City Manager's designee. The Owner specifically agrees that a detailed phasing plan shall be submitted to and receive City approval prior to commencement of any development activities (excepting only overlot grading and work on existing private utilities or irrigation facilities owned by third parties) or construction of any structure upon any portion of the Property. Without limiting the foregoing, the Owner agrees that the full width of Campus Drive from 88th Street to 96th Street, including, without limitation, all roadway improvements and associated landscaping, medians, bikeways, signage and other improvements, shall be completed and receive construction acceptance as part of the first phase of improvements and by the deadlines established in the subdivision agreement which shall accompany the first final subdivision plat for the Property.

1.8 Plan Submission and Approval. Prior to development and in accordance with subdivision requirements of the LMC, the Owner shall furnish to the City complete plans for each phase of public improvements. Except as otherwise expressly provided in this Agreement, the Owner shall obtain approval of each phase prior to commencing any construction work thereon. No work shall commence on any phase of improvements until the City has approved the plans therefor, the City and the Owner have executed the subdivision agreement governing such improvements, and the Owner has posted the required improvement guarantee for all public improvements to be constructed in such phase of improvements. The improvement guarantee shall include, without limitation, street construction, public trail construction, improvements to public use lands, including all landscaping improvements upon public lands set forth on the approved final PUD development plan landscape plans, streetlights, public water, sewer, storm sewer, erosion control and drainage improvements. Building permits and other approvals or notices to proceed shall be issued for only that phase of the development for which said guarantee has been furnished.

1.9 Engineering Services. The Owner agrees to furnish, at its expense, all necessary engineering services relating to the design, development and construction of the Property and public improvements to serve the Property. Said engineering services shall be performed by or under the supervision of a Registered Professional Engineer or Registered Land Surveyor, or other professionals as appropriate, licensed by the State of Colorado, and in accordance with

applicable Colorado law; and shall conform to the standards and criteria for public improvements as established and approved by the City as of the date of submittal to the City.

1.10 Existing Utility Capacity. The City shall provide Owner credit for the sewer and water capacity previously purchased by Storage Technology Corporation for the Property, the amount of which credit shall be mutually determined by the City and Owner and set forth in the initial subdivision agreement for the Property. The credit shall be appurtenant to and used solely for development on the Property, which credit may be designated by Owner to a particular portion of the Property.

1.11 96th Street Vacation. It is recognized by the Parties that the City may, in the future, vacate all or a portion of the 96th Street right-of-way adjacent to the Property, and that such land, by operation of law, may revert to the Owner. In the event of such a vacation, Owner may seek to include vacated right-of-way within this Agreement by amendment to Exhibit A and within the Amended GDP pursuant to the procedures within Section 17.72.060 of the LMC.

**2.0 PUBLIC USE DEDICATION.**

2.1 Public Use Dedication and Public Purpose Easements. The Owner shall, at or prior to the recording of the first final subdivision plat for the Property record public purpose easements over such portions of the Property as depicted on the Amended GDP, which public purpose easements shall restrict any future commercial development upon such portions of the Property. The Owner shall, at or prior to the recording of the first final subdivision plat for the Property, dedicate the open space on the Property in locations identified on the Amended GDP (collectively, the "**Sitewide Open Space**"). As part of the approval of the Amended GDP, the City has determined that the Sitewide Open Space complies with the public use dedication requirements within Sections 16.16.060B and 17.28.080 of the LMC, in order to provide for parks, open space, trails or other public use lands on the Property. The allocation of the Sitewide Open Space throughout the Property shall be credited against the open space requirements of Sections 16.16.060B and 17.28.080 of the LMC for the applicable portions of the Property as requested by the Owner in a final subdivision plat and final PUD development plan, provided such open space shall not be credited more than once on the Property. It is intended that all or some portion of the required public use dedication will be to establish and enhance trail connectivity in or through the City. Therefore, if the City so requires, the Owner shall, at time of recording the first final subdivision plat, convey to the City, by easement or fee title absolute, as the City shall determine, public land, right-of-way or a combination thereof necessary for the entirety of the public trail system as established on such plat.

Conveyance of public use land shall be by Special Warranty Deed in form and substance satisfactory to the City Manager or the City Manager's designee. The Owner shall, at Owner's expense, furnish a commitment for title insurance on any property proposed to be dedicated to the City. The property shall be free and clear of liens, taxes and encumbrances, except for ad valorem real property taxes for the year of conveyance (which shall be prorated and paid by the Owner) and thereafter, but subject to all easements, rights-of-way, reservations, restrictions, or other title burdens of record which are acceptable to the City in its discretion. The Owner shall, at its expense, cause a title policy in conformance herewith to be delivered to the City at the time of the conveyance. Nothing herein is intended to or shall be construed to affect the discretion of

the Louisville Planning commission or City Council to evaluate and approve or reject any proposed public use dedication under the criteria set forth in the LMC or to modify requirements pursuant to the provisions of Sections 16.24.020 and 17.28.110 of the LMC.

2.2 The Owner shall either provide for the construction and dedication of a fire station, inclusive of a police substation, to service the Property or negotiate for the acquisition of an existing fire station to be dedicated to the City.

**3.0 DEVELOPMENT STANDARDS AND USES.**

3.1 Development Standards. All non-residential development of the Property shall be developed in accordance with City adopted design standards and PUD-C standards and criteria, as applicable, in the LMC, subject to such waivers or modifications of applicable requirements as are approved through the PUD development plan approval process.

3.2 Development Density. The maximum density for the Property shall be as set forth in the Amended GDP. It is acknowledged that application of City development standards and criteria may serve to limit or prevent development of density upon the Property.

3.3 Permitted Uses. Uses of the Property are limited to those uses specifically set forth on the Amended GDP, and to such other uses as established by the City Council in the LMC as found to be specifically compatible for commercial and mixed use planning areas. No permitted uses may be commenced unless the City has approved a preliminary and final PUD development plan for such use pursuant to the PUD procedures, standards and criteria set forth in the LMC, as in effect from time to time. It is acknowledged that application of the foregoing standards and criteria may serve to limit or prevent development of particular uses and/or density upon the Property.

3.4 Traffic Demand Management Plan. The Owner has provided the City with a draft comprehensive traffic demand management plan, the Redtail Ridge Transportation Demand Management Plan date January 28, 2020 ("TDM"). The TDM covers the entire Property and all anticipated phases of development of the Property. The TDM details the improvements, programs and strategies the Owner intends to implement in its development and use of the Property to reduce vehicle trips, manage transportation demands, and encourage the use of alternative modes of transportation. The Owner shall reasonably cooperate with the City to incorporate City comments to the TDM plan. The Owner further agrees to adopt a final TDM plan prior to initial occupancy of the Property, to update the TDM plan from time to time, and to use commercially reasonable efforts to implement the TDM plan. The requirement herein for the Owner to adopt a TDM plan is in addition to compliance with applicable procedures, standards and criteria set forth in the LMC.

**4.0 BUILDING PERMITS AND AFFORDABLE HOUSING.**

4.1 With respect to building permits for nursing and rest home related uses in Area A of the Amended GDP, the City agrees that Owner shall be entitled to building permits for the Nursing and Rest Home use once the City has (i) issued building permits for 500,000 square feet

of corporate office use on Area B and (ii) issued a foundation inspection for no less than 150,000 square feet on Area B.

4.2 ~~4.1~~ With respect to building permits for residential uses in Areas C and D of the Amended GDP which are not subject to the affordable rental rate limits, the City agrees that Owner shall be entitled to such permits in accordance with the following Base Permit and Incentive Permit phasing program:

(a) Owner shall initially be entitled to building permits for multi-family rental residential use sufficient to allow for construction of ~~300~~450 units.

(b) Owner shall be entitled to building permits for ~~the~~all remaining multi-family rental residential use ~~sufficient to allow for construction of an additional 300 units once approximately 250,000~~once at least 1,000,000 square feet of commercial development within Areas C, D or E has been issued certificates of occupancy provided there is not less than 10,000 square feet of sales tax generating retail or restaurant development within such commercial development.

~~(c) Owner shall be entitled to building permits for the multi-family rental residential use sufficient to allow for construction of an additional 300 units once approximately 25,000 square feet of retail development within such commercial development.~~

4.3 ~~4.2~~ Owner shall ensure that no fewer than 224 of the multi-family rental residential units in Parcel C or D shall be made available at rental rates that do not exceed the rent limits set by the Colorado Housing & Finance Authority annually for renters with incomes of 60% of the Boulder County Average Median Income (AMI), for a period of 40 forty) years from the date of the first certificate of occupancy issued for the first multi-family rental residential unit. Notwithstanding anything herein to the contrary, Owner shall be entitled to building permits for all multi-family rental residential units meeting the rent limits of this Section 4.3 and such multi-family rental residential units shall not be subject to the Base Permit and Incentive Permit phasing program of Section 4.2.

4.4 ~~4.3~~ Except as provided herein, Owner shall be entitled to an unlimited number of building permits for uses permitted under the General Development Plan.

**5.0 MISCELLANEOUS PROVISIONS.**

5.1 Reference to Amendment. As used in this Agreement, unless otherwise specifically provided herein or in any separate vesting agreement, any reference to any provision of any City ordinance, resolution, rule, regulation, standard or policy is intended to refer to any subsequent amendments or revisions thereto, and the Parties agree such amendments or revisions shall be binding upon the Owner.

5.2 Binding Agreement. As used in this Agreement, the term "Owner" includes the undersigned Owner and any of the transferees, successors, or assigns of the undersigned Owner, and all such parties shall have the right to enforce this Agreement, and shall be subject to the terms of this Agreement, as if they were the original Parties thereto. This Agreement shall be binding upon and inure to the benefit of the transferees, successors, and assigns hereof, and shall

constitute covenants running with the land. This Agreement shall be recorded with the County Clerk of Boulder County, Colorado, at the Owner's expense.

5.3 Remedies and Vested Rights. The Parties agree that they shall work cooperatively and use reasonable best efforts to resolve any dispute arising under or relating to this Agreement prior to pursuing any available legal or equitable remedies for the alleged breach of any provision hereof. The Owner acknowledges that certain actions, such as the review of subdivision plats and site-specific development plans are matters of quasi-judicial discretion, and no promises or assurances of favorable exercise of such discretion have been made to or relied upon by the Owner. The Owner further acknowledges that this Agreement does not constitute a vested rights agreement pursuant to C.R.S. § 24-68-101 *et seq.* or Chapter 17.54 of the LMC.

5.4 Conformity with Laws. The Owner agrees that the design, improvement, construction, development, and use of the Property shall be in conformance with, and that the Owner shall comply with, all City ordinances and resolutions including, without limitation, ordinances and resolutions pertaining to subdivision, zoning, storm drainage, utilities, and flood control.

5.5 No Repeal of Laws. Nothing contained in this Agreement shall constitute or be interpreted as a repeal of the City's ordinances or resolutions, or as a waiver of the City's legislative, governmental, or police powers to promote and protect the health, safety, and welfare of the City and its inhabitants; nor shall this Agreement prohibit the enactment or increase by the City of any tax or fee.

5.6 Amendment. This Agreement may be amended by the City and any Owner of the Property or any portion thereof without the consent of any other Owner as long as such amendment affects only that portion of the Property owned by such Owner at the time of such amendment. Such amendments shall be in writing and recorded with the County Clerk of Boulder County.

5.7 Construction. In the event of any direct and express conflict between any provision of this Agreement and any provision of an annexation agreement affecting any portion of the property, this Agreement shall control. This Agreement is not intended to nor shall it be deemed to confer any rights on third parties. The laws of the State of Colorado shall govern the validity, performance, and enforcement of this Agreement. Should either party institute legal suit or action for enforcement of any obligation contained herein, it is agreed that the venue of such suit or action shall be in Boulder County, Colorado or the federal district courts for Colorado. The paragraph headings in this Agreement shall not be used in the construction or interpretation hereof as they have no substantive effect and are for convenience only.

**OWNER:**
**_____, a Colorado limited liability company**

By: _____

Name: _____
Title: _____

**ACKNOWLEDGEMENT**

STATE OF _____ )
)ss
COUNTY OF _____ )

The above and foregoing signature of _____, as _____ _____, a Colorado limited liability company, was subscribed and sworn to before me this _____ day of _____, 2019.

Witness my hand and official seal.

My commission expires on: _____.

(SEAL) _____

**CITY OF LOUISVILLE,**
**a Colorado home rule municipal corporation**

By:_____
Mayor

**ATTEST:**

_____
Meredyth Muth
City Clerk

**Exhibit "A"**
**Legal Description of Property**

A PARCEL OF LAND SITUATED IN THE SOUTH HALF OF SECTION 20 AND THE NORTH HALF OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 20;
THENCE SOUTH 89°48'50" EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 2,625.59 FEET;
THENCE SOUTH 00°02'13" EAST ALONG A LINE PARALLEL WITH AND 30 FEET WEST OF THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 1,326.76 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHEAST QUARTER;
THENCE SOUTH 00°02'35" EAST ALONG A LINE PARALLEL WITH AND 30 FEET WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 85.45 FEET TO THE NORTH CORNER OF PARCEL TK-71-2 DESCRIBED AT RECEPTION NO. 2386686 IN THE RECORDS OF BOULDER COUNTY;
THENCE ALONG THE PERIMETER OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:
1) SOUTH 33°27'26" WEST, A DISTANCE OF 60.64 FEET;
2) SOUTH 01°40'28" WEST, A DISTANCE OF 45.12 FEET;
3) SOUTH 88°19'32" EAST, A DISTANCE OF 34.84 FEET TO A POINT 30 FEET WEST OF SAID EAST LINE;
THENCE SOUTH 00°02'35" EAST ALONG A LINE PARALLEL WITH AND 30 FEET WEST OF SAID EAST LINE, A DISTANCE OF 404.28 FEET TO A POINT OF NON-TANGENT CURVATURE AT THE NORTH CORNER OF PARCEL TK-71 DESCRIBED AT RECEPTION NO. 2309730 IN THE RECORDS OF BOULDER COUNTY;
THENCE ALONG THE PERIMETER OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:
1) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 86.28 FEET, SAID CURVE HAVING A RADIUS OF 2,441.83 FEET, A CENTRAL ANGLE OF 02°01'28", AND A CHORD WHICH BEARS SOUTH 04°26'27" WEST A CHORD DISTANCE OF 86.27 FEET;
2) SOUTH 03°25'43" WEST, A DISTANCE OF 124.37 FEET;
3) SOUTH 00°02'35" EAST AND ALONG THE WEST LINE OF PARCEL TK-71-1 DESCRIBED AT RECEPTION NO. 2309730 IN THE RECORDS OF BOULDER COUNTY, A DISTANCE OF 529.71 FEET TO A POINT ON THE SOUTH LINE OF THE SAID SOUTHEAST QUARTER AND A POINT ON THE NORTH LINE OF PARCEL 12 AS DESCRIBED AT RECEPTION NO. 1560711 IN THE RECORDS OF BOULDER COUNTY;
THENCE ALONG THE PERIMETER OF SAID PARCEL 12 THE FOLLOWING FOUR (4) COURSES:
1) NORTH 89°42'42" WEST, A DISTANCE OF 55.73 FEET;
2) SOUTH 00°00'35" WEST, A DISTANCE OF 30.02 FEET;
3) SOUTH 44°51'26" EAST, A DISTANCE OF 35.44 FEET;

4) SOUTH 00°00'35" WEST, A DISTANCE OF 127.21 FEET TO A POINT ON THE NORTH LINE OF THAT PARCEL DESCRIBED AT RECEPTION NO. 520800 IN THE RECORDS OF BOULDER COUNTY;
THENCE ALONG THE PERIMETER OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:
1) NORTH 89°59'25" WEST, A DISTANCE OF 55.00 FEET;
2) SOUTH 00°00'35" WEST, A DISTANCE OF 50.00 FEET;
3) SOUTH 89°59'25" EAST, A DISTANCE OF 55.00 FEET TO THE NORTHWEST CORNER OF PARCEL 10 AS DESCRIBED AT RECEPTION NO. 1560711 IN THE RECORDS OF BOULDER COUNTY;
THENCE ALONG THE PERIMETER OF SAID PARCEL 10 THE FOLLOWING TWO (2) COURSES:
1) SOUTH 00°00'35" WEST ALONG THE WEST LINE OF SAID PARCEL AND ALONG A LINE PARALLEL WITH AND 75 FEET WEST OF THE SAID EAST LINE, A DISTANCE OF 247.79 FEET;
2) SOUTH 16°40'03" EAST ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL, A DISTANCE OF 93.77 FEET TO THE NORTH CORNER OF PARCEL TK-75 DESCRIBED AT RECEPTION NO. 2309730 IN THE RECORDS OF BOULDER COUNTY;
THENCE SOUTH 00°00'35" WEST ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID SECTION 29 AND ALONG THE WEST LINE OF SAID TK-75, A DISTANCE OF 611.12 FEET;
THENCE SOUTH 89°48'45" EAST ALONG THE SOUTH LINE OF SAID TK-75, A DISTANCE OF 48.09 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29;
THENCE SOUTH 00°00'35" WEST ALONG SAID EAST LINE, A DISTANCE OF 136.13 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 29;
THENCE NORTH 89°42'42" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 2,308.62 FEET TO A POINT ON THE NORTHEAST LINE OF THE LAND CONVEYED TO THE CITY OF BROOMFIELD BY GIFT DEED RECORDED AT RECEPTION NO. 2013403 IN THE RECORDS OF BOULDER COUNTY;
THENCE ALONG THE PERIMETER OF SAID PARCEL THE FOLLOWING FIVE (5) COURSES:
1) NORTH 14°13'32" WEST, A DISTANCE OF 140.04 FEET;
2) NORTH 60°44'04" WEST, A DISTANCE OF 682.66 FEET;
3) NORTH 31°43'59" WEST, A DISTANCE OF 355.27 FEET;
4) NORTH 50°04'57" WEST, A DISTANCE OF 351.37 FEET;
5) NORTH 87°28'56" WEST, A DISTANCE OF 246.66 FEET TO THE EASTERN CORNER OF PARCEL 32B AS DESCRIBED BY SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 3411796 IN THE RECORDS OF BOULDER COUNTY;
THENCE NORTH 58°29'24" WEST ALONG THE NORTHEASTERLY LINE OF SAID PARCEL, A DISTANCE OF 186.70 FEET TO A POINT ON THE RIGHT-OF-WAY OF HIGHWAY 36;
THENCE NORTH 50°07'12" WEST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 356.68 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID

SECTION 20 AND THE SOUTH CORNER OF PARCEL 32A OF SAID SPECIAL WARRANTY DEED;
THENCE CONTINUING NORTH 50°07'12" WEST ALONG THE NORTHEAST LINE OF SAID PARCEL 32A, A DISTANCE OF 1,028.45 FEET TO A POINT ON THE EAST LINE OF THAT PARCEL DESCRIBED AT BOOK 880, PAGE 98 IN THE RECORDS OF BOULDER COUNTY;
THENCE NORTH 25°26'59" WEST ALONG SAID EAST LINE AND ALONG THE EAST LINE OF THAT PARCEL DESCRIBED AT BOOK 878, PAGE 503, A DISTANCE OF 842.57 TO THE SOUTH CORNER OF THAT PARCEL DESCRIBED AT RECEPTION NO. 1989419 IN THE RECORDS OF BOULDER COUNTY;
THENCE ALONG THE PERIMETER OF SAID PARCEL THE FOLLOWING FOUR (4) COURSES:
1) NORTH 00°54'00" EAST, A DISTANCE OF 95.53 FEET;
2) NORTH 08°22'46" WEST, A DISTANCE OF 184.53 FEET;
3) NORTH 00°09'09" WEST ALONG A LINE PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 20, A DISTANCE OF 213.70 FEET;
4) SOUTH 89°50'51" WEST, A DISTANCE OF 34.06 FEET TO A POINT 25.00 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER;
THENCE NORTH 00°09'09" WEST ALONG A LINE PARALLEL WITH AND 25 FEET FROM THE SAID WEST LINE, A DISTANCE OF 473.64 FEET TO A POINT ON THE SOUTH LINE OF THAT PARCEL DESCRIBED AT RECEPTION NO. 1819920 IN THE RECORDS OF BOULDER COUNTY EXTENDED WESTERLY;
THENCE SOUTH 89°48'38" EAST ALONG SAID SOUTH LINE AND SAID SOUTH LINE EXTENDED, A DISTANCE OF 265.23 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL;
THENCE NORTH 00°09'09" WEST ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 256.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CAMPUS DRIVE AS DEDICATED BY LOUISVILLE CAMPUS RECORDED AT RECEPTION NO. 1669751;
THENCE ALONG SAID SOUTH LINE THE FOLLOWING FOUR (4) COURSES:
1) SOUTH 89°48'38" EAST ALONG SAID NORTH LINE, A DISTANCE OF 50.02 FEET;
2) SOUTH 82°25'28" EAST, A DISTANCE OF 202.23 FEET TO A POINT OF NON-TANGENT CURVATURE;
3) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 139.86 FEET, SAID CURVE HAVING A RADIUS OF 1,085.00 FEET, A CENTRAL ANGLE OF 07°23'09", AND A CHORD WHICH BEARS SOUTH 86°07'04" EAST A CHORD DISTANCE OF 139.77 FEET;
4) SOUTH 89°48'38" EAST, A DISTANCE OF 1,975.05 FEET TO A POINT ON THE EAST LINE SAID SOUTHWEST QUARTER;
THENCE NORTH 00°02'50" EAST ALONG SAID EAST LINE, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PARCEL CONVEYED TO PUBLIC SERVICE COMPANY OF COLORADO BY DEED RECORDED AT RECEPTION NO. 531604.

SAID PARCEL CONTAINS 16,949,252 SQUARE FEET OR 389.10 ACRES, MORE OR

LESS.

# Exhibit "B"

| ON-SITE INFRASTRUCTURE DETAIL | |
|---|---|
| **Category** | **Improvement** |
| **Right of Way** | |
| | Campus Drive |
| | S. 96th & Campus Intersection |
| **Recreational Amenities** | |
| | Public Restrooms |
| | Multi-Use Field |
| | Parking Lot |
| | Hardscape Trails |
| | Softscape Trails |
| **Other** | |
| | Fire Station/Police Annex |

| OFF-SITE INFRASTRUCTURE DETAIL | |
|---|---|
| **Category** | **Improvement** |
| **Wastewater** | |
| | Off-Site Utilities |
| | Design |
| | Construction |
| **Right of Way** | |
| | Expand 96th Street 1/2 Mile NW Pkwy to Dillon |
| | Expand 96th Street 1/2 Mile N of Dillon |
| | 96th & Dillon - Dual Left Turn Lanes + Intersection Capacity |
| | NW Pkwy & 96th - Triple Northbound |
| | 88th & Tape Turn Lanes |
| | 88th & Campus Lengthen Turn Lane |
| | NW Pkwy 3rd SB Lane Contribution |
| | US 36 Interchange Ramp Contribution |
| **Pedestrian Elements** | |
| | Downtown Connector |
| | Dillon Underpass |
| | 88th Multi-Use Path Extension |
| **Other** | |
| | Water Storage |
| | Design |

Document comparison by Workshare 9.5 on Friday, July 24, 2020 1:51:34 PM

| **Input:** | |
|---|---|
| Document 1 ID | interwovenSite://DMS/Active/19589353/14 |
| Description | #19589353v14<Active> - PCZD Agreement |
| Document 2 ID | H:\NRPortbl\Active\NAMENT\19589353_15.doc |
| Description | H:\NRPortbl\Active\NAMENT\19589353_15.doc |
| Rendering set | standard |

| **Legend:** | |
|---|---|
| Insertion | |
| ~~Deletion~~ | |
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| Style change | |
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| ~~Moved deletion~~ | |
| Inserted cell | |
| Deleted cell | |
| Moved cell | |
| Split/Merged cell | |
| Padding cell | |

| **Statistics:** | |
|---|---|
| | Count |
| Insertions | 15 |
| Deletions | 10 |
| Moved from | 0 |
| Moved to | 0 |
| Style change | 0 |
| Format changed | 0 |
| Total changes | 25 |

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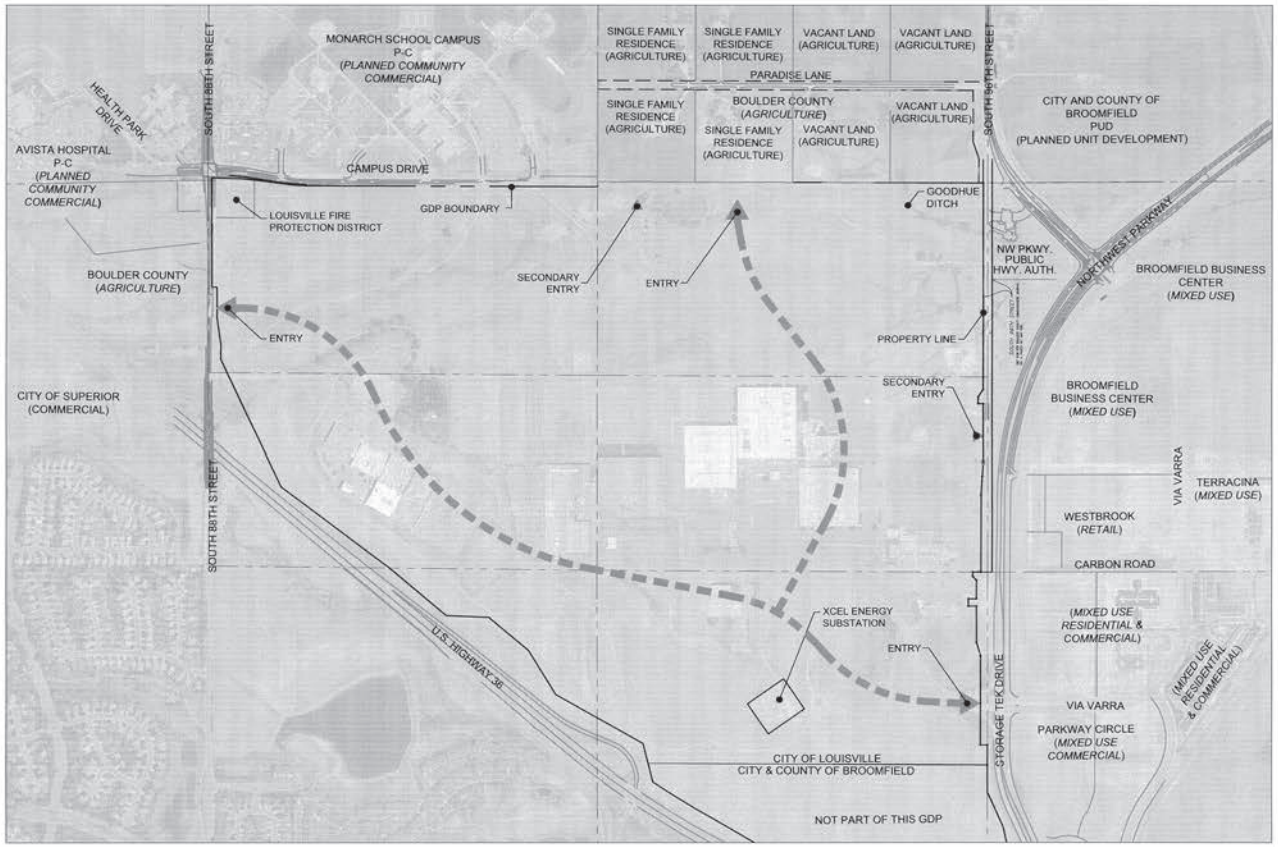
Page: 1 of 1
07/30/2010 08:23 AM RF: $11.00 DF: $0.00
Boulder County Clerk, CO

# CONOCOPHILLIPS CAMPUS

## GENERAL DEVELOPMENT PLAN

A PART OF THE SOUTH HALF OF SECTION 20, THE NORTH HALF OF SECTION 29,
TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.
SHEET 1 OF 1




GENERAL DEVELOPMENT PLAN

400 200 0 400 800

SCALE: 1" = 400'

## GENERAL NOTES:

1. DEVELOPMENT SHALL CONFORM AND BE CONSISTENT WITH THE LOUISVILLE MUNICIPAL CODE AND THE COMMERCIAL DEVELOPMENT DESIGN STANDARDS AND GUIDELINES UNLESS OTHERWISE WAIVED OR MODIFIED BY THE CITY COUNCIL THROUGH THE PUD DEVELOPMENT PLAN PROCESS.
2. THE CAMPUS SECURITY BOUNDARY WILL NOT EXTEND OUTSIDE OF THE SITE BOUNDARY.
3. TRAFFIC CIRCULATION PATTERNS DEPICTED WITHIN AND ACROSS LOT A REPRESENT INTERNAL PRIVATE DRIVES AND ARE CONCEPTUAL ONLY AND SUBJECT TO MODIFICATION.
4. EXISTING FREE STANDING CMRS FACILITIES WITHIN LOT A SHALL CONSTITUTE A PERMISSIBLE NON-CONFORMING USE.
5. PUBLIC LAND DEDICATION OF AT LEAST 12% WILL COMPLY WITH SECTION 16.16.060.B OF THE LOUISVILLE MUNICIPAL CODE.

## SITE INFORMATION

| | |
|---|---|
| GROSS DEVELOPABLE AREA (PUD BOUNDARY): | 391.719 ACRES ( MAXIMUM 0.15 F.A.R. ) FOR LOCAL DESCRIPTION SEE EXHIBIT A OF ORDINANCE NO. 1569 SERIES 2010 |
| ZONING: | PLANNED COMMUNITY ZONED DISTRICT (PCZD) - COMMERCIAL WITH PUD-C OVERLAY |
| PLANNED ACCESS: | NORTHWEST PARKWAY, CAMPUS DRIVE, SOUTH 88TH STREET |

## PERMITTED USES

| PERMITTED USE | COMMENTS / REMARKS | PARKING REQUIREMENTS |
|---|---|---|
| PROFESSIONAL, BUSINESS AND ADMINISTRATIVE OFFICES | - | 4 / 1,000 S.F. |
| EDUCATIONAL AND TRAINING FACILITIES | MEETING ROOMS AND SOCIAL SPACE FOR EMPLOYEES AND VISITORS | 0.5/1000 S.F. |
| PRIVATE SHORT TERM LODGING FOR CONOCOPHILLIPS EMPLOYEES AND GUESTS | OVERNIGHT ACCOMMODATIONS FOR EMPLOYEES/VISITORS | 0.5 / ROOM |
| PEDESTRIAN PLAZAS AND PEDESTRIAN WAYS | - | - |
| PRIVATE, NONCOMMERCIAL, RECREATIONAL AND SOCIAL FACILITIES | - | 1 / 1,000 S.F. |
| PARKING LOTS AND PARKING BUILDINGS | SURFACE AND STRUCTURED PARKING | - |
| CAMPUS ORIENTED CHILDCARE CENTER | PRIVATE CHILDCARE FOR EMPLOYEES | 1.5 SPACES PER TEACHER PLUS ONE SPACE PER ADMINISTRATIVE EMPLOYEE |
| RESEARCH/OFFICE AND CORPORATE USES AND FACILITIES FOR THE RESEARCH, DEVELOPMENT, MANUFACTURING, FABRICATION, PROCESSING, OR ASSEMBLY OF SCIENTIFIC OR TECHNICAL PRODUCTS, OR OTHER PRODUCTS | - | 1.25 / 1,000 S.F. |
| BUILDING MOUNTED CMRS FACILITIES | - | - |
| CAMPUS ORIENTED FOOD SERVICE | RESTAURANTS, CAFETERIAS, OR CAFES FOR USE BY EMPLOYEES/VISITORS INTEGRATED THROUGHOUT THE CAMPUS | - |
| COMMERCIAL USES, INCLUDING BUT NOT LIMITED TO BUILDING CONTRACTORS' EQUIPMENT YARDS, TRANSPORTATION CENTERS AND SERVICES, WAREHOUSES, AND STORAGE FACILITIES | STORAGE OF MATERIALS IN SUPPORT OF THE CAMPUS RESEARCH AND DEVELOPMENT FACILITY, HELIPAD (SPECIAL REVIEW USE) | 1 / 1,000 S.F. |
| PRIVATE UTILITY USES | TO ALLOW THE EXISTING SANITARY LIFT STATION, POTENTIAL SUBSURFACE GEO EXCHANGE FIELD, SOLAR PANELS, BUILDING MOUNTED WIND POWERED ELECTRICAL GENERATION FACILITIES, AND CENTRAL MECHANICAL, ELECTRICAL, AND PLUMBING FACILITY | - |
| OTHER USES AS ESTABLISHED BY THE CITY COUNCIL AS FOUND TO BE SPECIFICALLY COMPATIBLE FOR COMMERCIAL AND OFFICE PLANNING AREAS | - | - |

## YARD AND BULK REQUIREMENTS

1. MAXIMUM BUILDING HEIGHTS PROPOSED ON THE PUD DEVELOPMENT PLAN EXCEED LIMITATIONS SET FORTH IN THE COMMERCIAL DEVELOPMENT DESIGN STANDARDS AND GUIDELINES (CDDSG). BUILDING HEIGHTS ARE EXPECTED TO RANGE FROM 35' IN SOME AREAS, TO 65' OR 90' IN OTHER AREAS. PROPOSED MAXIMUM BUILDING HEIGHTS IN EXCESS OF CDDSG REQUIREMENTS REQUIRE CITY COUNCIL APPROVAL EITHER BY SEPARATE VESTING AGREEMENT OR THROUGH THE PUD DEVELOPMENT PLAN REVIEW PROCESS, AND ARE NOT APPROVED BY THIS GDP.

MINIMUM BUILDING SETBACKS
(FOR BUILDING FOOTPRINTS LESS THAN OR EQUAL TO 30,000 GROSS SQUARE FEET)

STREET R.O.W. LINE:

| | |
|---|---|
| ARTERIAL STREET | 30 FT. |
| COLLECTOR STREET | 20 FT. |
| INTERNAL/PRIVATE DRIVE | 10 FT. |

(FOR BUILDING FOOTPRINTS GREATER THAN OR EQUAL TO 30,000 GROSS SQUARE FEET)

STREET R.O.W. LINE:

| | |
|---|---|
| ARTERIAL STREET | 50 FT. |
| COLLECTOR STREET | 40 FT. |
| INTERNAL/PRIVATE DRIVE | 10 FT. |

MINIMUM PARKING SETBACKS
(FROM ALL PERIMETER PROPERTY LINES OR RIGHTS-OF-WAYS)

| | |
|---|---|
| PROPERTY LINES ADJACENT TO U.S. 36 | 40 FT. |
| ARTERIAL STREET R.O.W. | 35 FT. |
| COLLECTOR STREET R.O.W. | 15 FT. |
| INTERNAL/COMMON PROPERTY BOUNDARY | 10 FT. |

## CERTIFICATIONS/SIGNATURE BLOCKS

CITY COUNCIL CERTIFICATION:

APPROVED THIS 6 DAY OF APRIL 20 10 BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO.

ORDINANCE NO. 1569 SERIES 2010

MAYOR SIGNATURE

CITY CLERK SIGNATURE

CITY OF LOUISVILLE SEAL COLORADO

PLANNING COMMISSION CERTIFICATION:

APPROVED THIS 25 DAY OF FEBRUARY 20 10 BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO.

RESOLUTION NO. 3 SERIES 2010

CLERK AND RECORDER CERTIFICATE - COUNTY OF BOULDER, STATE OF COLORADO:

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 8:23 O'CLOCK A. M. THIS 30 DAY OF July 20 10 AND IS RECORDED IN PLAN FILE _____ FEE 11.00 PAID _____ FILM NO. _____ RECEPTION 3088779

CLERK AND RECORDER

DEPUTY

LOUISVILLE FIRE PROTECTION DISTRICT SIGNATURE BLOCK:

WITNESS OUR HANDS AND SEALS THIS 20th DAY OF May 2010

OWNER LOUISVILLE FIRE PROTECTION DISTRICT REPRESENTATIVE

AGENCY

SEAL

MY COMMISSION EXPIRES May 7 2013

May 7 2013

OWNERSHIP SIGNATURE BLOCK:

BY SIGNING THIS GDP, THE OWNER ACKNOWLEDGES AND ACCEPTS ALL THE REQUIREMENTS AND INTENT SET FORTH IN THIS GDP. WITNESS OUR HANDS AND SEALS

THIS 10th DAY OF May 2010

OWNER
CONOCOPHILLIPS COMPANY
A DELAWARE CORPORATION

BY: SIGNATURE

Mark R Headley Attorney-In-Fact
TITLE

NOTARY NAME AND SIGNATURE

MY COMMISSION EXPIRES 1-31-11

h+k
2100 E 17TH AVENUE
Denver, CO 80206 USA
t +1 303 832 1712
f +1 303 832 1713
PLANNER / LANDSCAPE ARCHITECT

CYL
CONSULTANTS OF COLORADO, INC.
CIVIL ENGINEERING • LAND SURVEYING
7901 E. Belleview Avenue
Suite 150
Englewood, CO 80111
Tel: (720) 482-9526
Fax: (720) 482-9546
CIVIL ENGINEER

Drexel, Barrell & Co.
Engineers/Surveyors
1800 34th Street
Boulder, CO 80301
Tel: (303) 442-4338
Fax: (303) 442-4373
SURVEYOR

| ISSUE / REVISION | DATE |
|---|---|
| GDP SUBMITTAL | 11/12/2009 |
| RESUBMITTAL | 2/01/2010 |
| RESUBMITTAL | 3/08/2010 |
| RESUBMITTAL | 3/26/2010 |
| MYLAR RECORDING | 4/26/2010 |

CONOCOPHILLIPS CAMPUS
2270 SO. 88TH STREET
LOUISVILLE, CO

GENERAL DEVELOPMENT PLAN

DRAWN TEAM
CHK TEAM
PRJ # 09-01001.00
SHEET NUMBER

1 OF 1

01/25/2011 [illegible] $11.00
Boulder County Clerk, CO
03284516
Page: 1 of 13
DF: $0.00

**PLANNED COMMUNITY ZONE DISTRICT ZONING AGREEMENT**
**ConocoPhillips Colorado Campus General Development Plan**

THIS PLANNED COMMUNITY ZONE DISTRICT ZONING AGREEMENT ("Agreement") is made and entered into this 20th day of April, 2010, by and between the CONOCOPHILLIPS COMPANY, a Delaware corporation authorized to do business in the State of Colorado, hereinafter referred to as "Owner," and the CITY OF LOUISVILLE, a Colorado home rule municipal corporation, hereinafter referred to as "Louisville" or "City." The Owner and Louisville are collectively referred to as the "Parties."

**WITNESSETH:**

WHEREAS, the Owner desires to enter into a Planned Community Zone District ("PCZD") zoning agreement for that land more particularly described on Exhibit "A," which is attached hereto, incorporated herein, and made a part hereof by this reference (such property is hereinafter referred to as "the Property"); and

WHEREAS, the Owner and the City acknowledge that PCZD zoning provides a mechanism by which the Owner may assemble the Property into the framework of an overall General Development Plan, in order to coordinate development, design, access, circulation, and infrastructure requirements into a unified plan; and

WHEREAS, the Owner acknowledges that the Property and the use and development of the Property will be subject to all ordinances, resolutions, and other regulations of the City of Louisville, as they may be amended from time to time; and

WHEREAS, the Owner acknowledges that the need for conveyances and dedication of certain property, including but not limited to property for right-of-ways and easements, and for public use lands, as contemplated in this Agreement, are directly related to and generated by development intended to occur within the Property and that no taking thereby will occur requiring any compensation; and

WHEREAS, the PCZD regulations of the City require such a zone district be accompanied by an agreement, and the development regulations of the City require that public improvement obligations be guaranteed in a form acceptable to the City; and

WHEREAS, this Agreement is intended to set forth mutual understandings of the Parties regarding certain matters related to the zoning and development of the Property;

NOW, THEREFORE, in consideration of the above premises and the covenants as hereinafter set forth, it is agreed by and between the Parties as follows:

## 1.0 GENERAL CONDITIONS.

1.1 Incorporation of Recitals. The foregoing recitals are hereby incorporated into and made a part of this Agreement.

1.2 Purpose. The purpose of this Agreement is to set forth the Parties' mutual agreement and understanding concerning certain matters related to the zoning and development of the Property within the **Planned Community Zone District – Commercial ("PCZD-C")** zone district, and to set forth the Parties' agreement concerning certain matters related to the use and development of the Property, including subdivision of the Property; the requirement for submission of development and public improvement phasing and construction plans; the requirement for dedication of open space/public use lands; permissible uses of the Property; and other matters. All terms and conditions herein are in addition to all requirements concerning zoning, subdivision and development contained in the Louisville Municipal Code ("LMC"). This Agreement shall not preclude the requirement for execution of a subdivision or development agreement at the time of any subdivision or development of the Property, or other future agreements between the Parties.

1.3 PCZD-C General Development Plan. A copy of the approved **ConocoPhillips Campus General Development Plan** is set forth as Exhibit "B" attached hereto and is incorporated herein and made a part hereof by this reference. Such **ConocoPhillips Campus General Development Plan**, together with any amendments thereto as may be adopted, is hereafter referred to as the "General Development Plan." The General Development Plan shall be binding upon the Owner and shall limit and control the issuance and validity of all building and occupancy permits for the Property. The General Development Plan shall further serve to restrict and limit the construction, location, use and operation of all land and structures included within Property to all conditions and limitations set forth in the General Development Plan. Further, all development within the General Development Plan shall occur in accordance with the provisions of titles 16 and 17 of the LMC, and as a Planned Unit Development – Commercial ("PUD-C") overlay district as further described in Section 3.1, below.

1.4 Responsibility to Subdivide. The Owner agrees that, except as otherwise expressly provided in this Agreement, prior to any division of the Property for the purposes of any sale or development, and prior to commencement of any development activities (excepting only overlot grading) or construction of any structure upon any portion of the Property, the Owner shall obtain City approval of a final subdivision plat for the Property. Such subdivision request shall be processed through the City's preliminary and final subdivision process. The Owner further agrees that no portion of the Property shall be divided for the purposes of any sale or building development, and that no permits, licenses or notices to proceed for any development activities (excepting only overlot grading) or construction of any structure upon any portion of the Property shall be issued until an approved final plat and the accompanying subdivision agreement for the affected portion of the Property have been recorded in the Office of the Boulder County Clerk and Recorder. Notwithstanding the foregoing, it is expressly understood and agreed by the Parties that the Owner shall not be required to plat the Property, nor any portion thereof, prior to commencing work on existing private utilities or irrigation facilities owned by third parties, nor shall the foregoing or anything contained in this Agreement preclude phased platting and development of the Property in accordance with a City approved phasing plan.

1.5 Subdivision Agreement. Prior to the presentation and acceptance of a final subdivision plat by the City Council, the Owner shall execute a subdivision agreement with the

City that guarantees the construction of all required public improvements and completion of all landscaping improvements upon public lands set forth on the approved final PUD development plan landscape plans. The subdivision agreement may provide for phasing of public improvements; however, any phasing plan shall be acceptable to and approved by the City Council. Further, building permits, as well as approvals or notices to proceed for public improvements as set forth herein above, will be issued for only that phase of development of the Property for which the required financial guarantee has been provided. The required guarantee shall be a cash escrow or an irrevocable letter of credit in form and substance acceptable to the City. The subdivision agreement shall detail the amount, duration and terms of release of such guarantee.

1.6 Public Improvements. The Owner agrees to design, improve, construct, install and provide signage, lighting, and signalization for, all public streets and other public ways within or adjacent to the Property in accordance with City ordinances, resolutions and other applicable standards, subject to any reimbursement which may be provided for in such ordinances, resolutions, and standards. The Owner further agrees to design, improve, construct, install and provide such other utility, landscaping, parks, open space, trails and other improvements as set forth on the final subdivision plats and development plans for the Property, and to make such other improvements as required by City ordinances, resolutions and standards. The Owner shall guarantee construction of all required public improvements and, if requested by the City, shall dedicate to the City any or all such required public improvements. In addition to those improvements which may be described in Exhibit "B" of the required subdivision agreement, the Owner shall also be responsible for coordination of and payment for installation of all required on-site and off-site electric, streetlights, natural gas, telephone and utilities. All utilities shall be placed underground to the extent required by the LMC or applicable City standards.

1.7 Development Phasing. Development of the Property shall proceed in accordance with a detailed, City-approved phasing plan as established in an executed and recorded subdivision agreement. Any phasing plan shall be acceptable to and approved by the City. The phasing plan shall establish acceptable completion schedules (including deadlines within which specified public improvements serving the Property must be completed and receive construction acceptance by the City) in order for the Owner to receive building permits, certificates of occupancy or other approvals or notices to proceed in order to build, develop or occupy portions of the development. The completion of each phase of development of the Property, including completion of public and private improvements, shall occur in accordance with the completion schedules and deadlines set forth in the approved phasing plan, or City approved modifications thereof. All modifications shall be in writing and signed by the City Manager or the City Manager's designee. The Owner specifically agrees that a detailed phasing plan shall be submitted to and receive City approval prior to commencement of any development activities (excepting only overlot grading and work on existing private utilities or irrigation facilities owned by third parties) or construction of any structure upon any portion of the Property. Without limiting the foregoing, the Owner agrees that the full width of Campus Drive from 88th Street to 96th Street, including, without limitation, all roadway improvements and associated landscaping, medians, bikeways, signage and other improvements, shall be completed and receive construction acceptance as part of the first phase of improvements and by the deadline(s)

established in the subdivision agreement which shall accompany the first final subdivision plat for the Property.

1.8 Plan Submission and Approval. Prior to development and in accordance with subdivision requirements of the LMC, the Owner shall furnish to the City complete plans for each phase of public improvements. Except as otherwise expressly provided in this Agreement, the Owner shall obtain approval of each phase prior to commencing any construction work thereon. No work shall commence on any phase of improvements until the City has approved the plans therefor, the City and the Owner have executed the subdivision agreement governing such improvements, and the Owner has posted the required improvement guarantee for all public improvements in such phase of improvements. The improvement guarantee shall include, without limitation, street construction, public trail construction, improvements to public use lands, including all landscaping improvements upon public lands set forth on the approved final PUD development plan landscape plans, streetlights, public water, sewer, storm sewer, erosion control and drainage improvements. Building permits and other approvals or notices to proceed shall be issued for only that phase of the development for which said guarantee has been furnished.

1.9 Engineering Services. The Owner agrees to furnish, at its expense, all necessary engineering services relating to the design, development and construction of the Property and public improvements to serve the Property. Said engineering services shall be performed by or under the supervision of a Registered Professional Engineer or Registered Land Surveyor, or other professionals as appropriate, licensed by the State of Colorado, and in accordance with applicable Colorado law; and shall conform to the standards and criteria for public improvements as established and approved by the City as of the date of submittal to the City.

1.10 Existing Utility Capacity. The City shall provide Owner credit for the sewer and water capacity previously purchased by Storage Technology Corporation for the Property, the amount of which credit shall be mutually determined by the City and Owner and set forth in the initial subdivision agreement for the Property. The credit shall be appurtenant to and used solely for development on the Property.

1.11 It is recognized by the Parties that the City may, in the future, vacate all or a portion of the 96th Street right-of-way adjacent to the Property, and that such land, by operation of law, may revert to the Owner. In the event of such a vacation, Owner may seek to include vacated right-of-way within this Agreement by amendment to Exhibit A and within the General Development Plan pursuant to the procedures within Section 17.72.060 of the LMC.

**2.0 PUBLIC USE DEDICATION.**

2.1 Public Use Dedication. The Owner shall, at or prior to the recording of the first final subdivision plat for the Property, comply with the public use dedication requirements within Section 16.16.060.B. of the LMC, in order to provide for parks, open space, trails or other public use lands with respect to 309 acres of the Property, which equals the entirety of Property less and except 81 acres which the City previously released from such public use dedication requirements pursuant to an annexation agreement with Owner's predecessors in title to the Property. It is

intended that all or some portion of the required public use dedication will be to establish and enhance trail connectivity in or through the City. Therefore, if the City so requires, the Owner shall at or prior to recording of the first final subdivision plat convey to the City, by easement or fee title absolute, as the City shall determine, public land, right-of-way or a combination thereof necessary for the entirety of the public trail system as established on such plat.

Conveyance of public use land shall be by Special Warranty Deed in form and substance satisfactory to the City Manager or the City Manager's designee. The Owner shall, at Owner's expense, furnish a commitment for title insurance on any property proposed to be dedicated to the City. The property shall be free and clear of liens, taxes and encumbrances, except for ad valorem real property taxes for the year of conveyance (which shall be prorated and paid by the Owner) and thereafter, but subject to all easements, rights-of-way, reservations, restrictions, or other title burdens of record which are acceptable to the City in its discretion. The Owner shall, at its expense, cause a title policy in conformance herewith to be delivered to the City at the time of the conveyance. Nothing herein is intended to or shall be construed to affect the discretion of the Louisville Planning Commission or City Council to evaluate and approve or reject any proposed public use dedication under the criteria set forth in the LMC; to require cash payment in lieu of dedication; to require open space pursuant to Section 17.28.080 of the LMC, or to modify requirements pursuant to the provisions of Sections 16.24.020 and 17.28.110 of the LMC. The Owner acknowledges that dedications required pursuant to Section 16.16.060.B are in addition to those required by Section 16.16.060.A of the LMC.

**3.0 DEVELOPMENT STANDARDS AND USES.**

3.1 Development Standards. All of the Property shall be developed as a PUD-C overlay district. The PUD-C overlay requires that a preliminary Planned Unit Development ("PUD") development plan and one or more final PUD development plan(s) be submitted for development within the Property, and that such development occur in accordance with the Commercial Development Design Standards and Guidelines ("CDDSG") and PUD-C standards and criteria in the LMC, subject to such waivers or modifications of applicable requirements as are approved through the PUD development plan approval process.

3.2 Development Density. The maximum density for the Property shall be as set forth in the General Development Plan. It is acknowledged that application of City development standards and criteria may serve to limit or prevent development of density upon the Property.

3.3 Permitted Uses. Uses of the Property are limited to those uses specifically set forth on the General Development Plan, and to such other uses as established by the City Council as found to be specifically compatible for commercial and office planning areas. No permitted uses may be commenced unless the City has approved a preliminary and final PUD development plan for such use pursuant to the PUD procedures, standards and criteria set forth in the LMC, as in effect from time to time. It is acknowledged that application of the foregoing standards and criteria may serve to limit or prevent development of particular uses and/or density upon the Property. Uses not expressly listed on the General Development Plan, or otherwise established by the City Council in the LMC as found to be specifically compatible for commercial and office planning areas are prohibited, and the City shall have the right to pursue an action for injunctive

relief to require cessation of any prohibited use or to require the Owner's compliance with provisions of the General Development Plan.

3.4 Traffic Demand Management Plan. The Owner agrees that the first final subdivision plat and final PUD development plan for the Property shall be accompanied by a comprehensive traffic demand management ("TDM") plan. The TDM plan shall cover the entire Property and all anticipated phases of development of the Property. The TDM plan shall detail the improvements, programs and strategies the Owner intends to implement in its development and use of the Property to reduce vehicle trips, manage transportation demands, and encourage the use of alternative modes of transportation. The Owner agrees to give consideration to comments on the TDM plan that are received from the City and other real parties in interest. The Owner further agrees to adopt a TDM plan prior to initial occupancy of the Property, to update the TDM plan from time to time, and to use commercially reasonable efforts to implement the TDM plan. The requirement herein for the Owner to adopt a TDM plan is in addition to compliance with applicable procedures, standards and criteria set forth in the LMC.

**4.0 MISCELLANEOUS PROVISIONS.**

4.1 Reference to Amendment. As used in this Agreement, unless otherwise specifically provided herein or in any separate vesting agreement, any reference to any provision of any City ordinance, resolution, rule, regulation, standard or policy is intended to refer to any subsequent amendments or revisions thereto, and the Parties agree such amendments or revisions shall be binding upon the Owner.

4.2 Binding Agreement. As used in this Agreement, the term "Owner" includes the undersigned Owner and any of the transferees, successors, or assigns of the undersigned Owner, and all such parties shall have the right to enforce this Agreement, and shall be subject to the terms of this Agreement, as if they were the original Parties thereto. This Agreement shall be binding upon and inure to the benefit of the transferees, successors, and assigns hereof, and shall constitute covenants running with the land. This Agreement shall be recorded with the County Clerk of Boulder County, Colorado, at the Owner's expense.

4.3 Remedies and Vested Rights. The Parties agree that they shall work cooperatively and use reasonable best efforts to resolve any dispute arising under or relating to this Agreement prior to pursuing any available legal or equitable remedies for the alleged breach of any provision hereof. The Owner acknowledges that certain actions, such as the review of subdivision plats and site-specific development plans are matters of quasi-judicial discretion, and no promises or assurances of favorable exercise of such discretion have been made to or relied upon by the Owner. The Owner further acknowledges that this Agreement does not constitute a vested rights agreement pursuant to C.R.S. 24-68-101 et seq. or Chapter 17.54 of the LMC.

4.4 Conformity with Laws. The Owner agrees that the design, improvement, construction, development, and use of the Property shall be in conformance with, and that the Owner shall comply with, all City ordinances and resolutions including, without limitation, ordinances and resolutions pertaining to subdivision, zoning, storm drainage, utilities, and flood control.

4.5 No Repeal of Laws. Nothing contained in this Agreement shall constitute or be interpreted as a repeal of the City's ordinances or resolutions, or as a waiver of the City's legislative, governmental, or police powers to promote and protect the health, safety, and welfare of the City and its inhabitants; nor shall this Agreement prohibit the enactment or increase by the City of any tax or fee.

4.6 Amendment. This Agreement may be amended by the City and any Owner of the Property or any portion thereof without the consent of any other Owner as long as such amendment affects only that portion of the Property owned by such Owner at the time of such amendment. Such amendments shall be in writing and recorded with the County Clerk of Boulder County.

4.7 Construction. In the event of any direct and express conflict between any provision of this Agreement and any provision of an annexation agreement affecting any portion of the property, this Agreement shall control. This Agreement is not intended to nor shall it be deemed to confer any rights on third parties. The laws of the State of Colorado shall govern the validity, performance, and enforcement of this Agreement. Should either party institute legal suit or action for enforcement of any obligation contained herein, it is agreed that the venue of such suit or action shall be in Boulder County, Colorado or the federal district courts for Colorado. The paragraph headings in this Agreement shall not be used in the construction or interpretation hereof as they have no substantive effect and are for convenience only.

**OWNER:**
**ConocoPhillips Company, a Delaware corporation**

By: Mark R. Headley
Name: Mark R. Headley
Title: Attorney-in-Fact

**ACKNOWLEDGEMENT**

STATE OF Oklahoma )
)ss
COUNTY OF Washington )

The above and foregoing signature of Mark R. Headley, as Attorney-in-Fact of ConocoPhillips Company, a Delaware corporation, was subscribed and sworn to before me this 15 day of April, 2010.

Witness my hand and official seal.

My commission expires on: 8/21/11.

(SEAL) SANDRA PARKS NOTARY PUBLIC #07007859 EXP. 08/21/11 STATE OF OKLAHOMA

Sandra Parks

CITY OF LOUISVILLE
SEAL
COLORADO

ATTEST:

Nancy Varra
City Clerk

**CITY OF LOUISVILLE,**
**a Colorado home rule municipal corporation**

By:_____
Charles Sisk
Mayor

**Exhibit "A"**
**Legal Description of ConocoPhillips Colorado Campus Property**

A TRACT OF LAND LOCATED IN THE S1/2 OF SECTION 20 AND IN THE N1/2 OF THE N1/2 OF SECTION 29, T1S, R69W OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF THE SE1/4 OF SECTION 20 ASSUMED TO BEAR N00°02'11"W.

COMMENCING AT THE E1/4 CORNER OF SAID SECTION 20, THENCE N89°48'41"W, 30.00 FEET ALONG THE NORTH LINE OF THE SE1/4 OF SAID SECTION 20 TO THE WEST LINE OF THE EAST 30 FEET OF THE SE1/4 OF SAID SECTION 20 AND THE TRUE POINT OF BEGINNING;
THENCE S00°02'11"E, 1412.21 FEET PARALLEL WITH THE EAST LINE OF THE SE1/4 OF SAID SECTION 20 TO THE NORTH LINE OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED AT RECEPTION NO. 2386686 OF THE RECORDS OF BOULDER COUNTY, COLORADO;
THENCE ALONG THE NORTHWESTERLY, WESTERLY AND SOUTHERLY LINES OF THAT TRACT OF LAND AS DESCRIBED AT SAID RECEPTION NO. 2386686 THE FOLLOWING THREE (3) COURSES:
1) S33°27'49"W, 60.64 FEET;
2) S01°40'51"W, 45.12 FEET;
3) S88°19'09"E, 34.84 FEET TO THE WEST LINE OF THE EAST 30 FEET OF THE SE1/4 OF SAID SECTION 20;
THENCE S00°02'11"E, 404.21 FEET PARALLEL WITH THE EAST LINE OF THE SE1/4 OF SAID SECTION 20 TO THE MOST NORTHERLY CORNER OF THAT TRACT OF LAND AS DESCRIBED AS PARCEL TK-71 IN DEED RECORDED AT RECEPTION NO. 2309730 OF THE RECORDS OF BOULDER COUNTY, COLORADO;
THENCE ALONG THE WESTERLY LINES OF PARCEL TK-71 AND PARCEL TK-71-1 AS DESCRIBED AT SAID RECEPTION NO. 2309730 THE FOLLOWING THREE (3) COURSES:
1) SOUTHERLY, 86.27 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE EAST TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 2441.83 FEET, A CENTRAL ANGLE OF 02°01'28" AND BEING SUBTENDED BY A CHORD THAT BEARS S04°26'51"W, 86.27 FEET;
2) S03°26'07"W, 124.37 FEET;
3) S00°02'11"E, 529.70 FEET TO THE SOUTH LINE OF SAID SECTION 20 AND THE NORTH LINE OF THAT TRACT OF LAND AS DESCRIBED IN EXHIBIT D IN DEED RECORDED ON FILM 2088 AT RECEPTION NO. 1560711 OF THE RECORDS OF BOULDER COUNTY, COLORADO;
THENCE ALONG THE NORTHERLY AND WESTERLY LINES OF THAT TRACT OF LAND AS DESCRIBED IN EXHIBIT D ON SAID FILM 2088 AT RECEPTION NO. 1560711 THE FOLLOWING FOUR (4) COURSES:
1) N89°43'22"W, 55.72 FEET;
2) S00°00'51"W, 30.00 FEET;
3) S44°51'10"E, 35.44 FEET;
4) S00°00'51"W, 127.21 FEET TO THE NORTH LINE OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED ON FILM 1229 AT RECEPTION NO. 520800 OF THE

RECORDS OF BOULDER COUNTY, COLORADO;
THENCE ALONG THE NORTHERLY, WESTERLY AND SOUTHERLY LINES OF THAT TRACT OF LAND AS DESCRIBED ON SAID FILM 1229 AT RECEPTION NO. 520800 THE FOLLOWING THREE (3) COURSES:
1) N89°59'09"W, 55.00 FEET;
2) S00°00'51"W, 50.00 FEET;
3) S89°59'09"E, 55.00 FEET TO THE WEST LINE OF THAT TRACT OF LAND AS DESCRIBED IN EXHIBIT C ON SAID FILM 2088 AT RECEPTION NO. 1560711;
THENCE ALONG THE WESTERLY LINES OF THAT TRACT OF LAND AS DESCRIBED IN EXHIBIT C ON SAID FILM 2088 AT RECEPTION NO. 1560711 THE FOLLOWING TWO (2) COURSES:
1) S00°00'51"W, 247.79 FEET;
2) S16°40'10"E, 93.73 FEET TO THE WESTERLY LINE OF PARCEL TK-75 AS DESCRIBED AT SAID RECEPTION NO 2309730;
THENCE ALONG THE WESTERLY AND SOUTHERLY LINES OF PARCEL TK-75 AS DESCRIBED AT SAID RECEPTION NO. 2309730 THE FOLLOWING TWO (2) COURSES:
1) S00°00'51"W, 611.16 FEET
2) S89°48'29"E, 48.09 FEET TO THE EAST LINE OF THE NE1/4 OF SAID SECTION 29;
THENCE S00°00'51"W, 136.13 FEET ALONG THE EAST LINE OF THE NE1/4 OF SAID SECTION 29 TO THE SOUTHEAST CORNER OF PARCEL 5 AS DESCRIBED IN DEED RECORDED AT RECEPTION NO. 2906901 OF THE RECORDS OF BOULDER COUNTY, COLORADO;
THENCE N89°43'22"W, 2308.90 FEET PARALLEL WITH THE NORTH LINE OF THE NE1/4 OF SAID SECTION 29 TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 36 AS DESCRIBED AS PARCEL E IN DEED RECORDED AT RECEPTION NO. 2013403 OF THE RECORDS OF BOULDER COUNTY, COLORADO;
THENCE ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 36 AS DESCRIBED AS PARCELS E, B AND C AT SAID RECEPTION NO. 2013403 AND IN DEEDS RECORDED IN BOOK 878 AT PAGE 507 AND BOOK 880 AT PAGE 98 OF THE RECORDS OF BOULDER COUNTY, COLORADO, THE FOLLOWING EIGHT (8) COURSES:
1) N14°10'39"W, 139.83 FEET;
2) N60°40'32"W, 682.73 FEET;
3) N31°43'34"W, 355.23 FEET;
4) N50°05'55"W, 351.45 FEET;
5) N87°28'56"W, 291.28 FEET;
6) N50°04'31"W, 504.79 FEET;
7) N53°12'12"W, 923.62 FEET;
8) N25°29'10"W, 857.10 FEET TO THE NORTH LINE OF THE S1/2 OF THE SW1/4 OF SAID SECTION 20;
THENCE S89°35'16"E, 0.64 FEET ALONG THE NORTH LINE OF THE S1/2 OF THE SW1/4 OF SAID SECTION 20 TO THE MOST EASTERLY CORNER OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN BOOK 878 AT PAGE 503 OF THE RECORDS OF BOULDER COUNTY, COLORADO;
THENCE N25°38'10"W, 103.33 FEET ALONG THE EASTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 878 AT PAGE 503 TO THE EASTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED AT RECEPTION NO. 1989419 OF THE RECORDS OF BOULDER COUNTY, COLORADO;
THENCE ALONG THE EASTERLY AND NORTHERLY LINES OF THAT TRACT OF LAND

AS DESCRIBED AT SAID RECEPTION NO. 1989419 THE FOLLOWING FOUR (4) COURSES:
1) N00°57'04"E, 95.84 FEET;
2) N08°19'13"W, 184.77 FEET;
3) N00°09'40"W, 213.70 FEET;
4) S89°50'20"W, 59.06 FEET TO THE WEST LINE OF THE N1/2 OF THE SW1/4 OF SAID SECTION 20;
THENCE N00°09'40"W, 473.73 FEET ALONG THE WEST LINE OF THE N1/2 OF THE SW1/4 OF SAID SECTION 20 TO THE SOUTH LINE EXTENDED WESTERLY OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED AT RECEPTION NO. 1819920 OF THE RECORDS OF BOULDER COUNTY, COLORADO;
THENCE S89°48'41"E, 290.23 FEET ALONG THE SOUTH LINE EXTENDED WESTERLY AND ALONG THE SOUTH LINE OF THAT TRACT OF LAND AS DESCRIBED AT SAID RECEPTION NO. 1819920 TO THE SOUTHEAST CORNER THEREOF;
THENCE N00°09'40"W, 256.00 FEET ALONG THE EAST LINE OF THAT TRACT OF LAND AS DESCRIBED AT SAID RECEPTION NO. 1819920 TO THE NORTH LINE OF THE SW1/4 OF SAID SECTION 20;
THENCE S89°48'41"E, 50.03 FEET ALONG THE NORTH LINE OF THE SW1/4 OF SAID SECTION 20 TO THE MOST WESTERLY CORNER OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED ON FILM 2169 AT RECEPTION NO. 1658713 OF THE RECORDS OF BOULDER COUNTY, COLORADO;
THENCE ALONG THE SOUTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED ON SAID FILM 2169 AT RECEPTION NO. 1658713 THE FOLLOWING THREE (3) COURSES:
1) S82°25'31"E, 202.22 FEET TO A POINT OF CURVE TO THE LEFT;
2) SOUTHEASTERLY, 139.86 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 1085.00 FEET, A CENTRAL ANGLE OF 07°23'09" AND BEING SUBTENDED BY A CHORD THAT BEARS S86°07'07"E, 139.77 FEET;
3) S89°48'41"E, 1975.06 FEET TO THE WEST LINE OF THE SE1/4 OF SAID SECTION 20;
THENCE N00°02'10"E, 35.00 FEET ALONG THE WEST LINE OF THE SE1/4 OF SAID SECTION 20 TO THE CENTER 1/4 CORNER OF SAID SECTION 20; THENCE S89°48'41"E, 2625.65 FEET ALONG THE NORTH LINE OF THE SE1/4 OF SAID SECTION 20 TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION CONVEYED TO PUBLIC SERVICE COMPANY OF COLORADO BY DEED RECORDED FEBRUARY 3, 1983 ON FILM 1238 AS RECEPTION NO. 531604 OF THE RECORDS OF BOULDER COUNTY, COLORADO.

AREA= 390.013 ACRES, MORE OR LESS
LEGAL DESCRIPTION PREPARED BY:
WILLIAM K. WRIGHT, PLS #23529
DREXEL, BARRELL & CO.
1800 38TH STREET
BOULDER, CO 80301

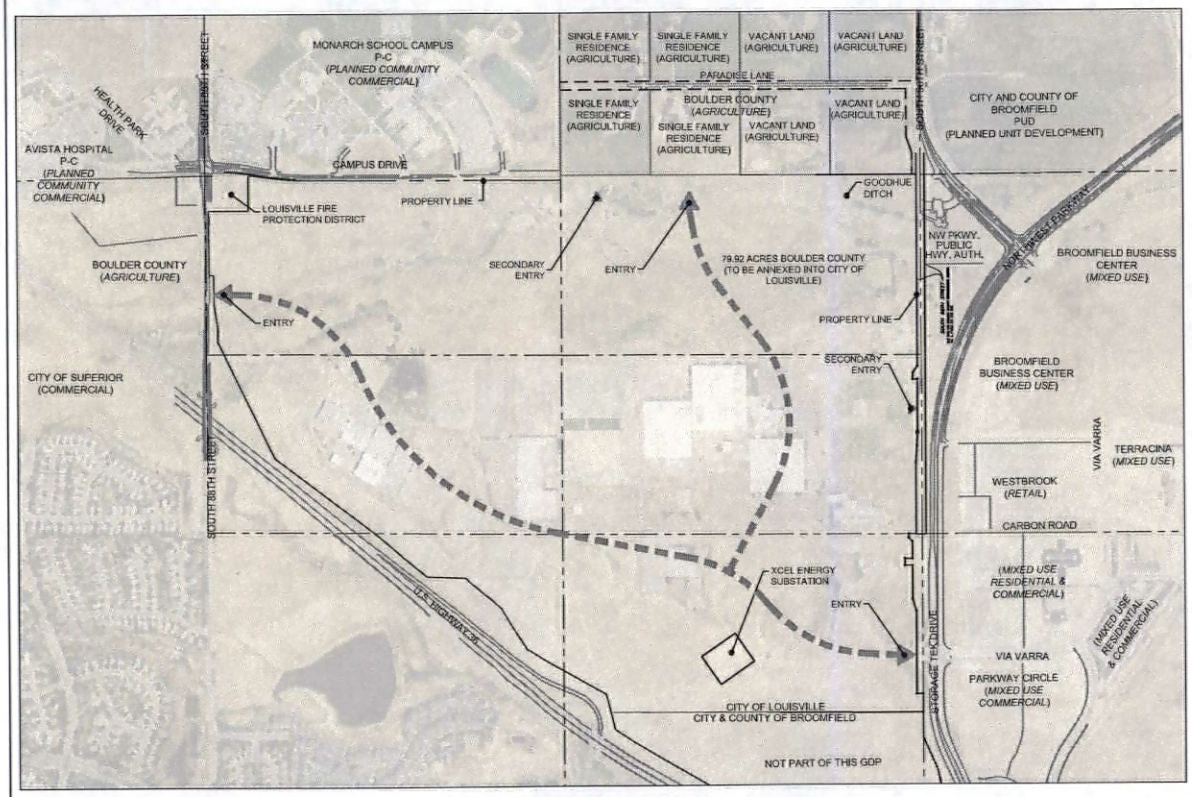
**Exhibit "B"**
**Copy of ConocoPhillips Colorado Campus General Development Plan**

# CONOCOPHILLIPS CAMPUS

## GENERAL DEVELOPMENT PLAN

A PART OF THE SOUTH HALF OF SECTION 20, THE NORTH HALF OF SECTION 29,
TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.

SHEET 1 OF 1




GENERAL DEVELOPMENT PLAN

400 200 0 400 800

SCALE: 1" = 400'

## GENERAL NOTES:

1. DEVELOPMENT SHALL CONFORM AND BE CONSISTENT WITH THE LOUISVILLE MUNICIPAL CODE AND THE COMMERCIAL DEVELOPMENT DESIGN STANDARDS AND GUIDELINES UNLESS OTHERWISE WAIVED OR MODIFIED BY THE CITY COUNCIL THROUGH THE PUD DEVELOPMENT PLAN PROCESS.
2. THE CAMPUS SECURITY BOUNDARY WILL NOT EXTEND OUTSIDE OF THE SITE BOUNDARY.
3. TRAFFIC CIRCULATION PATTERNS DEPICTED WITHIN AND ACROSS LOT A REPRESENT INTERNAL PRIVATE DRIVES AND ARE CONCEPTUAL ONLY AND SUBJECT TO MODIFICATION.
4. EXISTING FREE STANDING CMRS FACILITIES WITHIN LOT A SHALL CONSTITUTE A PERMISSIBLE NON-CONFORMING USE.
5. PUBLIC LAND DEDICATION OF AT LEAST 12% WILL COMPLY WITH SECTION 16.16.280.B OF THE LOUISVILLE MUNICIPAL CODE.

## SITE INFORMATION

| | |
|---|---|
| GROSS DEVELOPABLE AREA (PUD BOUNDARY): | 292.0±3 ACRES (MAXIMUM 0.15 F.A.R.) |
| ZONING: | PLANNED COMMUNITY ZONED DISTRICT (PCZD) - COMMERCIAL WITH PUD-C OVERLAY |
| PLANNED ACCESS: | NORTHWEST PARKWAY CAMPUS DRIVE, SOUTH 88TH STREET |

## PERMITTED USES

| PERMITTED USE | COMMENTS / REMARKS | PARKING REQUIREMENTS |
|---|---|---|
| PROFESSIONAL, BUSINESS AND ADMINISTRATIVE OFFICES | - | 4 / 1,000 S.F. |
| EDUCATIONAL AND TRAINING FACILITIES | MEETING ROOMS AND SOCIAL SPACE FOR EMPLOYEES AND VISITORS | 0.5/1000 S.F. |
| PRIVATE SHORT TERM LODGING FOR CONOCOPHILLIPS EMPLOYEES AND GUESTS | OVERNIGHT ACCOMMODATIONS FOR EMPLOYEES/VISITORS | 0.5 / ROOM |
| PEDESTRIAN PLAZAS AND PEDESTRIAN WAYS | - | - |
| PRIVATE, NONCOMMERCIAL RECREATIONAL AND SOCIAL FACILITIES | - | 1 / 1,000 S.F. |
| PARKING LOTS AND PARKING BUILDINGS | SURFACE AND STRUCTURED PARKING | - |
| CAMPUS ORIENTED CHILDCARE CENTER | PRIVATE CHILDCARE FOR EMPLOYEES | 1.5 SPACES PER TEACHER PLUS ONE SPACE PER ADMINISTRATIVE EMPLOYEE |
| RESEARCH/OFFICE AND CORPORATE USES AND FACILITIES FOR THE RESEARCH, DEVELOPMENT, MANUFACTURING, FABRICATION, PROCESSING, OR ASSEMBLY OF SCIENTIFIC OR TECHNICAL PRODUCTS, OR OTHER PRODUCTS | - | 1.25 / 1,000 S.F. |
| BUILDING MOUNTED CMRS FACILITIES | - | - |
| CAMPUS ORIENTED FOOD SERVICE | RESTAURANTS, CAFETERIAS, OR CAFES FOR USE BY EMPLOYEES/VISITORS INTEGRATED THROUGHOUT THE CAMPUS | - |
| COMMERCIAL USES, INCLUDING BUT NOT LIMITED TO BUILDING CONTRACTORS' EQUIPMENT YARDS, TRANSPORTATION CENTERS AND SERVICES, WAREHOUSES, AND STORAGE FACILITIES | STORAGE OF MATERIALS IN SUPPORT OF THE CAMPUS RESEARCH AND DEVELOPMENT FACILITY. HELIPAD (SPECIAL REVIEW USE) | 1 / 1,000 S.F. |
| PRIVATE UTILITY USES | TO ALLOW THE EXISTING SANITARY LIFT STATION, POTENTIAL SUBSURFACE GEO EXCHANGE FIELD, SOLAR PANELS, BUILDING MOUNTED WIND POWERED ELECTRICAL GENERATION FACILITIES, AND CENTRAL MECHANICAL, ELECTRICAL, AND PLUMBING FACILITY | - |
| OTHER USES AS ESTABLISHED BY THE CITY COUNCIL AS FOUND TO BE SPECIFICALLY COMPATIBLE FOR COMMERCIAL AND OFFICE PLANNING AREAS | - | - |

## YARD AND BULK REQUIREMENTS

1. MAXIMUM BUILDING HEIGHTS PROPOSED ON THE PUD DEVELOPMENT PLAN EXCEED LIMITATIONS SET FORTH IN THE COMMERCIAL DEVELOPMENT DESIGN STANDARDS AND GUIDELINES (CDDSG). BUILDING HEIGHTS ARE EXPECTED TO RANGE FROM 35' IN SOME AREAS, TO 60' OR 80' IN OTHER AREAS. PROPOSED MAXIMUM BUILDING HEIGHTS IN EXCESS OF CDDSG REQUIREMENTS REQUIRE CITY COUNCIL APPROVAL, EITHER BY SEPARATE VESTING AGREEMENT OR THROUGH THE PUD DEVELOPMENT PLAN REVIEW PROCESS, AND ARE NOT APPROVED BY THIS GDP.

MINIMUM BUILDING SETBACKS
(FOR BUILDING FOOTPRINTS LESS THAN OR EQUAL TO 30,000 GROSS SQUARE FEET)

STREET R.O.W. LINE:

| | |
|---|---|
| ARTERIAL STREET | 30 FT. |
| COLLECTOR STREET | 20 FT. |
| INTERNAL/PRIVATE DRIVE | 10 FT. |

(FOR BUILDING FOOTPRINTS GREATER THAN OR EQUAL TO 30,000 GROSS SQUARE FEET)

STREET R.O.W. LINE:

| | |
|---|---|
| ARTERIAL STREET | 50 FT. |
| COLLECTOR STREET | 40 FT. |
| INTERNAL/PRIVATE DRIVE | 10 FT. |

MINIMUM PARKING SETBACKS
(FROM ALL PERIMETER PROPERTY LINES OR RIGHTS-OF-WAYS)

| | |
|---|---|
| PROPERTY LINES ADJACENT TO U.S. 36 | 40 FT. |
| ARTERIAL STREET R.O.W. | 25 FT. |
| COLLECTOR STREET R.O.W. | 15 FT. |
| INTERNAL/COMMON PROPERTY BOUNDARY | 10 FT. |

## CERTIFICATIONS/SIGNATURE BLOCKS

CITY COUNCIL CERTIFICATION:

APPROVED THIS ____ DAY OF _____, 20____ BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO.

ORDINANCE NO. _____ SERIES _____.

CITY SEAL

MAYOR SIGNATURE

CITY CLERK SIGNATURE

PLANNING COMMISSION CERTIFICATION:

APPROVED THIS ____ DAY OF _____, 20____ BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO.

RESOLUTION NO. _____ SERIES____.

CLERK AND RECORDER CERTIFICATE - COUNTY OF BOULDER, STATE OF COLORADO:

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT ____ O'CLOCK ____ M., THIS ____ DAY OF _____, 20____ AND IS RECORDED IN

PLAN FILE _____ FEE _____ PAID _____ FILM NO. _____ RECEPTION _____.

CLERK AND RECORDER

DEPUTY

OWNERSHIP SIGNATURE BLOCK:

BY SIGNING THIS GDP, THE OWNER ACKNOWLEDGES AND ACCEPTS ALL THE REQUIREMENTS AND INTENT SET FORTH IN THIS GDP. WITNESS OUR HANDS AND SEALS.

THIS ____ DAY OF _____, 20____.

OWNER
CONOCOPHILLIPS COMPANY
A DELAWARE CORPORATION

BY: SIGNATURE

TITLE

NOTARY NAME AND SIGNATURE

MY COMMISSION EXPIRES _____.

2100 E 5TH AVENUE
Denver, CO 80206 USA
t +1 303 832 1712
f +1 303 832 1712
PLANNER / LANDSCAPE ARCHITECT

CONSULTANTS OF COLORADO, INC.
CIVIL ENGINEERS LAND SURVEYORS
7901 E. Belleview Avenue
Suite 150
Englewood, CO 80111
Tel: (720) 482-9526
Fax: (720) 482-9546
CIVIL ENGINEER

Dietzel, Burrell & Co.
Engineers/Surveyors
1800 38th Street
Boulder, CO 80301
Tel: (303) 442-4338
Fax: (303) 442-4373
SURVEYOR

| ISSUE / REVISION | DATE |
|---|---|
| GDP SUBMITTAL | 11/13/09 |
| RESUBMITTAL | 2/01/2010 |
| RESUBMITTAL | 3/02/2010 |
| RESUBMITTAL | 3/30/2010 |

CONOCOPHILLIPS CAMPUS
2270 SO. 88TH STREET
LOUISVILLE, CO

GENERAL DEVELOPMENT PLAN

| | |
|---|---|
| DRAWN | TEAM |
| CHK | TEAM |
| PROJ # | 10-0100 JB |

SHEET NUMBER

1 OF 1

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# INTERGOVERNMENTAL AGREEMENT
# SOUTHEAST BOULDER COUNTY, SOUTH 96TH STREET, DILLON ROAD, AND US 287 AREA COMPREHENSIVE DEVELOPMENT PLAN

This Intergovernmental Agreement by, between and among the City of Broomfield, a Colorado home rule municipal corporation (Broomfield); the City of Lafayette, a Colorado home rule municipal corporation (Lafayette); the City of Louisville, a Colorado statutory city (Louisville); and the County of Boulder, a body politic and corporate of the State of Colorado (Boulder County); (collectively the "Parties") is made to be effective on the 18th day of February, 1999.

WITNESSETH:

WHEREAS, 29-20-101 et seq., C.R.S. as amended, enables the Parties to enter into Intergovernmental Agreements to plan for and regulate land uses, in order to minimize the negative impacts of development on the surrounding areas and protect the environment, and specifically authorizes local governments to cooperate and contract with each other for the purpose of planning and regulating the development of land by means of a "comprehensive development plan"; and

WHEREAS, in order to ensure that the unique and individual character of Broomfield, Lafayette, and Louisville, respectively, are preserved, the Parties believe that a comprehensive development plan which recognizes the annexed areas and development approved by each community, accompanied by binding commitments by the responsible jurisdictions for the preservation of the rural character of surrounding lands as identified within the Plan Area, is in the best interest of the citizens of each of the Parties; and

WHEREAS, the prohibition of rezoning or other discretionary land use approvals by Boulder County and of annexation or development by Broomfield, Lafayette or Louisville of certain lands within the Plan Area, is intended to preclude increased development and urban sprawl which would obliterate the boundaries of Broomfield, Lafayette, and Louisville and would, if permitted in the unincorporated area, require the provision of urban services by Boulder County, in contravention of provisions of the Boulder County Comprehensive Plan; and

WHEREAS, the parcels designated City Preservation do not currently have city utility services; and

WHEREAS, the Denver Regional Council of Governments, the transportation planning agency in which this Plan area is located, has adopted a Metro Vision 2020 plan calling for urban growth boundaries which serve to preserve individual communities through rural development and/or open space buffers separating such communities; and

WHEREAS, the Parties desire to enter into this Intergovernmental Agreement in order to plan for and regulate the use of the lands within the Plan Area through joint adoption of a mutually binding and enforceable comprehensive development plan; and

WHEREAS, the Parties find that designating a portion of the Plan Area to remain as rural development for the purpose of preserving a community buffer serves the economic and civic interest of their citizens and meets the goals of the Boulder County Comprehensive Plan; and

WHEREAS, the Parties anticipate the location of a multi-modal roadway to serve the transportation needs of the citizens, hereinafter referred to as the "Northwest Parkway"; and

WHEREAS, with respect to the rezoning and other land use regulatory actions required pursuant to this Agreement, the Parties find that the proposed Northwest Parkway is intended primarily to serve as a major throughway providing relief from congestion at its interchanges at U.S. 36, U.S. 287, and I-25; that, for the Parkway to serve this purpose, it is essential that further development in the Rock Creek valley be limited, so that traffic-generating uses in the valley do not use up the traffic carrying capacity of the Parkway and surrounding transportation infrastructure, and so that the need for additional or expanded local access points with the Parkway is limited into the future; and

WHEREAS, with respect to the annexation provisions herein, the Parties declare that the rural preservation designations and land use regulations contained in this Agreement affect the future development of each municipality. Consistent with the municipal annexation, utility service, and land use laws of the State of Colorado, this Agreement, including specifically the annexation and utility service portions hereof, is intended to encourage the natural and well-ordered future development of each Party; to promote planned and orderly growth in the affected areas; to distribute fairly and equitably the costs of government services among those persons who benefit therefrom; to extend the government, services, and facilities to the affected areas in a logical fashion; to simplify providing utility services to the affected areas; to simplify the governmental structure of the affected areas; to reduce and avoid, where possible, friction between the Parties; and to promote the economic viability of the Parties; and

WHEREAS, the functions described in this Agreement are lawfully authorized to each of the Parties which perform such functions hereunder, as provided in article 20 of title 29; part 1 of article 28 of title 30; part 1 of article 12 of title 31; and parts 2 and 3 of article 23 of title 31, C.R.S., as amended; and

WHEREAS, 29-1-201, et seq., C.R.S., as amended, authorizes the Parties to cooperate and contract with one another with respect to functions lawfully authorized to each of the Parties and the people of the State of Colorado have encouraged such cooperation and contracting through the adoption of Colorado Constitution, Article XIV, 18(2); and

WHEREAS, the Parties have each held hearings after proper public notice for the consideration of entering into this Agreement and the adoption of a comprehensive development plan for the subject lands, hereinafter referred to as the "Plan Area", as shown on the map portion of the Development Limitations attached hereto as Exhibit A;

NOW THEREFORE, in consideration of the above and the mutual covenants and commitments made herein, the Parties agree as follows:

1. **SOUTHEAST BOULDER COUNTY AREA COMPREHENSIVE DEVELOPMENT PLAN.** This Agreement, including Development Limitations (both text and map portions) attached hereto as Exhibit A, is adopted by the Parties as the Southeast Boulder County, South 96th Street, Dillon Road and U.S. 287 Area Comprehensive Development Plan (the "Plan") governing the Plan Area.

2. **CONTROLLING REGULATIONS.** Restrictions on use and development of lands within the Plan Area, as provided in Exhibit A, shall control and supersede local regulations of the Regulatory Party to the extent they conflict. For purposes of this Plan, the "Regulatory Party" is that Party having regulatory jurisdiction over the subject property at the time, or seeking to acquire jurisdiction through annexation. A Party shall be deemed to be "seeking" annexation as of the date when an annexation petition is filed. No Party shall agree with any landowner or other person or entity interested in any parcel within the Plan Area to allow any use or development which does not comply with the Plan without first obtaining a Plan Amendment as set forth herein.

2.1 The Parties each agree to undertake all steps to adopt procedures, plans, policies, and ordinances or other regulations as may be necessary to implement and enforce the provisions of this Plan. Any Party adopting such procedures, plans, policies, ordinances or regulations shall give each of the other Parties sufficient advance notice of such action as will enable such Parties, if they so desire, to comment upon the planned actions of that Party.

2.2 To the extent this Plan is silent as to a particular land use matter, existing local land use regulations of the Regulatory Party having jurisdiction over the property, as amended from time to time, shall control.

3. **RURAL PRESERVATION AREA.** Broomfield, Lafayette, and Louisville each agree that they will immediately disclose to the other any and all

instances in which they are approached by landowners in the Rural Preservation Area seeking annexation. Further, Broomfield, Lafayette, and Louisville each commit that they are not currently pursuing any annexations within the Rural Preservation Area.

3.1 The Map portion of Exhibit A shows certain lands within the Plan Area which are designated "Rural Preservation Area". These lands are intended to remain within the unincorporated area of Boulder County, subject to Boulder County's land use regulatory jurisdiction as limited in the text portion of Exhibit A. Broomfield, Lafayette, and Louisville each agree that it will not initiate or approve an annexation of any portion of any of the lands shown as "Rural Preservation Area" on the Map portion of Exhibit A without first obtaining approval of a Plan Amendment as provided for herein.

3.2 By authorizing the execution of this Agreement, the City Councils of Broomfield, Lafayette, and Louisville each respectively finds and declares that there is no community of interest between the lands designated "Rural Preservation Area" on the Map portion of this Plan with their respective jurisdictions, either Broomfield, Lafayette, or Louisville; that none of these lands is urban nor is likely to urbanize within the term of this Plan; and that none of these lands is currently integrated with, nor for the term of this Plan will any of them be capable of being integrated with their respective jurisdictions, either Broomfield, Lafayette, or Louisville.

4. **TRANSPORTATION SYSTEM.** The proposed Northwest Parkway is part of an overall roadway network whose components are part of an interdependent system.

4.1 NORTHWEST PARKWAY. Boulder County currently regulates the site selection of arterial or collector highways, pursuant to §24-65.1-101 et seq., C.R.S. Boulder County agrees that the acquisition of right-of-way for the Northwest Parkway as indicated on Exhibit A approximately 300 feet in width and the construction of the roadway, across the parcels shown on Exhibit A to contain potential right-of-way, and along an alignment reasonably conforming to that shown on Exhibit A shall be exempt from the guidelines and regulations adopted by Boulder County pursuant to §24-65.1-101 et seq., C.R.S. if the right-of-way does not encroach more than 50 feet into the Rock Creek Farm Open Space. Additional encroachment into the Rock Creek Farm Open Space may be allowed only at the discretion of Boulder County. Where necessary for on/off ramps at interchanges and for slope easements at interchanges and overpasses, the width may exceed 300 feet to the extent of such necessity.

While the final design of the roadway is to be determined at a later date, the Parties agree to the following:

4.1.1 The Parties agree that the use of any more than the northerly 50 feet of the Rock Creek Farm Open Space area shall in all circumstances require the express consent of Boulder County. For purposes of

this Agreement, the Rock Creek Farm Open Space consists of the open space properties owned by Boulder County in sections 22, 27 & 28, T1S, R69W, 6th PM. The construction of connector roads will be permitted as a part of the Parkway project. Intersections, interchanges, and overpasses on the Northwest Parkway shall be as indicated on Exhibit A. The foregoing provisions of this paragraph notwithstanding, the right-of-way for the Parkway shall be located sufficiently far south in the NW1/4 of Section 22, T1S, R69W, 6th PM, as shown on Exhibit A, so as to avoid the Kilker homestead building cluster.

4.1.2 The Parties will support an access point at U.S. 287. The parties agree to support a request to the Colorado Department of Transportation for such access. Preferred access will be through the construction of an Urban Interchange as shown on Exhibit A.

4.1.3 The Parties will support the roadway designed as a multi-modal facility within a right-of-way, approximately 300 feet in width, within an alignment that provides buffering between communities.

4.1.4 When determining the final location of the roadway corridor within the Plan Area as shown on Exhibit A, the Parties agree to take into account environmental and economic factors, as well as any other appropriate issues. In making this determination for the roadway corridor location west of U.S. 287 in the vicinity of Dillon Road, the Parties agree to also take into consideration the interests of the homeowners whose homes front on Dillon Road in this area.

4.1.5. As conceptually shown on Exhibit A, a continuous Dillon Road connection will be provided across the U.S. 287 corridor. The exact alignment will be determined at a later date. The Dillon Road alignment will avoid floodplain and riparian areas as much as possible and the location of the Dillon Road crossing of U.S. 287 will be subject to State approval. Furthermore, the conceptual design of the U.S. 287 interchange, at a reasonable cost, shall be subject to review by the city council of Lafayette, prior to the financing of the Parkway.

4.1.6 The Parties agree to cooperate and assist any of the other Parties in their efforts to acquire right-of-way for the Northwest Parkway within their jurisdictions, within the Plan Area. Such cooperation and assistance may include, but shall not require, any Party's use of the power of eminent domain, contribution of funds, or provision of land for such right-of-way.

4.1.7 The Parties will not object to the construction of the Northwest Parkway and the conceptual alignment for the roadway as shown on Exhibit A with a permitted variation of 50 feet from the center line. The Parties consent (1) to the creation of a public entity or entities pursuant to state statutes in effect as of the date of this agreement (including public highway authorities established pursuant to §43-4-501, et seq., C.R.S. and metropolitan districts established pursuant to §32-1-101, et seq., C.R.S.,) to construct the Northwest Parkway, and to that entity's or entities' inclusion of Northwest Parkway right-of-way only within the boundaries of such entity or entities; (2) to the construction of the Northwest Parkway within the Parties' boundaries and within the corridor

shown in Exhibit A; and (3) to the exercise of the power of eminent domain by the entity or entities within the Parties' boundaries to acquire real property on which to construct the Northwest Parkway, which exercise shall (a) be in a manner so as to create no liability to the Parties or (b) be accompanied by an indemnification of the Parties by the entity or entities, to the extent permitted by law, for any loss or damage arising from the exercise of the power of eminent domain.

Notwithstanding anything in this subsection 4.1.7 to the contrary, where a public highway authority, in the exercise of eminent domain for right-of-way purposes, must condemn an additional portion of a parcel as an uneconomic remainder attendant, the Parties consent to such condemnation, and such parcel shall thereafter be used in accordance with the provisions of this Agreement and Plan, except that the Party in whose jurisdiction such parcel is located shall have an option to purchase such parcel for open space purposes at the price paid by the public highway authority, and the consent given to the extraterritorial condemnation by the authority is expressly conditioned upon the grant of such option by the authority to that Party.

4.1.8 Except for the consents set forth in subsection 4.1.7, the Parties expressly reserve and retain all rights, remedies, and authorities available under the Public Highway Authority law, C.R.S. §43-4-501 et seq. and the Special District Act, C.R.S. §32-1-101 et seq. Such rights specifically include, but are not limited to, the right to withhold consent to the authority's exercise of eminent domain outside its boundary but within the boundaries of the Parties, the right to refuse to allow the imposition of highway expansion fees or other impact fees by an authority within that Party's jurisdiction, and the right to withhold consent to the inclusion of any property other than Parkway right-of-way within the boundaries of the authority.

4.1.9 Design drawings for the construction of the Parkway shall be submitted to all Parties for review and comment regarding technical engineering issues such as drainage and grading.

**4.2 AREA ROAD IMPROVEMENTS** The four roadway improvements listed below are critical to the function of the overall transportation system. In order to assure the construction of these roadway improvements, the Parties agree to pursue funding through at least one or more of the following methods:

I. Special improvement district
II. Transportation Improvement Program funds through the Denver Regional Council of Governments
III. Impact fees
IV. State Transportation funds
V. Northwest Parkway financing proceeds, tolls, or other revenues

4.2.1 <u>South 96th Street.</u> The Parties will support the construction of a four-lane extension of South 96th Street as conceptually shown on Exhibit A. The parties will support an application through the Denver Regional Council

of Governments (DRCOG) process for inclusion of this project on the Transportation Improvement Plan (TIP), with Louisville as the sponsoring agency.

4.2.2 West Midway Boulevard. The Parties will support extension of West Midway Boulevard to connect with Industrial Lane and an extension of Industrial Lane to connect with South 96th Street as shown on Exhibit A. The parties will support an application through the DRCOG process for inclusion of this project on the TIP, with Broomfield as the sponsoring agency.

4.2.3 South Boulder Road. The Parties will support extension of South Boulder Road from S. 120th St. eastward to Lowell Boulevard to provide access to a future Northwest Parkway interchange. The Parties will support an application through the DRCOG process for inclusion of this project on the TIP, with Lafayette as the sponsoring agency.

4.2.4 U.S. 36. The Parties will not oppose the interchange improvements at U.S. 36 and South 96th Street, including construction of directional ramps and transit facilities. Additionally, the Parties will not oppose interchange improvements at U.S. 36 and McCaslin Boulevard, consisting of construction of directional ramps and transit facilities within the right-of-way existing as of the date of this agreement and within 1,000 feet of the existing interchange.

**4.3 ALLOCATION OF PARKWAY FINANCING PROCEEDS** The parties agree, and the consents set forth in subsection 4.1.7 are expressly conditioned upon the requirements, that a minimum of $22 million will be allocated from the Parkway financing proceeds for right-of-way acquisition, design engineering and the construction of South 96th Street pursuant to 4.2.1., of West Midway Boulevard pursuant to 4.2.2. and of a Dillon Road connection across the U.S. 287 corridor pursuant to 4.1.5. and that a minimum of $10 million will be allocated from Parkway financing proceeds for open space and conservation easement acquisition. An illustrative allocation is as follows - actual totals for the Parkway financing proceeds may vary depending upon financing and Parkway design:

| | |
|---|---|
| Total bond issue | $255M |
| Open space and conservation easement allocation | $ 10M* |
| Roads allocation | $ 22M (see table below) |

* To be provided equally to Broomfield and Louisville for perpetual conservation easement or fee title land purchases for five years after the Parkway financing proceeds are made available and after which, the parties will agree on the allocation of remaining funds. If Broomfield and Louisville expend funds for permanent conservation easements or fee title land purchases in advance of Parkway financing proceeds being available, Broomfield and Louisville are entitled to be reimbursed equally when such proceeds are available. To the extent these acquisitions are

totally funded by bond proceeds, title to the properties so acquired shall vest in the Public Highway Authority or other entity which issued the bonds, with an undivided interest in a conservation easement ensuring preservation of such properties as open space granted to or reserved by each of the Parties.

| Road Priority for Minimum $22M Listed Above** | |
|---|---|
| 1 | Dillon Road |
| 2 | South 96th Street |
| 3 | West Midway Boulevard |

** Any remaining funds after projects are completed will be applied to implementation of the Northwest Parkway.

No Party which is a member of any public highway authority established to create the roadway referred to herein as the Northwest Parkway shall permit its representative(s) on the Board of Directors of said authority to authorize a bond issue to finance Northwest Parkway right-of-way acquisition or construction costs by the authority without inclusion of the $10 million for perpetual conservation easements and fee title land acquisition or without inclusion of the $22 million for road improvements as provided in this section. Further, the consents set forth under subsection 4.1.7 of this Agreement are expressly conditioned upon the requirements that the governing body(ies) of the entity(ies) created to construct the Northwest Parkway will include in and make available from the Northwest Parkway financing proceeds the $10 million for perpetual conservation easement and fee title land acquisitions and the $22 million for road improvements as provided in this section, and that such entity(ies) will exercise its powers and construct the Northwest Parkway in accordance with this Agreement. No consent set forth under subsection 4.1.7 shall benefit such entity(ies) until the governing body(ies) of the entity(ies) has executed a consent stating it agrees to be bound by these requirements, which consent shall be delivered to, run in favor of, and enforceable by the Parties hereto.

Conservation easements and lands purchased in fee shall be held for the purposes set forth in §5.4 of the Plan, to preclude additional development, except as specified in this agreement, on such lands in perpetuity as community buffers and to preclude additional traffic generation on the Parkway.

**5. REFERRALS.** Any application or other proposal for annexation or development on any parcel within that portion of the Plan Area designated Rural Preservation Area as set forth in Exhibit A, shall be immediately referred in writing to all Parties and no action shall be taken thereon by the referring Party until such Parties have had the opportunity to respond concerning the proposal's conformity to this Plan and other land use concerns. All such responses are to be received within 20 days of date of referral.

**6. AMENDMENTS.** This Plan contains the entire agreement

between the Parties. Any proposed amendment of the Plan affecting the jurisdiction over lands or the development regulation of lands must be referred to the Parties by the Regulatory Party, or by any Party seeking to become the Regulatory Party through annexation. Amendment of the Plan shall take place only upon approval by resolution or ordinance adopted by the governing body of each of the Parties, after notice and hearing as may be required by law. The Regulatory Party shall not approve nor permit any development or change of use of any parcel in the Plan Area by any means in a manner inconsistent with this Agreement until and unless the Plan has been amended so that the proposed development or use of such parcel is consistent with the Plan.

7. **SEVERABILITY**. If any portion of this Plan is held by a court in a final, non-appealable decision to be per se invalid or unenforceable as to any Party, the entire Agreement and the Plan shall be terminated, it being the understanding and intent of the Parties that every portion of the Agreement and Plan is essential to and not severable from the remainder.

8. **BENEFICIARIES**. The Parties, in their corporate and representative governmental capacities, are the only entities intended to be the beneficiaries of the Plan, and no other person or entity is so intended.

9. **ENFORCEMENT**. Any one or more of the Parties may enforce this Agreement by any legal or equitable means including specific performance, declaratory and injunctive relief. No other person or entity shall have any right to enforce the provisions of this Agreement.

10. **DEFENSE OF CLAIMS/INDEMNIFICATION.** If any person allegedly aggrieved by any provision of the Plan and who is not a Party to the Plan should sue any Party concerning such Plan provision, such Party shall, and any other Party may, defend such claim upon receiving timely and appropriate notice of pendency of such claim. Defense costs shall be paid by the Party providing such defense.

Notwithstanding the foregoing, if the claim concerns the designation of property as "Rural Preservation Area," Boulder County shall provide defense in such action. If the claim concerns the designation of property as "City Preservation," the responsible city Party shall provide such defense.

In the event that any person not a Party to the Plan should obtain a final money judgment against any Party who is not the Regulatory Party for the diminution in value of any regulated parcel resulting from regulations in the Plan, or regulations adopted by the Regulatory Party implementing the Plan, the Regulatory Party shall, to the extent permitted by law, indemnify such Party for the amount of said judgment.

11. **GOVERNING LAW AND VENUE.** This Agreement shall be governed by the laws of the State of Colorado and venue shall lie in the County

of Boulder.

**12. TERM AND EFFECTIVE DATE.** This Agreement shall become effective upon signature of an authorized representative of the governing bodies of the Parties. Except as provided herein, this Agreement shall remain in effect for a period of thirty (30) years from the effective date, unless terminated prior thereto by agreement of all the Parties or pursuant to the terms of section 7 above.

**13. PARTY REPRESENTATIVES.** Referrals made under the terms of this Agreement shall be sent to the Parties' representatives as follows:

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Page: 11 of 22
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| ENTITY: | REPRESENTATIVES: |
|---|---|
| County of Boulder | Director, Land Use Department<br>P.O. Box 471<br>Boulder, CO 80306 |
| City of Broomfield | City Manager<br>1 DesCombes Dr.<br>Broomfield, CO 80020 |
| City of Lafayette | City Administrator<br>1290 S. Public Rd.<br>Lafayette, CO 80026 |
| City of Louisville | City Administrator<br>749 Main St.<br>Louisville, CO 80027 |

Name and address changes for representatives shall be made in writing, mailed to the other representatives at the then current address.

THIS AGREEMENT made and entered into to be effective on the date as set forth above.

CITY OF BROOMFIELD

By: William M. Berens
William Berens, Mayor

2/18/99
Date

ATTEST:

Vicki Mary
City Clerk

APPROVED AS TO FORM:

Roy S. Howard
Roy S. Howard, City Attorney

CITY OF BROOMFIELD CORPORATE SEAL STATE OF COLORADO

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Page: 12 of 22
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D 0.00

CITY OF LAFAYETTE

By: Carolyn McIntosh
Carolyn McIntosh, Mayor

8/18/99
Date

ATTEST:

City Clerk

APPROVED AS TO FORM:

Patricia C. Tisdale
Patricia C. Tisdale, City Attorney

CITY OF LOUISVILLE

By: Tom Davidson
Thomas Davidson, Mayor

2-18-99
Date

ATTEST:

City Clerk

APPROVED AS TO FORM:

Samuel J. Light, City Attorney

Boulder County Clerk, CO AG R 9.00
1916399
Page: 13 of 22
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COUNTY OF BOULDER
BY: BOARD OF COUNTY COMMISSIONERS

By: Ronald K Stewart
Ronald K. Stewart

2-18-99
Date

ATTEST:

Susan M. Ashcraft
Clerk to the Board

APPROVED AS TO FORM:

H. Lawrence Hoyt
H. Lawrence Hoyt, County Attorney

SEAL OF BOULDER COUNTY, COLORADO

EXHIBIT A
(text portion)

# SOUTHEAST BOULDER COUNTY 96TH STREET, DILLON ROAD AND U.S. 287 AREA IGA COMPREHENSIVE DEVELOPMENT PLAN

**1. INTRODUCTION.** This Comprehensive Development Plan (hereinafter "CDP") has been jointly developed and adopted by the Parties, and is entered into by Intergovernmental Agreement of said entities.

1.1 These Development Limitations are intended to provide specific land use and development restrictions governing the "Rural Preservation Area" parcels, the "City Preservation Area" parcels and the "City Open Space Area" parcels located within the Plan Area, the boundaries of which are set forth on the attached Map.

## 2. DEFINITIONS.

2.1 DEVELOPMENT: Construction or establishment of structures, parking areas, and/or surfaced vehicular roadways (except expansion of existing roads and except construction of the "Northwest Parkway" or a successor thereto along the alignment shown on Exhibit A), or establishment of new land uses.

2.2 PLAN AREA: Lands included within the boundaries of the designated Plan Area as set forth on the Map, including right-of-way, setback areas, and parcels subject to the Plan's Development Limitations.

2.3 STRUCTURE: Anything which is built or constructed, including but not limited to an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner, but excluding fences, retaining walls not over 6 feet in height, and buried utility lines.

## 3. DEVELOPMENT LIMITATIONS ON RURAL PRESERVATION AREA PARCELS.

3.1 For parcels designated Rural Preservation Area on the Map, those existing uses of such parcels which conform to Boulder County's regulations, or which are legally nonconforming, shall be permitted to continue, either as legal or legal nonconforming uses. No density increase beyond the limits currently permissible under the Boulder County Land Use Code shall be approved for any such parcel, nor shall any such parcel be annexed to any municipal Party, unless the same is approved through the Plan amendment

procedure set forth in Section 6 of the Agreement above.

3.2 Pursuant to regulations in the Boulder County Land Use Code as it may exist from time to time, parcels within the Rural Preservation Area may be "sending parcels" for purposes of transferring development rights (TDRs). However, such parcels shall not serve as "receiving parcels" without amendment of this Agreement. TDR units shall not be "sent" from parcels designated in this Agreement as Rural Preservation Area to be located upon a receiving site within the adopted comprehensive plan area of a municipal Party without the consent of the interested Party or Parties.

3.3 Development on parcels for which "vested rights" for further development have been acquired through an estoppel against Boulder County precluding the prohibition of such development established by a final, non-appealable court judgment in a proceeding of which the other Parties have been given timely notice and the opportunity to join or intervene shall be permitted to the extent such development is in conformance with the rights so acquired and occurs within the vested period.

3.4 Establishment of uses and development in conformance with the zoning (including approved PUD plans) and other land use and development regulations applicable to the property on the effective date of this Plan shall be permitted, where such uses or development continue to be permitted under the provisions of the Boulder County Land Use Code at the time at which they are sought to be established. Permission for such development shall be processed through the normal procedures otherwise established by Boulder County.

3.5 Approval of an NUPUD with residential density no greater than 2 units per 35 acres by Boulder County upon such lands is permitted pursuant to the regulations generally applicable therefor at the time of application submittal, and such approval is not for purposes of these Development Limitations an increase in density.

3.6 Any proposed use or development of any portion of the parcels designated Rural Preservation Area shall conform to the provisions of this Agreement, or, if nonconforming, shall require amendment of the Plan in the manner provided in the Agreement. Any proposed rezoning, subdivision, special use or other regulatory process, or amendment or modification of any existing zoning, PUD, special or conditional use, or subdivision plat, or issuance of a building permit, or proposed annexation, whether or not coupled with any such regulatory process, entered into for any lands designated Rural Preservation Area shall conform to the Plan, or with an approved amendment thereof, in order to be approved by the Regulatory Party.

**4. SPECIFIC PARCELS PROVISION.** References to specific parcels in this agreement will be by the Boulder County Assessor's parcel number. The attached map shows parcel numbers, acres and the current owner.

4.1 Parcels numbered 157521000034 (40.00 acres), 157521000037 (38.53 acres), 157521002001 (39.24 acres), 157521001003

(30.04 acres), 157521001001 (4.29 acres), 157521001002 (2.50 acres) and 157521001004 (2.50 acres) on the attached map, totaling 157.1 acres, are designated City Preservation Area with future use to be limited to agriculture and low density residential development. Broomfield hereby agrees to acquire a perpetual conservation easement on the above parcels that will allow additional residential use with a density of no more than 1 unit per 13 acres and will negotiate in good faith to this end.

4.2 A parcel numbered 157521000024 (1.20 acres) on the attached map is designated City Preservation Area with future use to be limited to agriculture and low density residential development. Broomfield hereby agrees to acquire a perpetual conservation easement on the above parcel that will allow additional residential use with a density of no more than 1 unit and will negotiate in good faith to this end.

4.3 A parcel numbered 157521000019 Tract "C" (8.45 acres) on the attached map is designated City Preservation Area with future use to be limited to agriculture and low density residential development. Broomfield hereby agrees to acquire a perpetual conservation easement on the above parcel that will allow additional residential use with a density of no more than 1 unit and will negotiate in good faith to this end.

4.4 Parcels numbered 157521000020 (18.00 acres), 157521000003 (40.00 acres), 157521000022(73.00 acres), 157521000001 (40.00 acres) on the attached map, totaling 171.00 acres, are designated City Preservation Area with future use to be limited to agriculture and low density residential development. Louisville hereby agrees to acquire a perpetual conservation easement on the above parcels that will allow additional residential use with a density of no more than 1 unit per 5 acres and will negotiate in good faith to this end.

4.5 A parcel numbered 157521000021 (59.00 acres) on the attached map is designated City Preservation Area with future use to be limited to agriculture and low density residential development. Broomfield hereby agrees to acquire a perpetual conservation easement on the above parcel that will allow additional residential use with a density of no more than 1 unit per 5 acres and will negotiate in good faith to this end.

4.6 A parcel numbered 157521000016 (1.00 acre) on the attached map is designated City Preservation Area with future use to be limited to agriculture and low density residential development. Broomfield hereby agrees to acquire a perpetual conservation easement on the above parcel that will allow residential use with a density of no more than 1 unit and will negotiate in good faith to this end.

4.7 A parcel numbered 157520000032 (33.70 acres) on the attached map is designated City Preservation Area with future use to be limited to agriculture and low density residential development. Louisville hereby agrees to allow residential use with a density of no more than 1 unit per 5 acres, on this parcel.

4.8 Fifty percent of a parcel numbered 157520000001 (23.15

acres) on the attached map is designated City Open Space Area with future use to be limited to open space uses. Louisville hereby agrees to allow only open space uses on this parcel.

4.9 Parcels numbered 157528000004 (13.80 acres), 157528000005 (28.91 acres), and 157528000016 (13.00 acres) on the attached map are designated City Preservation Area with future use to be limited to 10± acres for RTD transit center and park and ride facility and 46± acres for city open space and/or City Preservation Area. By agreement, Broomfield has an option to purchase the remaining acreage not needed for the transit center and park and ride facility and has allowed RTD residential use with a density of no more than one unit per five acres on 46± acres of this parcel if Broomfield does not purchase the 46± acres for open space by November 2002. Broomfield will use its best efforts to purchase all or part of remaining RTD property.

4.10 The parcel numbered 157528000003 (5.00 acres) on the attached map is designated City Preservation Area with future use to be limited to agriculture and low density residential. Broomfield hereby agrees to acquire a perpetual conservation easement on the above parcel which will limit the use to 1 residential unit.

4.11 Parcels numbered 157529000019 (2.48 acres) and 157529000010 (38.91 acres) on the attached map are designated City Preservation Area with future use to be limited to private open space. Broomfield hereby agrees to acquire a perpetual conservation easement on the above parcels that will allow private open space and will negotiate in good faith to this end.

4.12 A parcel numbered 15752000002 (51.71 acres) on the attached map is designated City Preservation Area with future use to be limited to agriculture, private open space (including a golf course use) and low density residential development. Broomfield hereby agrees to acquire a perpetual conservation easement on the above parcel that will allow additional residential use with a density of no more than 1 unit per 13 acres and will negotiate in good faith to this end.

4.13 A parcel numbered 157520000009 (78.30 acres) on the attached map is currently unincorporated Boulder County and is designated City Preservation Area; if and when annexed to the City of Louisville, future use shall be limited to agriculture and low density residential development. Louisville hereby agrees to allow residential use with a density of no more than 1 unit per 4 acres, on this parcel. Prior to annexation this parcel is designated Rural Preservation.

4.14 Parcels numbered 157515000006 (155.00+-acres), 157515000022 (3.0 acres) and 157515000023 (1.0 acres) on the attached map are designated City Preservation Area with future use to be limited to agriculture and low density residential development. Louisville hereby agrees to acquire perpetual conservation easements on the above parcels that will allow additional residential use with a density of no more than 1 unit per 5 acres and will negotiate in good faith to this end.

4.15 A parcel numbered 157521000018 (36.0 acres) on the attached map includes a portion designated as "A" (6.14 acres) titled Gateway City Open Space Area. Broomfield hereby agrees to acquire and allow only open space uses or entry feature uses on this parcel and will negotiate in good faith to this end.

4.16 Parcels numbered 157520000002, 157520000003, 157520000004, 157520000005, 157520000020, 157520000019 and 157520000007 (a total of approximately 78 acres) on the attached map are currently unincorporated Boulder County and are designated Rural Preservation Area. Future Use shall be limited to agriculture and low density residential development. Boulder County agrees to consider approval of residential use with a density of no more than 1 unit per 4.5 acres on these parcels, provided that a perpetual conservation easement limiting development to no more than 1 unit per 4.5 acres is secured as part of the approval of the new density.

4.17 A parcel numbered 157520000031 (80 acres) on the attached map is currently unincorporated Boulder County. If and when annexed to the City of Louisville, Louisville shall use its best efforts in good faith to require an undeveloped buffer along the northern side of said parcel. The parties agree that only Louisville can annex this property.

4.18 Louisville, Lafayette, and Boulder County agree to initiate a process to amend the existing Lafayette/Louisville Buffer Comprehensive Development Plan Intergovernmental Agreement between the cities of Lafayette and Louisville, to bring the Haight property (Parcel number 157515000012) into conformance with the map portion of Exhibit A.

## 5. RURAL PRESERVATION AREA.

5.1 Any properties within the Plan Area designated as Rural Preservation Area which are acquired as "open space" shall be acquired in fee or by perpetual conservation easement (as defined in §38-30.5-102, C.R.S.) for open space purposes by any one or more of the Parties, to the extent funds are appropriated and made available for such purpose. The method by which such acquisition will take place, and the terms and conditions of purchase, together with the determination of whether fee title or a perpetual conservation easement will be acquired, shall be at the sole discretion of the acquiring Party(ies).

5.2 The right-of-way necessary for construction of the Northwest Parkway or a successor roadway, as shown on Exhibit A, may be obtained at the same time that any Rural Preservation Area property which is sought to be acquired for open space (through which the proposed Northwest Parkway) alignment runs as shown on Exhibit A is acquired; or any Party may acquire the right-of-way necessary for construction of the Northwest Parkway at any other time. Any Party seeking to obtain the proposed right-of-way shall commit to the acquiring Party to purchase the right-of-way upon the same terms and at the same time as the open space acquisition. For this purpose, at the time any Party(ies) contracts to purchase such Rural Preservation Area parcel for open space purposes, such Party(ies) shall provide to each other Party(ies) an option

for purchase of the right-of-way.

5.3 Upon acquisition of any Rural Preservation parcels shown on Exhibit A, the acquiring Party shall provide to each of the other Parties an undivided interest in a perpetual conservation easement upon said lands, providing for restrictions on development and the use in accordance with the terms of this Plan and the site-specific management plan.

5.4 Open space shall serve one or more of the following functions:

(a) urban shaping between or around municipalities or community service areas and buffer zones between residential and non-residential development;

(b) preservation of critical ecosystems, natural areas, scenic vistas and area fish and wildlife habitat, natural resources and landmarks, and cultural, historical and archaeological areas;

(c) linkages and trails, access to public lakes, streams and other usable open space lands, stream corridors and scenic corridors along highways;

(d) areas of environmental preservation, designated as areas of concern, generally in multiple ownership, where several different preservation methods (including other governmental bodies' participation or private ownership) may need to be utilized;

(e) conservation of natural resources, including but not limited to forest lands, range lands, agricultural land, aquifer recharge areas, and surface water;

(f) preservation of land for outdoor recreation areas limited to passive recreational use, including but not limited to hiking, photography or nature studies, and if specifically designated, bicycling, horseback riding, or fishing;

(g) underground public facilities, including public utility mains and lines; other public facilities may be located thereon where approved by the governing bodies of each of the Parties.

5.5 Once acquired, open space may be used only for the above purposes, and shall be used in accordance with a site-specific management plan approved by the governing body of the acquiring Party(ies) after consultation with the other Parties. Until acquisition, such parcels or portions of parcels shall be subject to the Development Limitations set forth in Section 3 of this Plan.

5.6 Residents of the Cities of Broomfield, Lafayette, and Louisville shall be entitled to use the open space properties acquired by Boulder County pursuant to (and subsequent to the execution of) this Agreement to the same extent and upon the same terms and conditions as all Boulder County residents, irrespective of the county in which such city residents live.

## 6. CITY PRESERVATION AREA.

6.1 Any properties within the Plan Area designated as City Preservation Area for which perpetual conservation easements are to be

acquired shall be acquired by any one or more of the Parties. The method by which such acquisition will take place, and the terms and conditions of purchase, together with the determination of whether fee title or a perpetual conservation easement will be acquired, shall be at the sole discretion of the acquiring Party(ies). Moreover, no Party shall have any responsibility regarding the acquisition or provision of right-of-way for the Northwest Parkway pursuant to this Agreement until such conservation easement acquisitions have been completed by the other Parties or such regulatory actions have been taken by the other parties to the extent permitted by law to ensure that development on the properties conforms to the use and densities set forth in Section 4 and its subsections above. Any Party is entitled to enforce this provision through an action for specific performance, which shall expressly be understood to include the right to specifically enforce the acquisition of such properties by any Party which is in default of this provision and/or to enforce the provisions of this Agreement upon regulatory actions of any Party and development applications for any parcel subject to this Agreement. It is also expressly understood that the lack of appropriation shall not be a defense to such an action for specific performance so long as Northwest Parkway proceeds have been received and appropriated in the then current and succeeding fiscal years for open space land acquisition and that, because this provision is of the essence to this Agreement, to the extent any Party has performed any action in pursuance of this Agreement, no other Party shall thereafter renege on its obligations pursuant to this intergovernmental agreement. Nothing herein shall be deemed to affect or hinder anticipated open space acquisitions by Louisville and Boulder County in Section 17, T1S, R69W, 6th P.M.

6.2 The right-of-way necessary for construction of the Northwest Parkway or a successor roadway, as shown on Exhibit A, may be acquired by any Party(ies) at the same time that any City Preservation Area (through which the proposed "Northwest Parkway" alignment runs as shown on Exhibit A) perpetual conservation easement or fee title is sought to be acquired or any Party(ies) may acquire the right-of-way necessary for construction of the Northwest Parkway at any other time. For this purpose, at the time any Party(ies) contracts to purchase such City Preservation Area perpetual conservation easement or fee title, such Party(ies) shall provide to each other Party(ies) notice of such actions and such Party(ies) shall cooperate with other Party(ies) that wish to purchase right-of-way.

6.3 Upon acquisition of any City Preservation Area parcels shown on Exhibit A, the acquiring Party shall provide to each of the other Parties an undivided interest in a perpetual conservation easement upon said lands, providing for restrictions on development and the use in accordance with the terms of this Plan.

6.4 Within any properties within the Plan Area designated as City Preservation Area a "clustering" concept shall be encouraged wherein allowed residential units shall be concentrated on smaller lots within one portion of the property to preserve larger contiguous areas of undeveloped land,

provided maximum gross densities are not exceeded.

6.5 Each Regulatory Party shall adopt such regulations and take such regulatory actions to the extent permitted by law as necessary to ensure that development on the properties conforms to the uses and densities set forth in section 4 and its subsections above. All regulatory actions required pursuant to this Agreement shall be taken by the relevant Party within 90 days of the effective date of this Agreement. No construction of the Parkway west of U.S. 287 and governed by the Plan shall take place until all Parties have taken all regulatory actions required pursuant to this Agreement.

6.6 Should a Party(ies) exercise its power of eminent domain to obtain property interests under this agreement, the Party(ies) shall in its appraisal, performed pursuant to section 38-1-121, C.R.S., or otherwise, value the property at the fair market value based upon the zoning prior to the time of taking the regulatory action.

6.7 The city Parties hereby grant their consent to the purchase or other acquisition, including through the exercise of eminent domain, by Boulder County of any City Preservation parcel or portion thereof for open space purposes.

6.8 If the acquisitions provided for in Section 4 of this Plan, or any of them, have not occurred by January 1, 2005 and there are not sufficient Parkway financing proceeds available then to complete the acquisitions, then the Parties shall meet and negotiate in good faith a plan for financing the balance of the acquisitions, which financing plan shall be adopted by the Parties on or before July 1, 2005.

6.9 Each of the cities in which City Preservation parcels are located agrees that it shall, prior to December 31, 1999, obtain an amendment to its "urban growth boundary" in the approved DRCOG Metro Vision 2020 Plan, placing such City Preservation parcels outside that city's urban growth boundary, and agrees that, based thereon, it will not extend urban utility services to said properties during the term of this Agreement and Plan; except that a city may extend such services to a cluster development authorized by subsection 6.4 and existing homes within the City Preservation Area; and except that no city Party shall be deemed in breach of this provision if required to provide any such services pursuant to a final, non-appealable court order or judgment. Any such amendment, however, shall not be required if said amendment would prevent any city Party from providing said parcels with water and sewer service at the density levels provided under Section 4 Specific Parcels Provision.

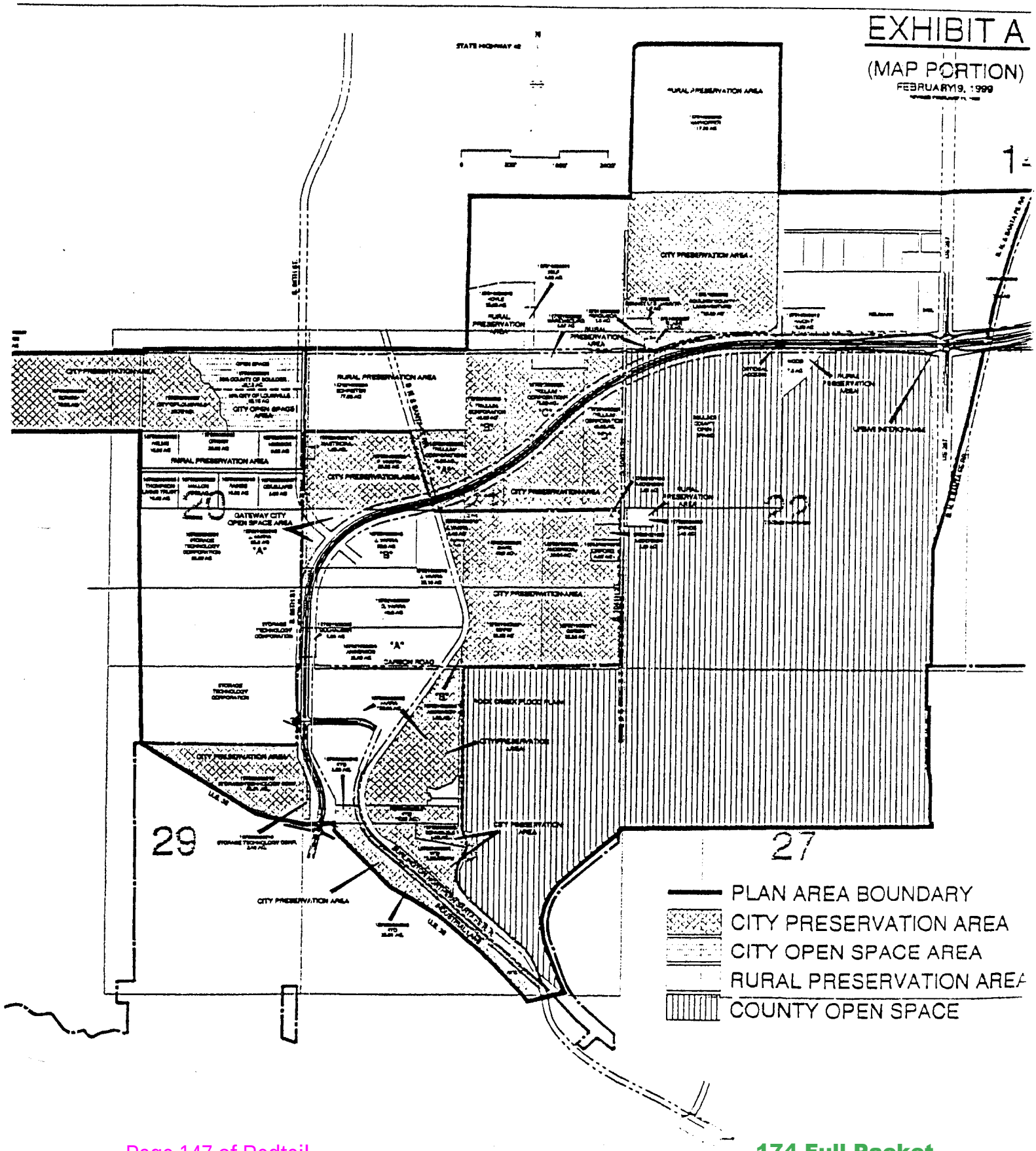
EXHIBIT A
(MAP PORTION)
FEBRUARY 19, 1999
STATE HIGHWAY 42
RURAL PRESERVATION AREA
CITY PRESERVATION AREA
CITY OPEN SPACE AREA
GATEWAY CITY OPEN SPACE AREA
CARBON ROAD
29
27
PLAN AREA BOUNDARY
CITY PRESERVATION AREA
CITY OPEN SPACE AREA
RURAL PRESERVATION AREA
COUNTY OPEN SPACE

City of Louisville
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**Open Space Advisory Board Meeting Minutes**
Wednesday December 11, 2019, 7:00pm

Louisville Public Library: First Floor Meeting Room
951 Spruce Street

1. **Call to Order**
Laura called the meeting to order at 7:00 pm.

2. **Roll Call**
Board Members Present: Laura Scott Denton, Peter Gowen, Fiona Garvin, Helen Moshak, Missy Davis, Mike Schantz, David Blankinship, Tom Neville
Board Members Absent: None.
City Council Members Present: None
Staff Members Present: Ember Brignull, Nathan Mosley

3. **Approval of Agenda**
Peter proposed to revise the agenda as follows: put Board Member Appreciation last. Tom seconded. The motion did not pass.

Peter then moved to approve the agenda as written. Tom seconded. The motion passed unanimously.

4. **Approval of Previous Meeting's Minutes**
Peter moved to approve the minutes as written. Tom seconded. The motion passed unanimously.

5. **Staff Updates**
See updates provided by Ember Brignull on page 6 of the Dec. 2019 OSAB Meeting packet.

A. Change Regarding City Council Liaisons to Boards: Nathan reported that Mayor Stoltzmann decided not to appoint Board Liaisons, but instead to initiate a single annual meeting for each Board with Council as a working group. Mike, Laura and Helen expressed concern that a critical communication link between Council & boards will be lost. Fiona noted that Jeff Lipton and Bob Muckle, as Council Liaisons, provided additional Council perspective which has been very important for OSAB to discuss issues effectively. Nathan told Board members that he would try to serve as a communication conduit if needed.

B. Update on Elephant Park Playground: Nathan noted playground equipment will be replaced and that swing set is being re-located to better separate playground and Open Space.

C. Nathan reported that City Council has been working on their 2020 work plan. The items that affect Open Space most closely are: (1) continue to finalize Open

Space zoning and (2) review herbicide use & update weed management plan. Ember and Nathan will be working with City Council to finalize the 2020 work plan.

D. Ember reported that Coyote Run trail project concrete work is almost complete; the project will be wrapping up in a couple of weeks.

**6. Board Updates**

A. Resolutions of Appreciation were read for Mike Schantz and Fiona Garvin.

**7. Public Comments on Items Not on the Agenda**

Rick Ruggles (893 Larkspur Ct.) expressed kudos for additional trash cans at Davidson Mesa Dog Off Leash Area (DOLA) and suggested one more trash can be placed along the north side fence. He supports mud closures to help protect the land, and suggested closing some other Davidson Mesa trails when conditions are muddy. He's noticed several drones flying out there and motorized scooters. He suggests increased Ranger presence at high-use times. Ember noted that fewer patrols due to training the new ranger; the new ranger is now starting official patrols.

**8. Discussion Item: Nawatny Ridge Development Plan (presented by Nathan Mosley, Director of Parks, Recreation, and Open Space)** (see pages 7-51 of Dec 2019 OSAB Meeting packet)

Nathan introduced the topic and noted that the purpose tonight is feedback on the location of the main Open Space area: Option A (pg. 45 - OS area "E" on southern part of property atop mesa) or Option B (pg. 50 - OS area abuts Monarch HS and extends south and west in the valley area). He also noted that OSAB should speak to the amount of land dedication, and if OSAB prefers land dedication or cash-in-lieu.

A. Planning Department Update, Rob Zuccaro, Director of Planning. Rob stressed that OSAB members who did not attend earlier tour work out a time with staff to tour, not participate in "open to the public" tours as substantive matters could be discussed during such tours. Rob described the history of the area (392 acres in Louisville, additional acres are in Broomfield County and Boulder County). He explained that any development on the property must go through the General Development Plan (GDP) process. The current proposal is more dense (4.6 million sq. ft.) than has been present in past GDPs (2.5 million sq. ft.), and is anticipated to take up to 20 years to build-out. Final plat descriptions (and a chance for OSAB input and recommendations to Council) will occur at a later date. Rob noted that PPLAB was supportive of "Option B" where park and main Open Space area are near Monarch HS. Funding for trails outside of the property is under discussion; possible monies from developer, and/or Metro District that is being created, and/or partnering with other entities.

Missy asked if paths/trails near Senior Center will connect to OS trails; Fiona concurred that such connections would be beneficial.

Helen asked if Option A includes any monies to remediate parcel "E" (formerly developed top of mesa; degraded land with lots of glass, concrete & asphalt chunks present). Rob said that this is not in the plans yet.

B. Applicant Presentation, Bruce Baukol Capital Partners
Geoff Baukol went through the developer packet materials. Public Lands requirement is 40 acres and they are proposing 65 acres. Discussion of Option A and Option B ensued. Missy expressed interest in PPLAB evaluating some part of the public land dedication for potential dog park.

Missy made a motion to present the following OSAB recommendations to staff and Council:

1) Option B is strongly preferable
2) Include lake in NE corner as part of public land dedication
3) OSAB is open to discussion of reducing other public lands areas to accommodate the lake area
4) Provide trail corridors leading to/from the lake
5) Preserve option to build a trail along the Goodhue ditch leading towards downtown Louisville.
6) Strongly prefer land dedication vs cash in lieu

Peter seconded. The motion passed unanimously.

**9. Discussion and Action Item: Determine the Highest Priority "Objectives" for the Management of Open Space for Tomorrow (MOST) Priorities Project by the MOST Tiger Team** (see pages 52-62 of Dec. 2019 OSAB Meeting packet)
OSAB members ranked the 13 sub-goals in order of highest to lowest priority. Helen will collate these rankings and report back to OSAB.

**10. Discussion and Action Item:** Review and Finalize Memorandum Regarding OSAB's Position on the Davidson Mesa Dog Off-Leash Area for the Management of Open Space for Tomorrow Project. Presented by Mike Shantz, OSAB Member (see pages 63-66 of the Dec. 2019 OSAB Meeting packet).

Laura commented that while she agrees with general content, but would like to delete the statement that "this is the time to address this". Missy did not agree; she and Mike noted that it's time to "stop kicking the can down the road".

Peter noted that current management has the land in a condition that is not congruent with the Open Space charter. He suggested focusing on meeting the charter & ordinances. He presented some suggested re-writes for the two options outlined. Specifically, he proposed re-wording Option 1 to remove any reference to "closure" as a potential option. He stated that providing equivalent dog parks in Louisville could remove the usage pressure on Davidson Mesa DOLA to allow the land to recover.

Missy noted that she supports retaining the wording for the first option in Mike's memo.

Fiona noted that the Davidson Mesa location's popularity (views, walkable location) is such that even with multiple other dog parks, future over-usage would likely still be a problem.

Helen moved to incorporate Peter's comments on Statutes and Covenants and incorporate Fiona's comments on the two alternatives, retaining the language in the first

option relating to closure. Laura seconded. Passed unanimously. Fiona will send Ember her edits for production of the final memo.
Jill Ruggles (893 Larkspur Ct.) noted that the DOLA takes pressure off the Mesa trails as many owners let their dogs off the leash out on the Mesa. Rick Ruggles suggested considering a tag program for Louisville to allow more dogs off leash on regular trails.
Jay Ferguson (1791 Tyler Ave.) noted that size of space is important to him as he has larger dogs.

**11. Action Item: Review and Finalize 2019 OSAB Accomplishments** (see pages 67-70 of the Dec. 2019 OSAB Meeting packet).
Laura reviewed the OSAB Accomplishments materials and requested additions and comments. Ember will incorporate any changes to finalize this document.

**12. Discussion Item: Review and Recommendations Regarding 2020 Education and Outreach Programing** (see pages 71-77 of the Dec. 2019 OSAB Meeting packet)
Board members were impressed with the Open Space plan and appreciated seeing new programs. No additions or changes were proposed by OSAB members.

**13. Discussions Items for the Next Meeting on Wednesday, January 8, 2020:**

A. Action Items:
1) Agenda Posting Locations
2) Officer Elections
3) Finalize OSAB 2020 Goals

B. Updates/Discussions from the Department:
1) Introduce new Board members
2) Update OSAB Member contact list
3) Distribute Open Government and Ethics pamphlet
4) Trails: Hecla to Waneka, Lake to Lake

C. Updates/ Discussions from the Board:
1) Board Recommendations for OSAB 2020 Goals
2) Social Trails
3) Integrated Weed Management Plan

**14. Adjourn**
The meeting adjourned at 9:45 pm.

# Parks and Public Landscaping Advisory Board

## Meeting Minutes

## Thursday, December 5, 2019

## Louisville City Services

## 739 104th Street

## 7:00 PM

1. Roll Call: PPLAB members present: Shelly Alm, Laurie Harford, Ellen Toon, Diana Gutowski, Staff Liaison: Dean Johnson, Director of Parks & Rec: Nathan Mosley, Director of Planning & Building Safety: Rob Zuccaro, Chip Stern, John Leary, Maria L Garcia Berry, Jordan Swisher, Sarah Komppa, Geoff Baukol, Kevin Mynihan
2. Approval of Agenda: unanimously approved
3. Approval of minutes – modify spelling of PPLAB member Diana's name to "Gutowski".
4. Staff Updates:
   A. January meeting will be moved to Jan. 9th
   B. Discussion on how to accommodate a joint meeting with OSAB in February. Suggestion of Feb. 12, but a few board members will be unavailable on this date so it may need to be changed.
5. Board Updates:
   A. PPLAB Chair, Ellen Toon met with Mayor Stolzmann last month. Council would like to reinstate the study sessions as opposed to appointing council-board liaisons.
   B. PPLAB member, Diana Gutowski to meet with Sustainability Advisory Board Chair, Allison Johanson to initiate collaboration on a new IPM (integrated pest management plan) for the city.
6. Public Comments on Items Not on the Agenda – none
7. Continued Discussion on Tree Removal Appeal
   A. Dean presented a brief review on the location and specifics of the tree in question.
   B. An engineer shared with Dean that if tree is removed, it may be possible to address the problem "in house". Without tree removal, engineer presented range of possibilities in pricing from $15-30K.

   C. Discussion among board members and city staff.
   D. Public comments from adjacent homeowner with a plea to save the tree.
   E. Board vote – 3 to 1 in favor of rejecting the appeal.

8. Nawatny Ridge Development Plan, Presented by Nathan Mosley, Director of Parks, Recreation and Open Space
   A. Rob shared background on the property and the general development plan (GDP) process, an overview of the current proposal for development, and the review process. Rob also presented information on the PUD land dedication process.
   B. Staff looks to PPLAB members for feedback on the plans.
   C. Geoff Baukol from Brue Baukol presented an overview of the Nawatny Ridge development plan. He specifically asked the Board to consider variations of park/open space placements on the property.
      1) Questions and discussion regarding topography of land and areas of accessibility and usability as well as considerations of land prep (grading).
      2) The Board favored the park/open space land being on the NW corner of the property and unanimously moves to recommend such placement to city staff (assuming the topography lends itself to the intended purpose).
      3) The Board likes designating the land with visions of flexibility for future parks/open space uses.
      4) The Board unanimously recommended a range of 16-25 acres of dedicated park land.
9. Discussion for Potential Community Park Dog Park Pond Closure
   A. Dean and Nathan provided an overview of the dog park pond.
   B. All board members are in favor of closing the dog park pond.
   C. Board suggests appropriate signage be posted to communicate closure to residents.
10. Meeting adjourned at 9:47 pm.

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# Recreation Advisory Board

## Meeting Minutes

**December 16, 2019**
**Recreation Center**
**900 West Via Appia**
**6:30 PM**

**Call to Order** – Chairperson Norgard called the meeting to order at 6:30.

**Roll Call** was taken and the following members were present:

Board Members Present: Rich Bradfield, Audrey DeBarros, Christin Heuston, Gene Kutscher, Angie Layton, Brett Nickerson, Lisa Norgard, Michele Van Pelt

Board Members Absent: None

Staff Members Present: Allen Gill, Kathy Martin, Nathan Mosley, Rob Zuccaro

Guests Present: Geoff Baukol, Sarah Kompa, Jordan Swisher

Public Members Present: Tim Scheur

**Approval of Agenda** – The agenda was approved unanimously.
Motion: Kutscher
Second: Van Pelt

**Approval of Meeting Minutes** – The minutes from the October 28, 2019 meeting were approved as written.
Motion: Van Pelt
Second: DeBarros

**Public Comments** – None

**Presentation**

- Rob Zuccaro outlined the proposal before the city planning commission regarding the 391 acres of the Newatny Ridge submission that are in Louisville. He also addressed next steps in the process. Nathan Mosely

thanked those on the Board who attended the city-sponsored walking tour of the site. He noted that other advisory boards had heard the presentation, and outlined some of their thoughts.

- Geoff Baukol presented the current plans for the property, including areas inside and outside of Louisville. He answered questions regarding the timeline and what happens if various scenarios regarding the interested businesses do or do not pan out. The focus for this group was on plans for parks, recreational facilities and open space. Yet-to-be-solved concerns include parking locations and road congestion issues. He next presented what is currently labeled plan B, designed to ameliorate some of the concerns raised by previous presentations of plan A. In plan B, the park more than doubles in size, is placed closer to Louisville and also closer to Monarch High School.

**A motion was made to support Plan B over Plan A, with appropriate traffic pattern studies to be conducted**--The motion passed unanimously.
Motion: Nickerson
Second: Norgard

**A motion was made to support the concepts of (1) a dog park to be included close to the 88th street side of the property; (2) public access to the area round the pond, with pleasant amenities, and (3) trails to be linked wherever possible to the areas existing extensive trail networks.—**The motion passed unanimously.
Motion: Kutscher
Second: Norgard

Rich Bradfield thanked the presenters for working hard to generate a win-win situation.

**Golf Course and Recreation Center Staffing**

- Nathan Mosely told the Board that City Council would no longer send a liaison to advisory boards. Instead, Boards will have a joint study session once a year with the entire City Council.

**Discussion Items for Next Meeting**

- Recreation Center punch list update.
- Report from the Outdoor Recreation Amenities Subcommittee.

**Adjourn** – The meeting was adjourned at 8:08
Motion: Kutscher
Second: Norgard

FOX TUTTLE

**MEMORANDUM**

**To:** Jordan Swisher
Brue Baukol Capital Partners

**From:** Bill Fox, PE and Emily Kotz, PE

**Date:** January 28, 2020

**Project:** Redtail Ridge

**Subject:** Transportation Demand Management Plan for GDP Submittal

## 1. Overview

Brue Baukol Capital Partners (BB) and its development partners are proposing to build a mix of office, commercial, and residential buildings on the former StorageTek campus as detailed in the *Nawatny Ridge Traffic and Mobility Study (Study),* original draft dated September 30, 2019 and revised report anticipated in January 2020 (note that since the completion of the draft *Study* the project is no longer named Nawatny Ridge and will hereon be referred to as Redtail Ridge). This Transportation Demand Management (TDM) Plan was requested by City of Louisville staff as a supplemental submittal to the *Study* to outline possible strategies to reduce Single Occupant Vehicle (SOV) traffic generated by the proposed development.

BB and its development partners are planning the site to support employee and resident use of non-SOV transportation to and from the development. They have expressed interest and financial support of TDM programs that are outlined in the City of Louisville's new *Transportation Master Plan (TMP).* To this end, we have prepared a non-SOV year 2040 goals for all trips to and from the project. In the coming years TDM programs, incentives and funding details will be implemented to achieve the goals.

The following text discusses possible TDM measures for the City of Louisville's General Development Plan (GDP) submittal and review. The GDP provides a high-level planning review of the proposed development. Future submittals beyond GDP will include additional details on programmed land uses, possible tenants, parking requirements, multimodal access, and Metro District TDM contributions. It is anticipated that the supplemental TDM memo will be revised and resubmitted with additional details at each of the City of Louisville's development review submittals.

## 2. Current and future non-SOV mode share goals

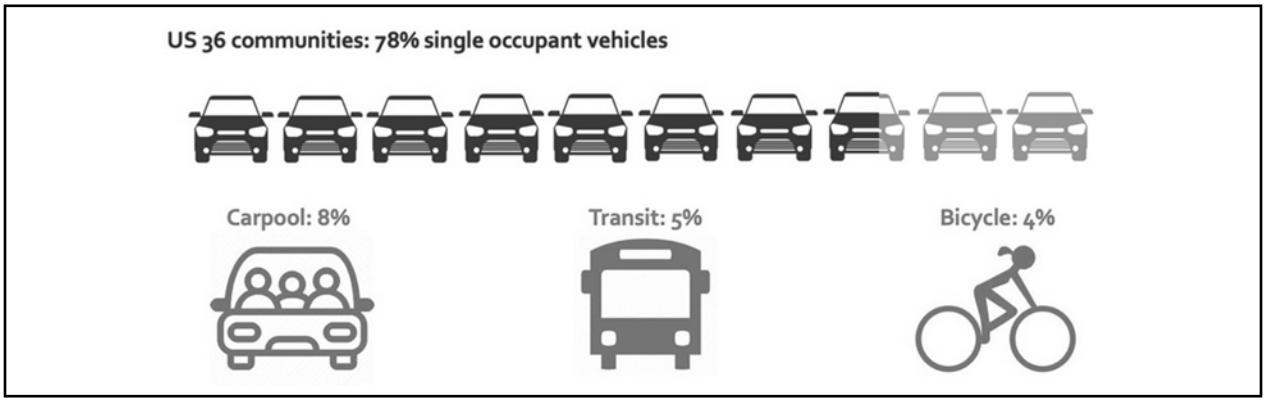
The new *City of Louisville TMP* documented how commuters in Louisville and nearby communities travel to work. This data is based on US Census American Community Survey (https://www.census.gov/programs-surveys/acs). This data is commonly used by agencies across the Denver region as a baseline for TDM programs. The current data is shown below as year 2012 to 2016 estimates. Based on this data, approximately 28% of people who work in Louisville travel to work by non-SOV modes.

***Figure 1: Louisville and comparison area commute mode share (from TMP)***

| | Drive Alone | Carpool | Transit | Bike | Walk | Work at Home | Other |
|---|---|---|---|---|---|---|---|
| City of Louisville | 72.3% | 4.7% | 5.9% | 2.3% | 1.7% | 12.7% | 0.5% |
| City of Boulder | 51.3% | 4.9% | 8.3% | 10.3% | 11.4% | 12.5% | 1.2% |
| Boulder County | 65.2% | 7.6% | 5.0% | 4.4% | 5.3% | 11.3% | 1.3% |
| Denver Region | 74.8% | 8.5% | 4.4% | 1.2% | 2.5% | 7.5% | 1.0% |

The mode share data shown in Figure 2 below is based on survey data from the *2016 Northwest Metro Region Mobility Report*, final draft dated July 2018, prepared by Commuting Solutions. This data shows the mode share for communities along the US 36 corridor, including the City of Louisville. The current data is shown below as year 2012 to 2016 estimates. Based on this data, approximately 22% of people who work in the US 36 corridor travel to work by non-SOV modes.

***Figure 2: US 36 corridor commute mode shares (from Commuting Solutions)***




Additional trip generation and mode share peer data and study references are provided in the **Appendix**.

The mode share goals for the project are broken down by different land use categories to ensure TDM programs are targeted and evaluated based on their direct ability to serve commuters and residents of different types of land uses. For the multifamily housing and general office land uses, the goal of the project is to have 25 percent or more non-SOV trips during the peak periods during the initial phase. These participation levels would be consistent with the current program enrollment in the US 36 corridor and is achievable with the proposed TDM programs that are outlined later in this document. Further, it is anticipated that the non-SOV trip percentages to/from the project site will increase as planned regional mobility studies are implemented.

While the project team has a target goal of 25 percent or more non-SOV trips, for purposes of the trip generation analysis in the *Study*, and based on feedback provided by City staff, a reduced non-SOV percentage was assumed for these and uses. The following non-SOV trips are assumed for Year 2025 (the completion year for the first phase of development).

- The multifamily residential housing units are assumed to have 15 percent non-SOV trips. This accounts for residents who walk, bicycle, carpool, vanpool, use shared ride mobility services and/or use transit.
- The senior and assisted living housing are expected to have five (5) percent non-SOV trips. This accounts for residents who would ride shuttles and for employees/visitors that walk, bicycle, carpool, vanpool, use shared ride mobility services and/or transit.
- The general offices are assumed to have 15 percent non-SOV trips. This accounts for employees/visitors who walk, bicycle, carpool, vanpool, use shared ride mobility services and/or use transit.
    - Note that based on preliminary site plan information for Parcel B, the non-SOV trips are estimated to be five (5) percent for the corporate office user.
- The shopping centers are expected to have ten (10) percent non-SOV trips. This accounts for mostly employees and some patrons who bicycle, carpool, vanpool, use shared ride mobility services and/or use transit.
- The business hotel is expected to have five (5) percent non-SOV trips. This accounts for mostly employees and some travelers who carpool, use shared ride mobility services and/or use transit.

It is assumed that some of the planned regional mobility plans for this area will be constructed/implemented by the time this project is built-out and that these projects will further reduce the non-SOV trips for the project and background trips to the study area (such as Northwest Rail, NAMS BRT corridors, complete streets in the 88th Street, Dillon Road, and 96th Street corridor). As a result, the following non-SOV trip increases for the year 2030 and after are outlined below. Similar to the initial phase, the goal of the project is to have an even greater percentage of non-SOV trips than what is assumed below.

- The senior and assisted living housing are expected to remain at the same levels.
- The general offices and residential uses are expected to have an additional five (5) percent or greater non-SOV trip increase. For purposes of the trip generation analysis, the non-SOV trip percentage was increased to 20 percent for general offices and the multifamily residential.
- The shopping centers are expected to remain at the same levels.
- The business hotel is expected to remain at the same level.

## 3. TDM Program Overview

TDM is an all-encompassing term for activities that help people use the transportation system more efficiently, while reducing traffic congestion, vehicle emissions and fuel consumption. TDM activities help get the most out of transportation infrastructure and services by making lower-cost, higher-efficiency transportation options easier to use and more readily available. TDM activities include such options as eliminating or shortening trips, changing the mode of travel, or changing the time of day a trip is made, as well as actions that increase transportation system efficiency through carpooling, vanpooling, transit, bicycling and walking. TDM strategies also include employer-based programs such as alternative work schedules, which could shift demand away from peak travel times, and telework, which could reduce the need for trips entirely. There are local transportation management solution organizations that coordinate funding and service efforts that the Metro District should consider partnering with to help facilitate and encourage non-SOV travel. Program summaries are outlined below.

**Walking Trips**

Walking trips are key part of the non-SOV mode share goals. The walking trips would likely occur between neighborhood homes, parks and schools. New walking trips will be made on the Complete Street sidewalk and trail network. The forecasted typical walk trip will be less than 1/4 mile or 5-minute walk from a home/work to a destination. It is likely that

most of the walking trips will be single or multi-purpose trips within the site context. In the future, walking to shared ride mobility and transit services is also likely to increase. This is commonly referred to as the "first and last mile" of a shared ride or transit trips.

**Cycling Trip**

Cycling trips will increase in the future as the Complete Street and trail network is completed. The future cycling trips will be made by people of all ages and cycling abilities. They will be connecting between neighborhood homes, parks, schools, commercial uses, major entertainment destinations and transit on and off site. Most of the new cycling trips would be a result of new people making a choice to cycle because of the protected cycle network and underpasses. That network is focused on removing conflicts with motor vehicles and providing safe access from neighborhoods to destinations in the adjacent area. The cycling trips will be approximately 4 to 6 miles and up to a 20-minute ride.

**Carpool, Vanpool and Shared Ride Trips**

Large and small employers will have access to programs that match people to carpool programs and on-demand rideshares. The commute carpools and shared rides are typically less than 30 miles.

**Transit Trips**

In the future, "High Capacity Transit" services will be available within a 10-minute walk or bike ride as outlined in the City of Louisville and Boulder County Transportation Master Plans. These transit services will be accessible via a 10-minute walk or bike ride using the Complete Streets and underpasses. Local transit shuttles to High Capacity Transit stations will also be provided by partnership with the City of Louisville and private business using the operating models being piloted at the 61st and Pena Station (https://www.fulenwider.com/autonomous-shuttle-launches-in-denver.html) and the Lone Tree Link (http://www.lonetreelink.com).

**Parking Management**

Implementing new shared parking programs and organizing parking districts are important planning tools that will be utilized in the future TDM updates to this memo to achieve the TDM goals as the area develops. This effort will take advantage of planning tools to manage future parking supplies.

**Telecommute/Work From Home**

Commuting trips that do not occur during peak travel hours as a result of people who telecommute or work from their residence for part or the entire day are included in the non-SOV goals.

## 4. TDM Program Tools

Listed below are the TDM programs, tools and funding sources that should be used to achieve the project non-SOV mode share goals. They are provided at this time as possible tools given where the project stands in the GDP process. Future submittals can provide additional information when additional details on land uses, tenants and funding is known. It is recommended that the Metro District partner with a local expert in transportation management solutions to help facilitate these programs.

The TDM programs are organized based on programs that can be supported/funded by the Metro District versus programs that can be supported/funded by the vertical developers. Note that all vertical developers in the project will be required to submit a customized TDM for their building identifying what programs will be implemented to meet the non-SOV goals of the project. Periodic surveys will be conducted to evaluate the TDM program effectiveness and adjustments will be made, if needed, to reach the project non-SOV goals.

***Metro District Supported Programs***

- *Shuttles to High Capacity Transit*: The Metro District should provide operating funds for shuttle service that connects to the Flatiron Flyer BRT station and downtown Louisville. The shuttle service could be operated with an on-demand app and/or fixed route.
- *Employee EcoPasses*: RTD EcoPasses should be made available to all on-site employees. The Metro District will work with the employers to provide the passes to employees free of charge or substantially discounted. Consider also including the *Guaranteed Ride Home Program* as an optional benefit that can be added to the EcoPasses. The Metro District should provide a portion of the funding support for this program.
- *TDM Coordinator*: The Metro District should hire a coordinator or work with a local transportation management organization to manage the transportation needs, barriers, incentives, programs, etc. This staff member or support organization should provide employees with important travel information including transit maps and schedules, bicycle maps, local and regional marketing campaigns, and information on the commute benefits provided to employees and residents. They should assist the Metro District in working toward the project's non-SOV mode share goals. In addition, the TDM coordinator would be responsible for coordinating the following programs/tools:
    - *TDM Plan evaluation*: provide periodic surveys of employee and resident travel behavior to evaluate the TDM Plan. The survey is designed to collect anonymous travel information and takes less than 10 minutes to complete.

- *Employee Carpools and Vanpools*: work with vertical developer/employers to implement this program on-site.
- *Walk and Bike Month:* actively encourage employees and residents to register and participate in Bike to Work Day (June) and Winter Bike to Work Day (January).
- *Orientation packets*: prepare electronic orientation packets to employers and residents that will include non-SOV program information and incentives. This information will be located on the district website.

- *Bicycle Access*: Bicycle access to the site should be provided via Complete Streets and multi-use trails as shown on the GDP submittal maps.

***Vertical Developer Supported Programs***

- *Flexible work schedules and telecommuting:* work with employers to encourage this program. This program will also be supported by the TDM Coordinator.
- *Bicycle Parking:* Future site plans should include outdoor short-term bicycle parking at a ratio of 1 per 4,000 square feet of commercial use and 0.2 spaces per residential dwelling unit. Long-term bicycle parking inside buildings or in covered parking areas should be provided at a rate of at least one secure area per project that is over 75,000 square feet of commercial or residential space. The long-term parking should be a bicycle room with limited access or a caged secure area within a parking area protected from the weather. The secure long-term bicycle parking area should include space for 0.25 bicycle per dwelling unit or per 5,000 square feet of floor area. Bike tool/repair spaces should be provided near the long-term bike parking.
- *On-Site bicycle Commuter Amenities*: Commercial projects over 100,000 square feet should include showers and changing facilities for employees within the building. Future submittals should include detailed designs and access.
- *Carshare*: Office and multifamily residential projects over 100,000 square feet should allocate parking spaces for carshare programs. The utilization of this service should be monitored to determine the appropriate number of spaces to allocate for carshare.

City of Louisville
COLORADO • SINCE 1878

**Memorandum** | Department of Public Works

**To:** Rob Zuccaro, Planning Director

**From:** Craig M. Duffin, City Engineer

**Date:** May 26, 2020

**Re:** Redtail Ridge GDP 5th Submittal

---

Public Works completed a review of the subject documents via Drop Box emailed/received on May 1, 2020. Staff comments are:

GENERAL DEVELOPMENT PLAN 5th SUBMITTAL DATED 4/24/20

1. Page 2 of 3
    a. Please add the existing encumbered easements within public right of way (e.g. Goodhue Ditch Easement, PSCO, Century Link, Irrigation Ditch, etc.)
    b. The Goodhue Ditch appears to exist within an easement through Parcel F and C. If there is no formal easement recorded with Boulder County, the easement is prescriptive. Add to plan and show extent of Goodhue Ditch. (North property line to east property line then crossing S. 96th St.)
    c. Add the drainage routing of Tributary I to the Plan. The drainage routing is not in an easement however, is an encumbrance to adjacent properties.
    d. Parcel C, connections to the North West Parkway are shown but not described as a "Block" or "Trail". Applicant to discuss the purpose and type which will impact the Plat.
    e. Developable Acreage in each table do not match.

2. Page 3 of 3
    a. Stop controlled and signalized intersections are shown on the plan. Warrant analysis, future intersection modifications, signalization improvements necessary to improve capacity shall be at the expense of the District. Paragraph will be included in the Subdivision Agreement addressing this concern.
    b. The Multi use Trail along S. 88th St. will connect Rockcress Dr. and Campus Dr. The walk along east side of S. 88th St., south of Campus Dr. appear to end at the southwest corner of the unplatted parcel. Request trail completion to Campus Dr. with Phase 1 of the project.
    c. Access to the Lift Station on the southeast corner should come from Rockcress Drive prior to the intersection with Northwest Parkway.

3. Public Works requests:
    a. A trail extension from Parcel C through the existing southerly extension of S. 96th Street.

b. Abandonment of the existing southerly extension of S. 96th St. beyond the Fire Station. The asphalt shall be removed and ground reclaimed/re-established as native/natural area. Overhead utilities shall be undergrounded.

4. Applicant shall acquire approval of the intersection and road connections from impacted entities prior approval of the GDP (e.g. City and County of Broomfield, BVSD)

BVSD RESOLUTION 2013

1. Right of way dedication required prior to approval of public improvement construction plans for Campus Drive.

*DEWBERRY TECHNICAL MEMORANDUM 1 ADDENDUM*

1. *Please provide backup calculations to justify reductions to per capita reduction: i.e. number of bedrooms per unit, bathrooms per units.*
2. *Please provide additional facilities to justify the reduction of per capita users*
3. *Please use the 1.6 per capita (high) estimated by Erickson*

*DEWBERRY TECHNICAL MEMORANDUM 2 – WASTEWATER TREATMENT INFRASTRUCTURE* - No comments

REDTAIL RIDGE MARKET ANALYSIS - No comments

ECONOMIC AND PLANNING SYSTEMS REPORTS – No Comment

FOX TUTTLE REDTAIL RIDGE TRAFFIC AND MOBILITY STUDY 8/21/20

1. Table E.2, S. 96th St./Campus Dr., traffic signal at S. 96th St is not shown within the "With Project" column. The requirement to install signals at various intersection by the applicant will be included in the Subdivision Agreement.
2. The 'Peanut" Round About and lane designations are not approved as shown. Revisions will occur during Civil Plan review process.
3. Was the full access service entrance on Campus Drive (Parcel B) analyzed?
4. Incorporate the supplemental traffic information.
5. Update street names:
    a. Street A – Yucca Avenue
    b. Street B – Sorrel Avenue
    c. Tape Drive – Rockcress Drive

REDTAIL RIDGE FINAL MASTER DRAINAGE REPORT – 4/22/20

1. The Engineer shall sign the report and provide a PDF copy with final submission
2. Please indicate the flows within Tributary 1 at site discharge locations to the channel.
3. Noted that sub-basin B-1 has outfall to Tributary 1 which is located within right of way. A Revocable License Agreement and possibly a private maintenance easement may be required. The alignment of the storm sewer shall not impact City maintenance of public facilities. Sub-Basin B-2 has similar issue. Public Works will confirm with City Attorney to determine appropriate documents required. Storm sewer realignment may be realigned as part of the Civil Plan review process.
4. Basin 0S.1 appears to overtop S. 88th Street. Considering proposed work on S. 88th Street, the Civil Plans will include culvert replacement.
5. Goodhue Ditch piping shall be approved by the Goodhue Ditch piping. Public Works again, requests piping the ditch from north property line through S. 96th Street.
6. The Health Park discharges storm water into the school pond, south of Campus Drive. Staff will request extension of existing culvert to a point that does not impact park use of the property. Comments will be added to Civil Plans.
7. Page 8, 48" pipe under Northwest Parkway the paragraph indicates original design capacity of 34,9 cfs and proposed flow width development of 74 cfs. Please confirm capacity of 48" pipe connection.
8. Page 10, Subbasin C-6 will require water quality measures in place for the developed portion of land.
9. Page 23, Phasing. Pond B should be constructed as part of Filing 1.
10. Page 24, Construction BMP – Temporary Stream Crossing and Check Dams. Note that this was not included in the SWMP. Review locations and add to SWMP.
11. Appendix A Vicinity Map – Update the street names to the new names.
12. Appendix D, please label all document sleeves indicating which drawings are stored in each sleeve.
13. Appendix C, Outlet Structure Design Tables missing. Please add.
14. Drainage Plan indicates a pedestrian crossing of Campus Drive west of the High School parking lot. An elevated pedestrian crossing as well as an activated beaconed crossing was mentioned, add a transportation meeting. The crossing location is tentative and not approved as part of the drainage improvements.

REDTAIL RIDGE FINAL MASTER UTILITY REPORT – 4/22/20

1. Page 1, B. Paragraph refers to the traffic study. Please indicate the purpose of the reference because it appears to be of no impact to the utility infrastructure.
2. The wastewater flows for Project 321 do not appear consistent with the Master Utility Report. Please clarify.
3. Staff requested previously a sensitivity analysis for the 0.1 minimal slope for the connection point, requested confirmation that capacity is acceptable downstream of the

connection point and a discussion confirmation why Nov/Dec data is an adequate representation of peak flow that was not provided. Please respond.

4. Page 8, confirm that flows provided include updated flows from Project 321 and capacity at connection point is ____ ft. deep with ____% full. Revise conclusion section accordingly.
5. Page 7, Please use the high estimate for the Average Daily Flows from the Dewberry Technical Memorandum. Also update, per the supplemental information, provided after the GDP submittal.
6. Page 8, Tables 3 and 4 and Appendix D.
    a. Update the estimated sewer flows based on the new density and per capita assumptions for the senior living center.
    b. Estimated Flows for Parcels A and C do not match Dewberry's estimates. Revise accordingly.
7. Page 8, The peak flow from the table of 3.338 cfs does not match the peak flow discussed in the paragraph below (3.09 cfs). Revise accordingly.
    a. Correct on page 5 if needed.
8. Page 8, first paragraph after table 4. The emergency overflow is to be utilized for emergencies, not operational storage. Strike text as indicated. *The development and associated lift station will not be capable of pumping more than 2.0 MGD.* ~~*In the unlikely event that peak flows exceed 2.0 MGD emergency overflow storage will be utilized*~~.
9. Page 10, Proposed Water System. Add a paragraph discussing the connection to the low zone. The City is of the opinion the PRV should be located at Dillon Road and 96th Street. This should increase looping by adding a second feed on the East side. Rezone of the pipelines in Dillon Road (west of 96th and Dillon intersection), 96th Street, and Paradise Lane will be required.
    a. Staff previously mentioned potential loop through Paradise Lane. Please respond.
10. Staff requested engineers evaluate condition of S. 96th St. water main. Staff will request replacement of the 8-inch water main during Civil Plan review.
11. The water and sanitary sewer demand continue to be closely related dependent of standards used. (2 MGD)
12. Mid Zone may require additional storage. Staff will monitor with development and request District participation when required. Information will be included in Subdivision Agreement.
13. Previous Comment – Page 14, can the comment about recent water demand be clarified? The City has provided data through 2019, please respond.
14. Appendix E – Irrigated Water Demand Calculation. City Standard is 15 gallons per square foot. Current calculation averages between 10 gallon per square foot and 12 gallons per square foot for each parcel.
    a. Update Parcel B with irrigation area from Project 321 Submittal.
15. Appendix E – Average Yearly Demand. Incorporate assumptions made in the City of Louisville and Redtail Ridge Development Projected Water Demands Technical Memorandum. On the high side, the projected average day in this TM is 767,000 gallon per day.

REDTAIL RIDGE 3-D MODEL EXHIBIT – No Comment

CCRC UNIT INCREASE ITEMS

1. Information reviewed and appears slight reduction to water and sanitary service and slight increase in traffic that does not impact traffic evaluation. Public Works/Developer will monitor annual flows/demand to confirm the CCRC Development is within water/sanitary sewer estimates provided and increases in volume will be discussed with District/Developer and infrastructure improvements needed shall be provided by District/Developer at no cost to the City. Information included in future Development Agreement.

G:\Subdivisions\Commercial\Redtail Ridge\Documents\Correspondence\Comments\2020 05 27 Redtail GDP Referral Comments 5th Submittal.docx

# Redtail Ridge Development
# Fiscal Impact Analysis Report

*Submitted to:*
**City of Louisville, Colorado**

June 18, 2020

TischlerBise
FISCAL | ECONOMIC | PLANNI

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*June, 2020*

# TABLE OF CONTENTS

**I. EXECUTIVE SUMMARY ..... 1**

SCENARIOS EXAMINED ..... 1
*Scenario 1: By Right ..... 2*
*Scenario 2: Proposed Redtail Ridge ..... 2*
*Scenario 3: 80% of Proposed Redtail Ridge ..... 2*
SUMMARY OF FISCAL IMPACT RESULTS ..... 4
*Cumulative Fiscal Results – Combined Funds ..... 4*
*Annual Fiscal Results – Combined Funds ..... 5*
ANALYSIS HIGHLIGHTS ..... 5

**II. MAJOR ASSUMPTIONS & METHODOLOGIES ..... 8**

2019-2020 BIENNIAL OPERATING AND CAPITAL BUDGET ..... 8
VARIABLE VERSUS FIXED COSTS AND REVENUES ..... 8
LEVEL OF SERVICE ..... 9
INFLATION RATE ..... 9
NON-FISCAL EVALUATIONS ..... 9
GROWTH SCENARIOS ..... 10
*Scenario 1: By Right ..... 10*
*Scenario 2: Proposed Redtail Ridge ..... 11*
*Scenario 3: 80% of Proposed Redtail Ridge ..... 12*

**III. FISCAL IMPACT RESULTS BY FUND ..... 13**

GENERAL FUND FISCAL IMPACT RESULTS ..... 13
OPEN SPACE & PARKS FUND FISCAL IMPACT RESULTS ..... 14
RECREATION FUND FISCAL IMPACT RESULTS ..... 15
DEBT SERVICE FUND FISCAL IMPACT RESULTS ..... 17
CAPITAL PROJECTS FUND FISCAL IMPACT RESULTS ..... 18

**IV. REVENUE DETAIL & METHODOLOGIES ..... 19**

*Customized/Marginal Revenue Calculations for Sales Tax ..... 19*

**V. REVENUE OUTPUTS ..... 22**

REVENUE PROJECTIONS – GENERAL FUND ..... 22
*General Fund ..... 22*
*Open Space and Parks Fund ..... 22*
*Recreation Fund ..... 23*
*Debt Service Fund ..... 24*
*Capital Projects Fund ..... 25*

**VI. EXPENDITURE DETAIL & METHODOLOGIES ..... 26**

EXPENDITURE METHODOLOGIES ..... 26
*Customized/Marginal Expenditure Calculations ..... 26*
CAPITAL EXPENDITURES ..... 28

*Municipal Facilities* ..... *29*
*Library* ..... *29*
*Recreation* ..... *29*
*Police* ..... *29*
*Transportation* ..... *29*
*Parks and Open Space* ..... *30*

**VII. EXPENDITURE OUTPUTS ..... 31**

OPERATING AND CAPITAL EXPENDITURE PROJECTIONS ..... 31
*General Fund* ..... *31*
*Open Space and Parks Fund* ..... *31*
*Recreation Fund* ..... *32*
*Debt Service Fund* ..... *33*
*Capital Projects Fund* ..... *34*

# I. EXECUTIVE SUMMARY

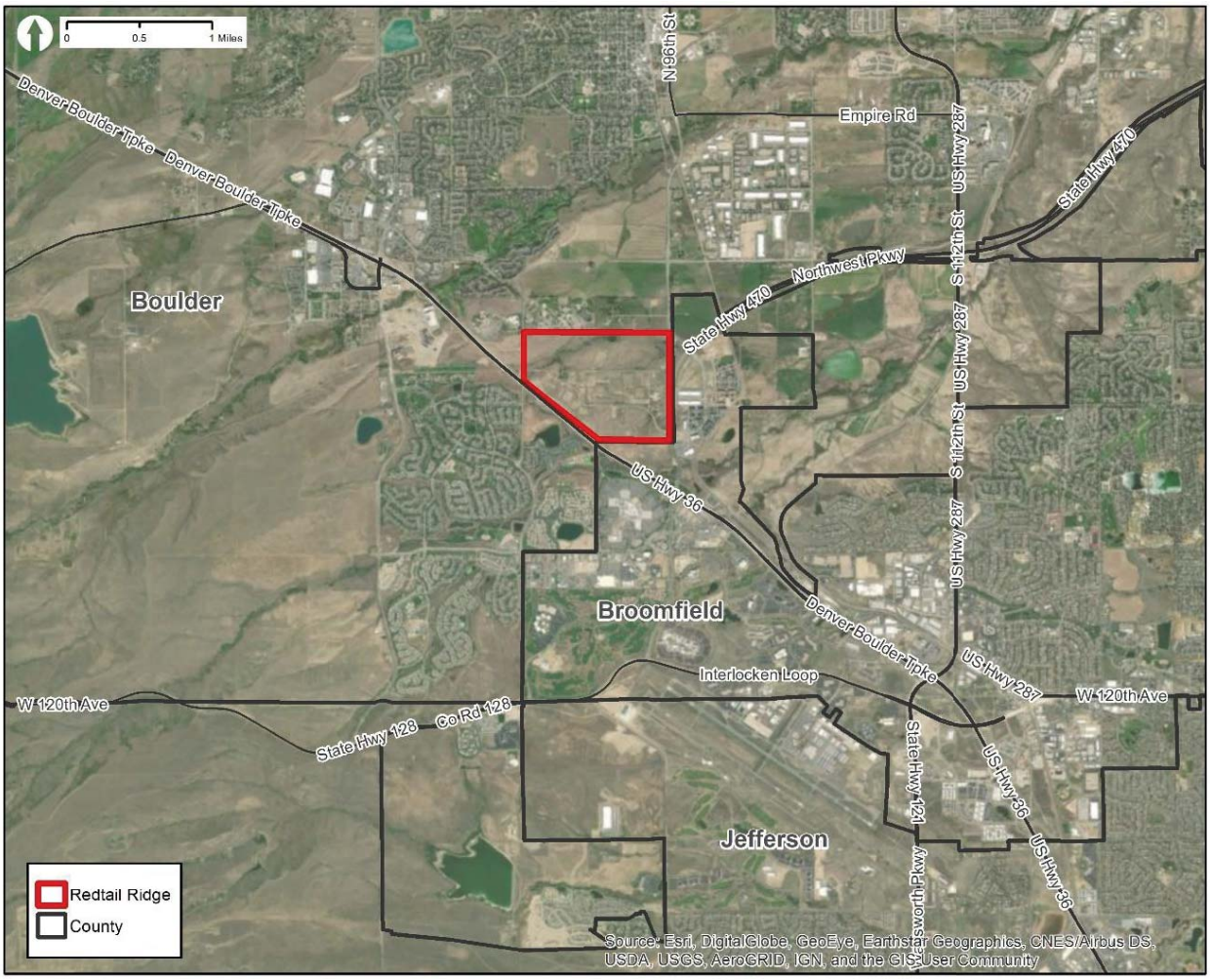
TischlerBise has been retained by the City of Louisville, Colorado, to assess the fiscal impact of the proposed Redtail Ridge development project on the City of Louisville's tax-supported operations. A fiscal impact evaluation analyzes revenue generation and operating and capital costs to a jurisdiction associated with the provision of public services and facilities to serve development—residential, commercial, industrial, or other. A fiscal impact analysis is different from an economic impact analysis in that a fiscal impact analysis projects the cash flow to the public sector—in terms of additional taxes and other revenues in relation to costs to provide services—while an economic impact analysis projects the cash flow to the private sector, which is measured in income, jobs, output, indirect impacts, etc. A fiscal impact analysis should reflect market realities as well as existing capacities in municipal services and infrastructure.

In general, a fiscal impact analysis determines whether revenues generated by development are sufficient to cover the resulting costs from that development for service and facility demands under current levels of service. It is intended to be used to help guide policy decisions regarding levels of service and revenue enhancements. It should not be viewed as a budget-forecasting document or a definitive roadmap depicting a future course of action. A fiscal analysis essentially looks at revenues and expenditures separately. It does not project expenditures based on revenues available—unlike the annual budget process where a budget is balanced with the resources available.

## *Scenarios Examined*

The fiscal impact study analyzes three scenarios for the existing Conoco-Phillips site, for which a map is shown in the figure below. The fiscal impact analysis covers a 20-year period and does not include development from other areas of the City. The scenarios evaluated in the analysis are:

- Scenario 1: By Right
- Scenario 2: Proposed Redtail Ridge
- Scenario 3: 80% of Proposed Redtail Ridge




### *Scenario 1: By Right*

The By Right scenario assumes the existing Conoco-Phillips site develops under existing zoning, which allows approximately 2.5 million square feet of office, research, and development space.

### *Scenario 2: Proposed Redtail Ridge*

Under Scenario 2, the existing Conoco-Phillips site develops under the proposed development plan submitted by the applicant (Brue Baukol). This proposal includes 2.52 million square feet of office, retail and hotel uses, as well as 1,326 senior living units and 900 multifamily housing units (of 200 units are affordable units).

### *Scenario 3: 80% of Proposed Redtail Ridge*

Scenario 3 reflects the City Council policy of evaluating a “low” projection scenario in order to understand the possible range of fiscal impacts from a development. The “high” scenario is run based on the inputs

provided by the applicant and the other standard assumptions contained in Scenario 2, which reflects the applicant's proposed absorption/phasing schedule and key demographic/socioeconomic assumptions. This "low" scenario adjusts values to 80% of the "high" scenario (Scenario 2).

The table below lists the cumulative residential and nonresidential growth for each scenario. Scenario 2 has the highest projected growth, Scenario 3 having 20% less housing and nonresidential development. Since no new residential development is occurring in Scenario 1, no population is projected.

| | SCENARIO | | |
|---|---|---|---|
| | One# | Two* | Three* |
| **Commercial Space (sq. ft.)** | | | |
| Corporate Office | 750,000 | 500,000 | 400,000 |
| Office | 1,750,000 | 1,750,000 | 1,400,000 |
| Hotel | 0 | 200,000 | 160,000 |
| Retail | 0 | 70,000 | 60,001 |
| **Total** | **2,500,000** | **2,520,000** | **2,020,001** |
| **Employment** | | | |
| Corporate Office | 2,227 | 1,485 | 1,188 |
| Office | 5,197 | 5,197 | 4,157 |
| Hotel | 0 | 117 | 93 |
| Retail | 0 | 164 | 141 |
| Senior Living Facility | 0 | 600 | 480 |
| **Total** | **7,424** | **6,962** | **5,579** |
| **Residential Units** | | | |
| Senior Living | 0 | 1,326 | 1,061 |
| Residential | 0 | 900 | 720 |
| **Total** | **0** | **2,226** | **1,781** |
| **Population**** | | | |
| Senior Living | 0 | 2,124 | 1,699 |
| Residential | 0 | 2,246 | 1,797 |
| **Total Space** | **0** | **4,370** | **3,496** |

#Source: City of Louisville
*Source: Brue Baukol; Economic & Planning Systems
**Source: TischlerBise, based on ACS Data for the City from the US Census

## *Summary of Fiscal Impact Results*

### *Cumulative Fiscal Results – Combined Funds*

The cumulative totals shown below reflect total revenues and expenditures over the 20-year time frame for each tax-supported Fund. As shown in the table below, there is a cumulative positive overall fiscal impact in all three scenarios. It is projected that Scenario 2 (Proposed Redtail Ridge) will generate a total positive fiscal impact of $44.7 million over the next 20 years, or $2.2 million annually. The By Right scenario on the existing Conoco-Phillips generates the second best result with a cumulative net surplus of $30.4 million. Scenario Three (80% of Proposed Redtail Ridge) generates the lowest combined net surplus, which is $22.7 million cumulatively, or approximately $1.1 million annually.

**Cumulative Combined Funds Results (x$1,000) - Scenario Comparisons (x$1,000)**
**City of Louisville**
**Redtail Ridge Fiscal Impact Analysis**

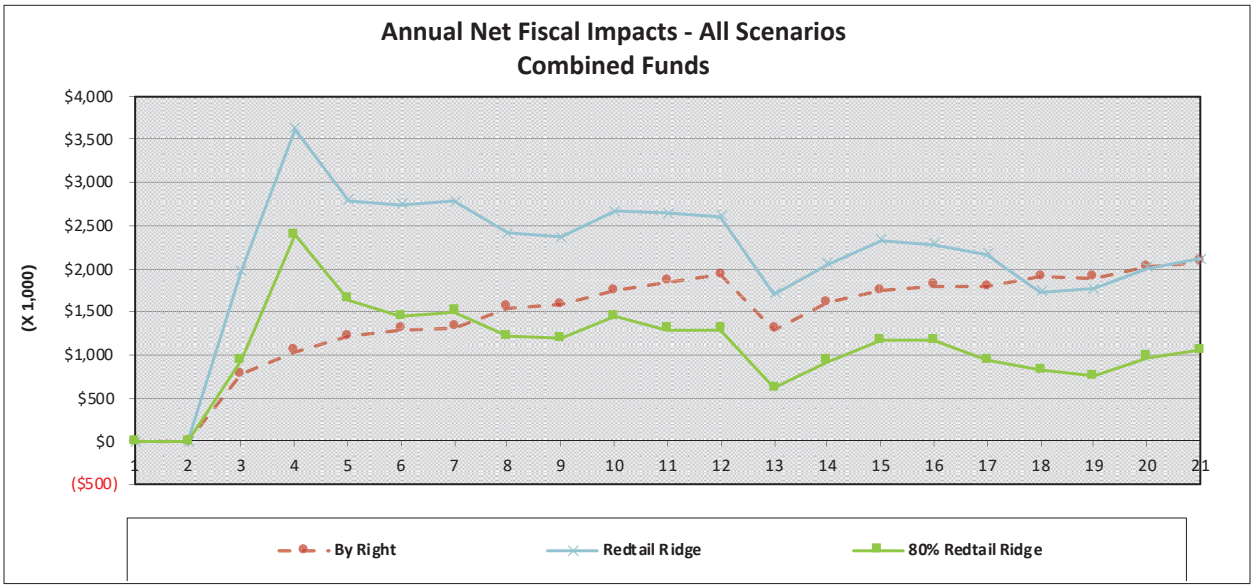
| | SCENARIO | | | | | |
|---|---|---|---|---|---|---|
| **Revenue by Fund** | **By Right** | **%** | **Proposed Redtail Ridge** | **%** | **80% Of Proposed Redtail Ridge** | **%** |
| General Fund | $25,230 | 43% | $45,137 | 35% | $34,516 | 35% |
| Open Spaces & Parks Fund | $2,031 | 3% | $5,611 | 4% | $3,963 | 4% |
| Recreation Fund | $812 | 1% | $9,609 | 7% | $7,477 | 8% |
| Debt Service Fund | $12,080 | 21% | $15,699 | 12% | $11,898 | 12% |
| Capital Projects Fund | $18,691 | 32% | $53,893 | 41% | $39,955 | 41% |
| **TOTAL REVENUE** | **$58,845** | **100%** | **$129,949** | **100%** | **$97,809** | **100%** |
| **Expenditures by Fund** | | | | | | |
| General Fund | $19,402 | 68% | $42,495 | 50% | $38,664 | 52% |
| Open Spaces & Parks Fund | $0 | 0% | $9,224 | 11% | $8,820 | 12% |
| Recreation Fund | $0 | 0% | $9,649 | 11% | $8,037 | 11% |
| Debt Service Fund | $2,293 | 8% | $2,354 | 3% | $1,883 | 3% |
| Capital Projects Fund | $6,730 | 24% | $21,494 | 25% | $17,639 | 24% |
| **TOTAL EXPENDITURE** | **$28,425** | **100%** | **$85,217** | **100%** | **$75,044** | **100%** |
| **NET FISCAL RESULT BY FUND** | | | | | | |
| General Fund | $5,828 | | $2,642 | | ($4,148) | |
| Open Spaces & Parks Fund | $2,031 | | ($3,613) | | ($4,856) | |
| Recreation Fund | $812 | | ($40) | | ($560) | |
| Debt Service Fund | $9,788 | | $13,345 | | $10,015 | |
| Capital Projects Fund | $11,961 | | $32,399 | | $22,316 | |
| **NET FISCAL IMPACT** | **$30,420** | | **$44,732** | | **$22,766** | |
| **AVERAGE ANNUAL NET IMPACT** | **$1,521** | | **$2,237** | | **$1,138** | |

As shown in the table above, the By Right scenario generates net surpluses to each Fund over the 20-year analysis. Although the Proposed Redtail Ridge scenario generates the best combined Fund net surplus, cumulative net deficits are generated in the Open Space & Parks Fund and Recreation Fund. Scenario Three (80% of Proposed Redtail Ridge) generates cumulative net deficits are to the General Fund, Open Space & Parks Fund and Recreation Fund.

### *Annual Fiscal Results – Combined Funds*

The annual fiscal impacts of all Funds combined for the existing Conoco-Phillips under each scenario are shown below in the chart below. Net fiscal results are **revenues minus costs in each year**, reflecting operating and capital costs for all services modeled. Data points above the $0 line represent annual surpluses; points below the $0 line represent annual deficits. Surpluses in any one year are not carried forward to the next year.

Illustrated in the chart below, the development plans for each scenario are assumed to begin 2022. Overall, all three scenarios generate surpluses on an annual basis. All three scenarios follow similar trend lines over the 20-year analysis period. Net surpluses are greater in the initial years as the City realizes one-time revenue from construction (use tax on building materials and impact fees). In year 13 all three scenarios experience a falling off of the net surpluses as Phase II of the development program is completed and less development happens in the following years.




## *Analysis Highlights*

The following major conclusions can be drawn from this analysis:

- This analysis reflects the cash flow to the City as a result of development on the existing Conoco-Phillips site. This enables policymakers and City staff to further discuss financing options and tradeoffs regarding pay-as-you-go versus debt financing as it relates to operating and capital needs.
- The fact that the By Right scenario generates positive fiscal impacts to each Fund is not surprising given all the assumed development is nonresidential in nature (predominately office space), which tends to demand less City services. However, the Proposed Redtail Ridge

scenario generates a better fiscal result when all Funds are combined due to the mixed-use nature of the development plan, which generates substantial sales tax revenue to the City's various Funds. Although the By Right scenario may generate better *fiscal* results to the General Fund, the Proposed Redtail Ridge scenario offers better *economic* balance to the City.

- As expected, Scenario Three (80% of Proposed Redtail Ridge), which reflects the City's Council's policy of evaluating a "low" projection scenario in under to understand the possible range of fiscal impacts from a development, generates the lowest surplus since most key fiscal factors (e.g., property tax, spending, etc.) is 80% of the other two scenarios.
- Both Redtail Ridge scenarios generate cumulative net deficits to the Open Space & Parks Fund. These deficits are not surprising given the Open Space & Parks Fund is currently being subsidized by a General Fund transfer totaling approximately 25% of the Fund's revenue in FY2020.
- Net surpluses are generated to the Debt Service and Capital Projects Funds. The City is fortunate that it has sales tax and impact fees as a dedicated Capital Projects Fund Revenue and property tax for the Debt Service Fund. Because many of the capital expenditures in the FY2020 Budget are a result of existing development for maintenance and infrastructure replacement, and not attributable to Red Tail Ridge, substantial surpluses are generated. These surpluses free up General Fund dollars for other expenditures. For example, the General Fund transferred $1 million to the Capital Projects Fund in FY2020, which is 10% of the Funds revenue.
- Related to the above point, the developer of Redtail Ridge will be making certain infrastructure improvements for parks, transportation, etc., as part of the development. It is anticipated that some (or all) of these improvements will be paid for through the establishment of a Metro District. For purposes of this analysis, it is assumed these improvements are constructed (either at the developer's or Metro District's expense), but systemwide capacity needs are modeled in the fiscal impact analysis and impact fees are paid. In reality, some of the Metro District improvements may count as systemwide transportation capacity and may be eligible for impact fee credits. For purposes of this analysis, it is assumed a "trueing up" of costs and revenues occurs at a later stage of the development review process. In other words, it is likely that some costs and impact fee revenue are overstated in the analysis. Since the City does not charge impact fees for every infrastructure category, it is likely the surpluses to the Capital Projects Fund will be greater than what was modeled.
- The fiscal results highlight the City's (and Colorado city finances) on sales and use taxes. One reason for the relatively neutral fiscal results to the General Fund under the two Redtail Ridge scenarios is there is only 70,000 square feet of retail space assumed out of 2.5 million square feet of nonresidential space. It is important to note this revenue source is derived from a sector of the economy that has undergone extreme change over the last 10 years and will continue to evolve as a result of the current COVID 19 pandemic. As a result of these changes

it is not likely that the City will attract large sales and use tax generators in the future. Therefore, the importance of residential and employment density is critical, as this density generates an "organic" demand for retail space, which is more sustainable over time.

- From a land use policy perspective, it is important to acknowledge that fiscal issues are only one concern. Economic, environmental, housing affordability, jobs/housing balance, traffic and other issues must also be taken into consideration when making final assessments on what is best for the City.

# II. MAJOR ASSUMPTIONS & METHODOLOGIES

Many of the costs that are affected by general growth, regardless of location, are projected using a marginal/average cost hybrid methodology that attempts to determine capacity and thresholds for staffing but projects non-salary operating costs using an average cost approach. The levels of service and cost assumptions are based on TischlerBise's interviews with City staff and a detailed analysis of *City of Louisville 2019-2020 Biennial Operating and Capital Budget* and other relevant financial and planning documents, including various studies and supporting documentation submitted by the applicant.

The assumptions outlined in this report are utilized, along with the growth projections, to calculate the potential impacts of developing the existing Conoco-Phillips site over the 20-year projection period. Only the impacts of onsite development are examined in this analysis. Other areas of the City are not included in the fiscal impact model. Calculations are performed using a customized fiscal impact model designed specifically for the City of Louisville by TischlerBise.

## *2019-2020 Biennial Operating and Capital Budget*

The City's *2019-2020 Biennial Operating and Capital Budget* is used to represent a "snapshot" of the City's current costs and levels of service. In summary, the "snapshot" approach does not attempt to speculate about how services or costs will change over time or whether current levels of service are sufficient or insufficient. Instead, it evaluates the cost implications to the City as it conducts business under the FY2019-2020 budget.

## *Variable versus Fixed Costs and Revenues*

For this analysis, costs and revenues that are directly attributable to new development are included in the fiscal analysis of growth and reported in the three scenarios. In all cases, some costs and revenues are not impacted by demographic changes and are assumed to be "fixed" in this analysis. To determine fixed variables, TischlerBise interviewed City staff and reviewed the *City of Louisville 2019-2020 Biennial Operating and Capital Budget* and available supporting documentation. Examples of budget items modeled as "fixed", or non-growth related, include:

- Salaries and benefits for certain support personnel (varies by department)
- One-time costs for services unrelated to growth and development
- Revenue sources that are not growth-related

Detail and discussion are provided in Chapter IV and V.

## *Level of Service*

The cost projections are based on a "snapshot approach" in which it is assumed the current level of service, as funded in the City budget and as provided in current capital facilities, will continue through the 20-year analysis period. The 2020 existing demand base data was used to calculate unit costs and service level thresholds. Examples of demand base data include population, dwelling units, employment by industry, vehicle trips, etc. **The "snapshot" approach does not attempt to speculate about how levels of service or cost factors will change over time.** Instead, it evaluates the implications of development in the study area to the City as conducted under the FY2019-20 budget and informed by discussions with staff.

## *Inflation Rate*

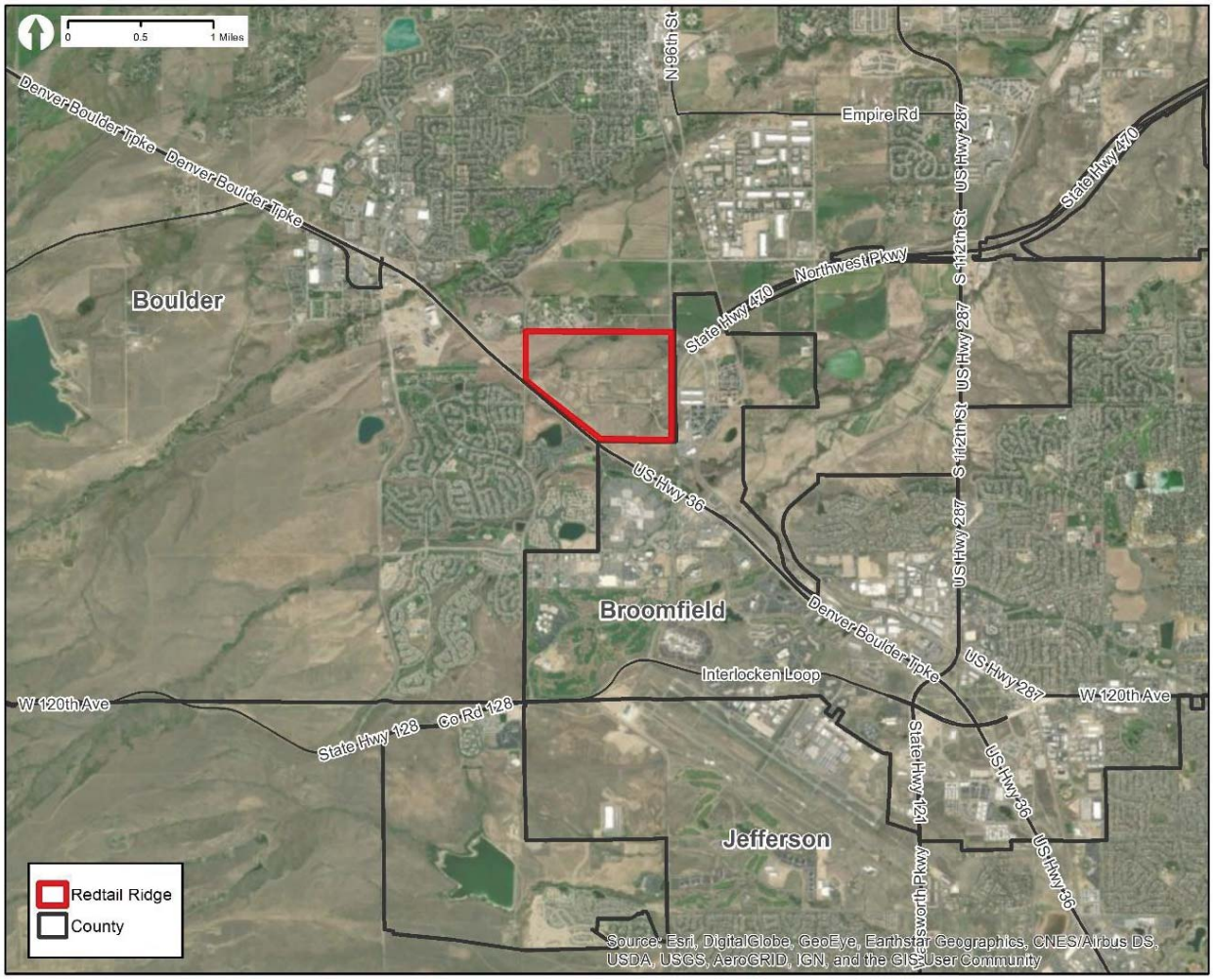
**The rate of inflation is assumed to be zero throughout the projection period**; cost and revenue projections are in constant 2020 dollars. This assumption is in accord with budget data and avoids the difficulty of speculating on inflation rates and their effect on specific cost categories. It also avoids the problem of interpreting results expressed in inflated dollars over an extended projection period. In general, including inflation is complicated and unpredictable. This is particularly the case given that some costs, such as salaries, increase at different rates than other operating and capital costs such as contractual and building construction costs. Using constant dollars avoids these issues.

## *Non-Fiscal Evaluations*

It should be noted that while a Fiscal Impact Analysis is an important consideration in planning decisions, it is only one of several issues that should be considered. Environmental and social issues, for example, should also be considered when making planning and policy decisions. The above notwithstanding, this analysis will enable interested parties to understand the fiscal implications of development on the Conoco-Phillips site.

## *Growth Scenarios*

The subject property is shown in the figure below.




The scenarios in the analysis are:

- Scenario 1: By Right
- Scenario 2: Proposed Redtail Ridge
- Scenario 3: 80% of Proposed Redtail Ridge

### *Scenario 1: By Right*

The By Right scenario assumes the existing Conoco-Phillips site develops under existing zoning, which allows approximately 2.5 million square feet of office and research and development space. Cumulative development and phasing plan for Scenario One is shown in the table below

**Scenario One - By Right**

| Development Program | Unit | Factor | Phase 1 2022 | Phase 2 2027 | Phase 3 2032 | Phase 4 2037 | Total |
|---|---|---|---|---|---|---|---|
| **Commercial Space (sq. ft.)** | | | | | | | |
| Corporate Office | sq. ft. | | 500,000 | 250,000 | 0 | 0 | 750,000 |
| Office | sq. ft. | | 300,000 | 590,000 | 490,000 | 370,000 | 1,750,000 |
| Hotel | sq. ft. | | 0 | 0 | 0 | 0 | 0 |
| Retail | sq. ft. | | 0 | 0 | 0 | 0 | 0 |
| **Total** | sq. ft. | | **800,000** | **840,000** | **490,000** | **370,000** | **2,500,000** |
| **Residential Space (units)** | | | | | | | |
| Senior Living | units | | 0 | 0 | 0 | 0 | 0 |
| Multifamily | units | | 0 | 0 | 0 | 0 | 0 |
| **Total Units** | **units** | | **0** | **0** | **0** | **0** | **0** |
| **Residential Space (sq. ft.)** | | | | | | | |
| Senior Living | sq. ft. | 0 | 0 | 0 | 0 | 0 | 0 |
| Multifamily | sq. ft. | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total Space (sq. ft.)** | **sq. ft.** | | **0** | **0** | **0** | **0** | **0** |
| **Total Space (sq. ft.)** | | | **800,000** | **840,000** | **490,000** | **370,000** | **2,500,000** |

Source: City of Louisville

### *Scenario 2: Proposed Redtail Ridge*

Under Scenario 2, the existing Conoco-Phillips site develops under the proposed development plan submitted by the applicant (Brue Baukol). This proposal includes 2.52 million square feet of office, retail and hotel uses, as well as 1,326 senior living units and 900 multifamily housing units (of 200 units are affordable units). Cumulative development and phasing plan for Scenario Two is shown in the table below.

**Scenario Two - Proposed Redtail Ridge**

| Development Program | Unit | Factor | Phase 1 2022 | Phase 2 2027 | Phase 3 2032 | Phase 4 2037 | Total |
|---|---|---|---|---|---|---|---|
| **Commercial Space (sq. ft.)** | | | | | | | |
| Corporate Office | sq. ft. | | 500,000 | 0 | 0 | 0 | 500,000 |
| Office | sq. ft. | | 300,000 | 590,000 | 490,000 | 370,000 | 1,750,000 |
| Hotel | sq. ft. | | 200,000 | 0 | 0 | 0 | 200,000 |
| Retail | sq. ft. | | 10,000 | 15,000 | 20,000 | 25,000 | 70,000 |
| **Total** | sq. ft. | | **1,010,000** | **605,000** | **510,000** | **395,000** | **2,520,000** |
| **Residential Space (units)** | | | | | | | |
| Senior Living | units | | 505 | 505 | 316 | 0 | 1,326 |
| Multifamily | units | | 600 | 300 | 0 | 0 | 900 |
| **Total Units** | **units** | | **1,105** | **805** | **316** | **0** | **2,226** |
| **Residential Space (sq. ft.)** | | | | | | | |
| Senior Living | sq. ft. | 1,714 | 685,600 | 685,600 | 428,500 | 0 | 1,799,700 |
| Multifamily | sq. ft. | 1,000 | 600,000 | 300,000 | 0 | 0 | 900,000 |
| **Total Space (sq. ft.)** | **sq. ft.** | | **1,285,600** | **985,600** | **428,500** | **0** | **2,699,700** |
| **Total Space (sq. ft.)** | | | **2,295,600** | **1,590,600** | **938,500** | **395,000** | **5,219,700** |

Source: Brue Baukol; Economic & Planning Systems

### *Scenario 3: 80% of Proposed Redtail Ridge*

Scenario 3 reflects the City Council policy of evaluating a "low" projection scenario in order to understand the possible range of fiscal impacts from a development. The "high" scenario is run based on the inputs provided by the applicant and the other standard assumptions contained in Scenario 2, which reflects the applicant's proposed absorption/phasing schedule and key demographic/socioeconomic assumptions. This "low" scenario adjusts values to 80% of the "high" scenario (Scenario 2). Cumulative development and phasing plan for Scenario Three is shown in the table below.

**Scenario Three - 80% of Proposed Redtail Ridge**

| Development Program | Unit | Factor | Phase 1 2022 | Phase 2 2027 | Phase 3 2032 | Phase 4 2037 | Total |
|---|---|---|---|---|---|---|---|
| **Commercial Space (sq. ft.)** | | | | | | | |
| Corporate Office | sq. ft. | | 400,000 | 0 | 0 | 0 | 400,000 |
| Office | sq. ft. | | 240,000 | 472,000 | 392,000 | 296,000 | 1,400,000 |
| Hotel | sq. ft. | | 160,000 | 0 | 0 | 0 | 160,000 |
| Retail | sq. ft. | | 8,000 | 12,000 | 20,001 | 20,000 | 60,001 |
| **Total** | sq. ft. | | **808,000** | **484,000** | **412,001** | **316,000** | **2,020,001** |
| **Residential Space (units)** | | | | | | | |
| Senior Living | units | | 404 | 404 | 253 | 0 | 1,061 |
| Multifamily | units | | 480 | 240 | 0 | 0 | 720 |
| **Total Units** | **units** | | **884** | **644** | **253** | **0** | **1,781** |
| **Residential Space (sq. ft.)** | | | | | | | |
| Senior Living | sq. ft. | 1,714 | 548,480 | 548,480 | 342,800 | 0 | 1,439,760 |
| Multifamily | sq. ft. | 1,000 | 480,000 | 240,000 | 0 | 0 | 720,000 |
| **Total Space (sq. ft.)** | **sq. ft.** | | **1,028,480** | **788,480** | **342,800** | **0** | **2,159,760** |
| **Total Space (sq. ft.)** | | | **1,836,480** | **1,272,480** | **754,801** | **316,000** | **4,179,761** |

Source: Brue Baukol; Economic & Planning Systems

# III. FISCAL IMPACT RESULTS BY FUND

The fiscal impacts of the redevelopment scenarios are analyzed and discussed in this chapter. Fiscal impact results are presented in several ways:

- **Cumulative** net fiscal results are shown next
  - Cumulative net results convey the projected grand total revenues minus grand total expenditures over the 20-year period to determine the overall net surplus or deficit
- **Average annual** results are shown
  - The average annual net result conveys an average annual fiscal impact over different time periods during the 20-year period
- **Annual net** fiscal results that include all revenues and costs in the funds included in the analysis in each year are shown first

## *General Fund Fiscal Impact Results*

The cumulative totals shown below reflect total revenues and expenditures over the 20-year time frame for the General Fund. As shown in the table below, the By Right and Proposed Redtail scenarios generate a positive cumulative fiscal impact under all three scenarios. As expected, Scenario Three (80% of Proposed Red Tail Ridge) generates a cumulative net deficit of $4 million, or approximately $202,000 annually. The key fiscal factors (e.g., property tax, spending, etc.) is 80% of the other two scenarios. The By Right scenario generates the highest General Fund surplus because all the assumed development is nonresidential in nature (predominately office space), which tends to demand less City services and infrastructure. The Proposed Redtail Ridge scenario, which generates a modest net General Fund surplus, offers better *economic* balance to the City due to the mixed-use nature of the development plan, which generates substantial sales tax revenue to the City's various Funds.

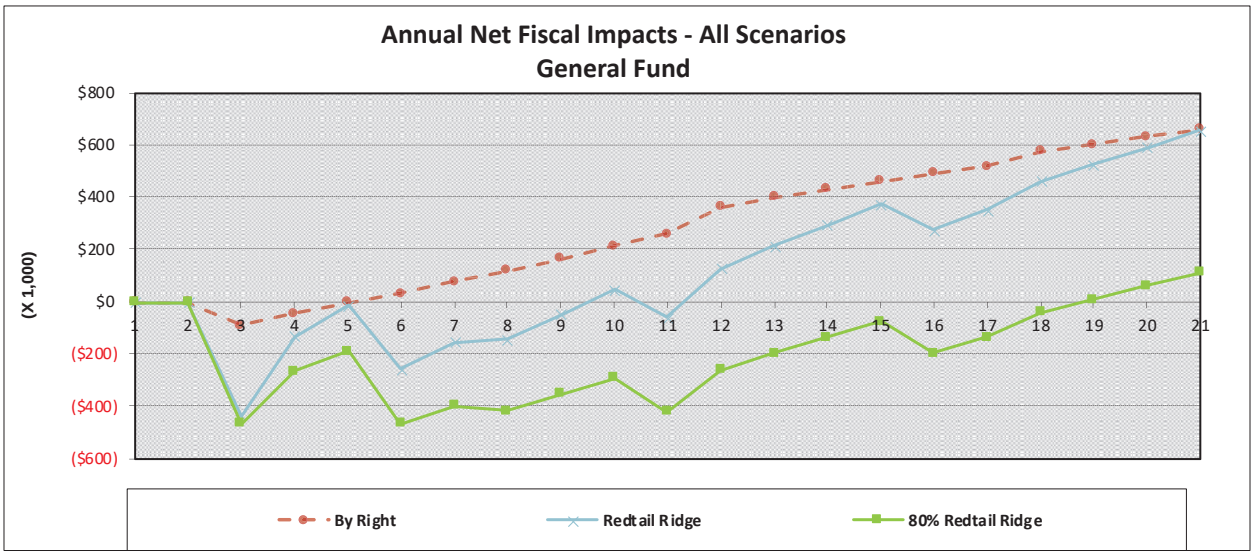
**Cumulative General Fund Fiscal Results - Scenario Comparisons (x$1,000)**
**City of Louisville**
**Redtail Ridge Fiscal Impact Analysis**

| | SCENARIO | | |
|---|---|---|---|
| **Category** | **By Right** | **Proposed Redtail Ridge** | **80% Of Proposed Redtail Ridge** |
| Revenue | $25,230 | $45,137 | $34,516 |
| Expenditures | $19,367 | $42,472 | $38,556 |
| **CUMULATIVE TOTAL** | **$5,863** | **$2,665** | **($4,040)** |
| **AVERAGE ANNUAL RESULT** | **$293** | **$133** | **($202)** |

The annual fiscal impacts to the General Fund under each scenario are shown below in the chart below. Net fiscal results are **revenues minus costs in each year**, reflecting operating and capital costs for all

services modeled. Data points above the $0 line represent annual surpluses; points below the $0 line represent annual deficits. Surpluses in any one year are not carried forward to the next year.

Illustrated in the chart below, net deficits are generated by each scenario in the initial years. Net surpluses begin accruing in year 5 under the By Right scenario, which continue throughout the remaining years of the development program.




## *Open Space & Parks Fund Fiscal Impact Results*

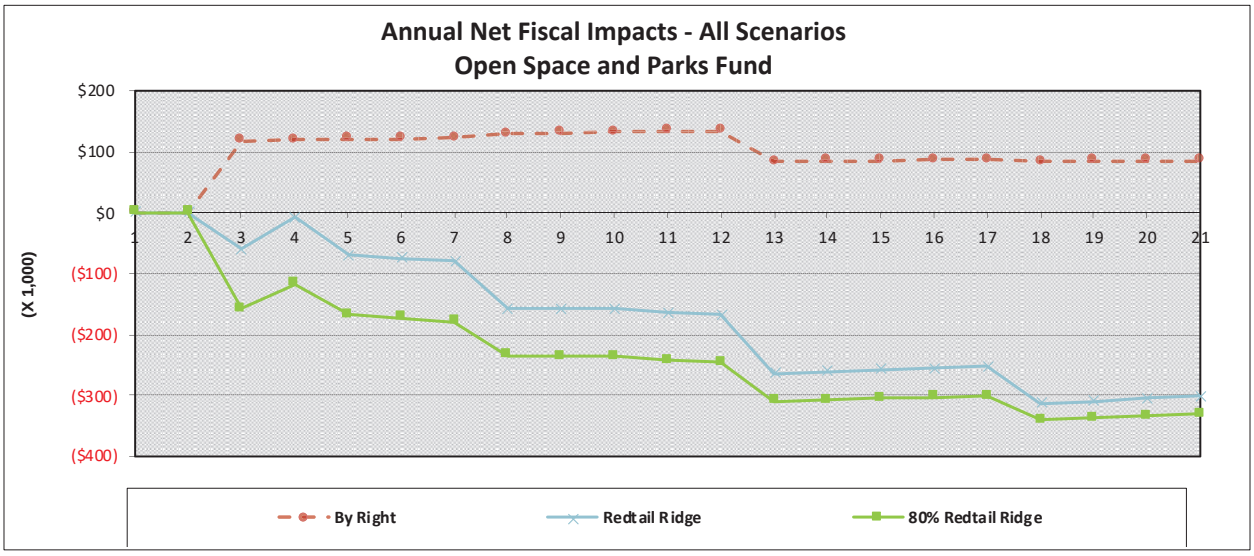
The cumulative totals shown below reflect total revenues and expenditures over the 20-year time frame for the Open Space & Parks Fund. As shown in the table below, the By Right scenario is the only scenario that generates a positive cumulative fiscal impact, a cumulative surplus of $2 million or approximately $102,000 annually. This is because this scenario assumes no residential development, so no open space and park expenditures are generated. Both Redtail Ridge scenarios generate cumulative net deficits with Scenario Three (80% of Proposed Red Tail Ridge) generating the largest net deficit ($4.8 million or $243,000 annually). Scenario Two (Proposed Red Tail Ridge) generates a cumulative net deficit of $3.6 million, or approximately $181,000 annually. The deficits for the two Redtail Ridge scenarios are not surprising given the Open Space & Parks Fund is currently being subsidized by the General Fund. A General Fund transfer to the Open Space & Parks Fund total approximately 25% of the Fund's revenue in FY2020.

**Cumulative Open Space & Parks Fund Expenditures - Scenario Comparisons (x$1,000)**
**City of Louisville**
**Redtail Ridge Fiscal Impact Analysis**

| | SCENARIO | | |
|---|---|---|---|
| **Category** | **By Right** | **Proposed Redtail Ridge** | **80% Of Proposed Redtail Ridge** |
| Revenue | $2,031 | $5,611 | $3,963 |
| Expenditures | $0 | $9,224 | $8,820 |
| **CUMULATIVE TOTAL** | **$2,031** | **($3,613)** | **($4,856)** |
| **AVERAGE ANNUAL RESULT** | **$102** | **($181)** | **($243)** |

The annual fiscal impacts to the Open Space & Parks Fund under each scenario are shown below in the chart below. Net fiscal results are **revenues minus costs in each year**, reflecting operating and capital costs for all services modeled. Data points above the $0 line represent annual surpluses; points below the $0 line represent annual deficits. Surpluses in any one year are not carried forward to the next year.

Illustrated in the chart below, net deficits are generated by both Redtail Ridge scenario in each year of the 20-year analysis period. Conversely, the By Right scenario generates annual surpluses each year.




## *Recreation Fund Fiscal Impact Results*

The cumulative totals shown below reflect total revenues and expenditures over the 20-year time frame for the Recreation Fund. Similar to the Open Space & Parks Fund, the By Right scenario is the only scenario that generates a positive cumulative fiscal impact to the Recreation Fund, a cumulative surplus of approximately $812,000, or approximately $41,000 annually. This is because this scenario assumes no residential development, so no recreation expenditures are generated. Both Redtail Ridge scenarios

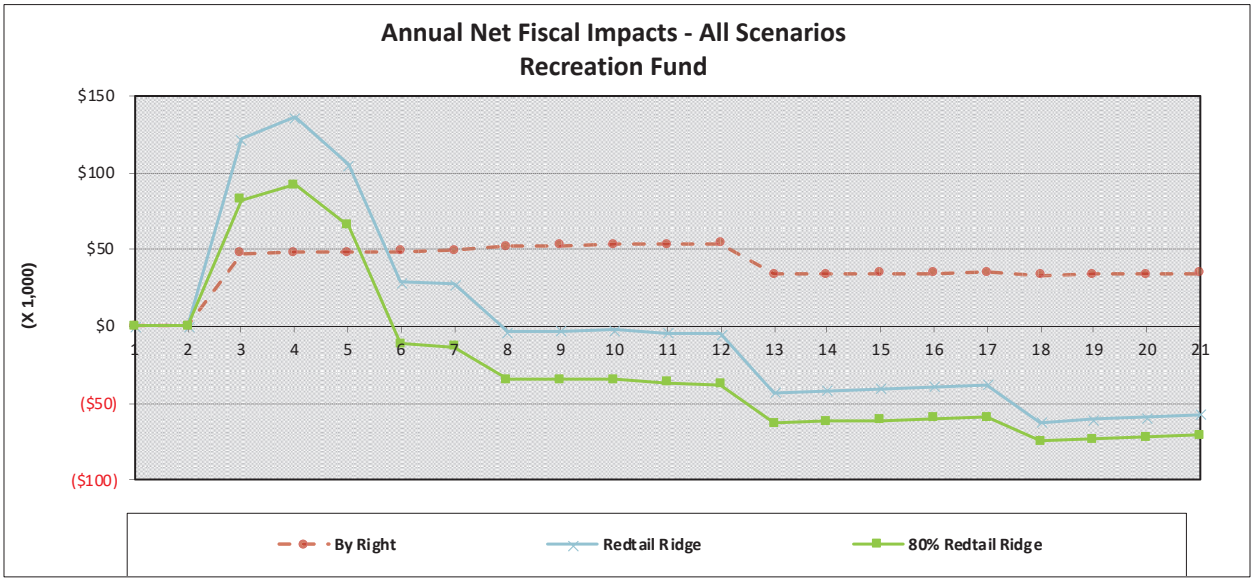
generate cumulative net deficits with Scenario Three (80% of Proposed Red Tail Ridge) generating the largest net deficit ($560,000 or $28,000 annually). Scenario Two (Proposed Red Tail Ridge) generates a cumulative net deficit of $40,000, or approximately $2,000 annually. Similar to the Open Space & Parks Fund, the deficits for the two Redtail Ridge scenarios are not surprising given the Recreation Fund is currently being subsidized by the General Fund. A General Fund transfer to the Recreation Fund total approximately 23% of the Fund's revenue in FY2020. However, the net deficits are not as great in the Recreation Fund because approximately 22% of this Fund's revenue comes from membership fees.

**Cumulative Recreation Fund Fiscal Results - Scenario Comparisons (x$1,000)**
**City of Louisville**
**Redtail Ridge Fiscal Impact Analysis**

| | SCENARIO | | |
|---|---|---|---|
| **Category** | **By Right** | **Proposed Redtail Ridge** | **80% Of Proposed Redtail Ridge** |
| Revenue | $812 | $9,609 | $7,477 |
| Expenditures | $0 | $9,649 | $8,037 |
| **CUMULATIVE TOTAL** | **$812** | **($40)** | **($560)** |
| **AVERAGE ANNUAL RESULT** | **$41** | **($2)** | **($28)** |

The annual fiscal impacts to the Recreation Fund under each scenario are shown below in the chart below. Net fiscal results are **revenues minus costs in each year**, reflecting operating and capital costs for all services modeled. Data points above the $0 line represent annual surpluses; points below the $0 line represent annual deficits. Surpluses in any one year are not carried forward to the next year.

Illustrated in the chart below, annual net surpluses are generated in the initial years for the two Redtail Ridge scenarios. Net deficits begin occurring in the remaining years as the amount of one-time use tax on building materials is reduced over this time period.



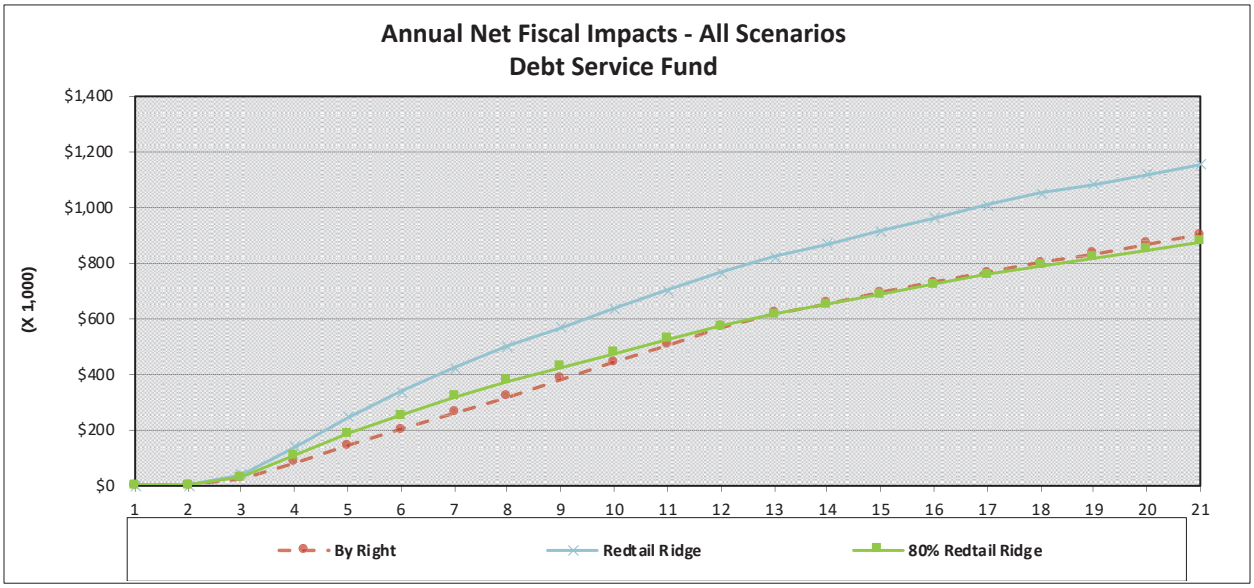
## *Debt Service Fund Fiscal Impact Results*

The cumulative totals shown below reflect total revenues and expenditures over the 20-year time frame for the Debt Service Fund. As shown in the table below, there is a cumulative positive fiscal impact to the Debt Service Fund in all three scenarios. Scenario 2 (Proposed Redtail Ridge) generates the best result with a positive fiscal impact of $13.3 million over the 20 years, or $667,000 annually. Scenario Three (80% of Proposed Redtail Ridge) generates a cumulative surplus of $10 million, or $501,000 annually. The By Right scenario generates a cumulative net surplus of $9.7 million, or $489,000 annually.

**Cumulative Debt Service Fund Fiscal Results - Scenario Comparisons (x$1,000)**
**City of Louisville**
**Redtail Ridge Fiscal Impact Analysis**

| | SCENARIO | | |
|---|---|---|---|
| **Category** | **By Right** | **Proposed Redtail Ridge** | **80% Of Proposed Redtail Ridge** |
| Revenue | $12,080 | $15,699 | $11,898 |
| Expenditures | $2,293 | $2,354 | $1,883 |
| **CUMULATIVE TOTAL** | **$9,788** | **$13,345** | **$10,015** |
| **AVERAGE ANNUAL REVENUE** | **$489** | **$667** | **$501** |

The annual fiscal impacts to the Debt Service Fund under each scenario are shown below in the chart below. Net fiscal results are **revenues minus costs in each year**, reflecting operating and capital costs for all services modeled. Data points above the $0 line represent annual surpluses; points below the $0 line represent annual deficits. Surpluses in any one year are not carried forward to the next year. Illustrated in the chart below, net surpluses are generated by each scenario in all 20-years of the analysis period.



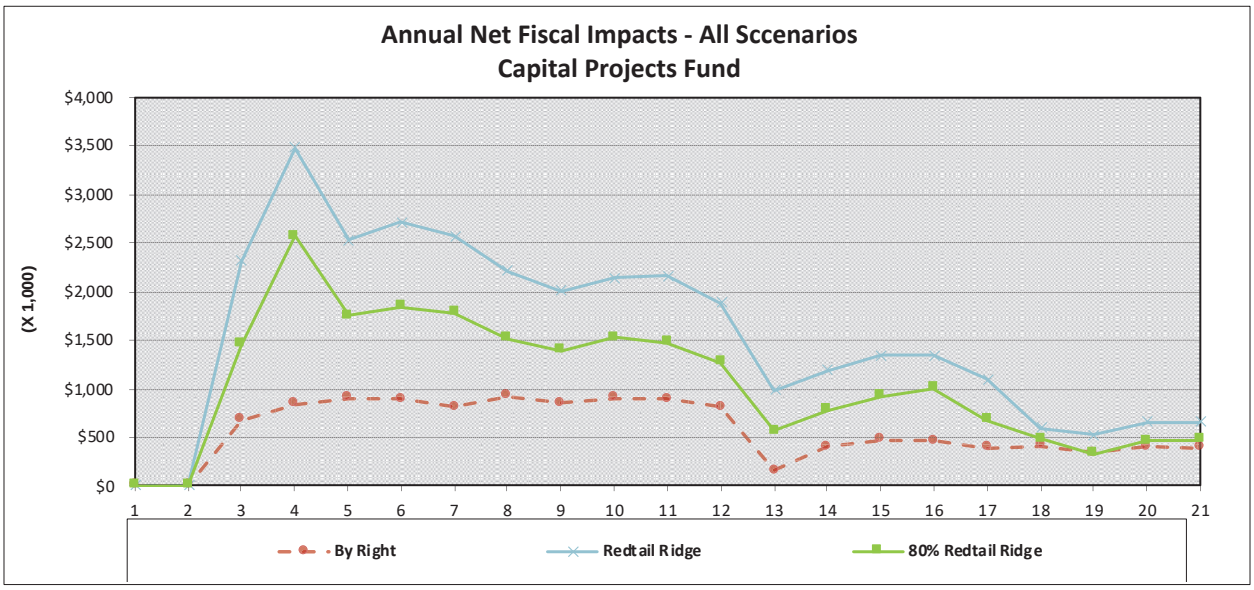
## *Capital Projects Fund Fiscal Impact Results*

The cumulative totals shown below reflect total revenues and expenditures over the 20-year time frame for the Capital Projects Fund. As shown in the table below, there is a positive cumulative fiscal impact to the Capital Projects Fund in all three scenarios. Scenario 2 (Proposed Redtail Ridge) generates the best result with a positive fiscal impact of $32.3 million over the 20 years, or $1.6 million annually. Scenario Three (80% of Proposed Redtail Ridge) generates a cumulative surplus of $22.3 million, or $1.1 million annually. The By Right scenario generates a cumulative net surplus of $11.9 million, or $598,000 annually.

**Cumulative Capital Projects Fund Fiscal Results - Scenario Comparisons (x$1,000)**
**City of Louisville**
**Redtail Ridge Fiscal Impact Analysis**

| | SCENARIO | | |
|---|---|---|---|
| **Category** | **By Right** | **Proposed Redtail Ridge** | **80% Of Proposed Redtail Ridge** |
| Revenue | $18,691 | $53,893 | $39,955 |
| Expenditures | $6,730 | $21,494 | $17,639 |
| **CUMULATIVE TOTAL** | **$11,961** | **$32,399** | **$22,316** |
| **AVERAGE ANNUAL REVENUE** | **$598** | **$1,620** | **$1,116** |

The annual fiscal impacts to the Capital Projects Fund under each scenario are shown below in the chart below. Net fiscal results are **revenues minus costs in each year**, reflecting operating and capital costs for all services modeled. Data points above the $0 line represent annual surpluses; points below the $0 line represent annual deficits. Surpluses in any one year are not carried forward to the next year. Illustrated in the chart below, net surpluses are generated by each scenario in all 20-years of the analysis period.



# IV. REVENUE DETAIL & METHODOLOGIES

This chapter provides detail on projection methodologies for revenue included in the analysis. Growth-related revenues are modeled in this analysis in the following funds:

- General Fund
- Special Revenue Funds:
  - Open Space and Parks Fund
  - Recreation Fund
  - Debt Service Fund
  - Capital Projects Fund

Other funds that are not included are either Enterprise Funds (self-sustaining), Internal Service Funds, or considered fixed (unaffected by growth).

***Customized/Marginal Revenue Calculations for Sales Tax***

Revenues are projected assuming that the current revenue structure and tax rates, as defined by the *2019-2020 Biennial Operating and Capital Budget*, will not change during the analysis period. The following details the custom methodology used for certain revenue streams.

- **Property Tax** to the City's General Fund and Debt Service Fund is projected based on the respective cumulative assessed values (see below for additional detail) of the property projected in the scenarios. Cumulative assessed values are multiplied by the current City tax rate of $5.184 per $100 valuation. The residential assessment rate is 7.5% and the commercial rate is 29%. As shown, assessed values for residential real property and nonresidential real property were projected separately to allow for comparison by type of development. Construction value (for building use tax) is assumed to be 35% of the market value. *It is assumed for Scenario Three that these factors are at 80%. For example, the market value for a multifamily unit would be $280,000.*

| Residential Units | Market Value/Unit** |
|---|---|
| Senior Living | $400,000 |
| Multifamily | $350,000 |
| | |
| **Nonresidential Space** | **Market Value/SF**** |
| Corporate Office | $300 |
| Office | $300 |
| Hotel | $108 |
| Retail | $250 |

*Source: Brue Baukol; Economic & Planning Systems
**80% of these values are assumed for Scenario Three

- **Spending Factors for Sales and Use Tax:** Assumptions used in the sales and use tax calculations are shown in the table below. These factors are based on the Redtail Ridge Market Analysis, prepared Economic & Planning Systems, Inc. *It is assumed for Scenario Three that these factors are at 80%. For example, annual spending per onsite employee would be $520 and the sales tax capture rate would be 12% rather than 15%.*

| Factor | |
|---|---|
| Annual Spending per Onsite Employee | $650 |
| Household Income Senior Living Units | $88,000 |
| Sales Tax Capture Rate | 15% |
| Household Income Multifamily Units | $64,800 |
| Sales Tax Capture Rate | 25% |

Source: Economic and Planning Systems Market Study

- **Sales and Use Tax.** The City of Louisville collects several sales taxes that are distributed to its various Funds. The City's current sales tax rates for Funds modeled as part of this analysis are shown below.

| | Rate |
|---|---|
| **Sales Tax** | |
| General Fund | 2.00% |
| Capital Projects Fund | 1.00% |
| Open Space & Parks Fund | 0.375% |
| Recreation Center O&M | 0.150% |
| **Consumer Use Tax** | |
| General Fund | 2.00% |
| Capital Projects Fund | 1.00% |
| Open Space & Parks Fund | 0.375% |
| Recreation Center O&M | 0.150% |
| **Auto Use Tax** | |
| General Fund | 3.00% |
| Capital Projects Fund | 0.00% |
| Open Space & Parks Fund | 0.375% |
| Recreation Center O&M | 0.150% |
| **Building Use Tax:** | |
| General Fund | 0.00% |
| Capital Projects Fund | 3.00% |
| Open Space & Parks Fund | 0.375% |
| Recreation Center O&M | 0.150% |

- **Hotel Tax:** The City of Louisville has a 3.0% lodging tax on the rental of hotel rooms in the City. The fiscal impact analysis assumes an average nightly rental rate of $150 per room. The occupancy rate is assumed at 76%. These assumptions are from the Market Analysis prepared by Economic and Planning Systems as part of the Redtail Ridge development proposal.

# V. REVENUE OUTPUTS

This section details revenue outputs from the Fiscal Impact Analysis.

## *Revenue Projections – General Fund*

The following figures illustrate the projected revenues in the City's General Fund and other Funds modeled. Results are shown as a cumulative total over the 20-year projection period as well as an average annual figure.

### *General Fund*

The following table shows cumulative General Fund revenue for each of the three scenarios over the 20-year development period. Revenue is shown in constant 2020 dollars. As the table indicates, Scenario Two (Proposed Redtail Ridge) generates the greatest cumulative revenue at $45.1 million. For all three scenarios, General Revenue (property tax, sales and use tax, franchise fees and hotel tax) account for over 92% of combined revenue.

**Cumulative General Fund Revenue - Scenario Comparisons (x$1,000)**
**City of Louisville**
**Redtail Ridge Fiscal Impact Analysis**

| | SCENARIO | | | | | |
|---|---|---|---|---|---|---|
| **Category** | **By Right** | **%** | **Proposed Redtail Ridge** | **%** | **80% Of Proposed Redtail Ridge** | **%** |
| General Revenue | $23,149 | 92% | $42,394 | 94% | $32,210 | 93% |
| Administration and Support Services | $492 | 2% | $505 | 1% | $404 | 1% |
| Community Design | $1,033 | 4% | $1,059 | 2% | $847 | 2% |
| Public Safety and Justice | $0 | 0% | $440 | 1% | $352 | 1% |
| Transportation | $556 | 2% | $556 | 1% | $556 | 2% |
| Parks | $0 | 0% | $0 | 0% | $0 | 0% |
| Cultural Services | $0 | 0% | $183 | 0% | $147 | 0% |
| Economic Prosperity | $0 | 0% | $0 | 0% | $0 | 0% |
| Interfund Transfers | $0 | 0% | $0 | 0% | $0 | 0% |
| **CUMULATIVE TOTAL** | **$25,230** | **100%** | **$45,137** | **100%** | **$34,516** | **100%** |
| **AVERAGE ANNUAL REVENUE** | **$1,262** | | **$2,257** | | **$1,726** | |

### *Open Space and Parks Fund*

The following table shows cumulative Open Space and Parks Fund revenue for each of the three scenarios over the 20-year development period. Revenue is shown in constant 2020 dollars. As the table indicates, Scenario Two (Proposed Redtail Ridge) generates the greatest cumulative revenue at $5.6 million. For all three scenarios, one-time use tax on building materials account for largest revenue source for all three scenarios.

**Cumulative Open Space & Parks Fund Revenue - Scenario Comparisons (x$1,000)**
**City of Louisville**
**Redtail Ridge Fiscal Impact Analysis**

| | SCENARIO | | | | | |
|---|---|---|---|---|---|---|
| **Category** | **By Right** | **%** | **Proposed Redtail Ridge** | **%** | **80% Of Proposed Redtail Ridge** | **%** |
| Sales Tax | $203 | 10% | $1,286 | 23% | $833 | 21% |
| Use Tax - Consumer | $0 | 0% | $0 | 0% | $0 | 0% |
| Use Tax - Auto | $0 | 0% | $524 | 9% | $419 | 11% |
| Use Tax - Building Materials | $1,828 | 90% | $3,801 | 68% | $2,711 | 68% |
| Use Tax - Site improvements | $0 | 0% | $0 | 0% | $0 | 0% |
| Grant Revenues | $0 | 0% | $0 | 0% | $0 | 0% |
| Interest Earnings | $0 | 0% | $0 | 0% | $0 | 0% |
| Real Property Rental Income | $0 | 0% | $0 | 0% | $0 | 0% |
| Transfer from General Fund | $0 | 0% | $0 | 0% | $0 | 0% |
| Transfer from Impact Fee Fund | $0 | 0% | $0 | 0% | $0 | 0% |
| **CUMULATIVE TOTAL** | **$2,031** | **100%** | **$5,611** | **100%** | **$3,963** | **100%** |
| **AVERAGE ANNUAL REVENUE** | **$102** | | **$281** | | **$198** | |

### *Recreation Fund*

The following table shows cumulative Recreation Fund revenue for each of the three scenarios over the 20-year development period. Revenue is shown in constant 2020 dollars. As the table indicates, Scenario Two (Proposed Redtail Ridge) generates the greatest cumulative revenue at $9.6 million. For both Redtail Ridge scenarios, membership fees comprise the largest revenue source due to the residential population associated with both scenarios. The By Right scenario, which assumes no residential growth, only generates sales tax and one-time use tax on building materials.

**Cumulative Recreation Fund Revenue - Scenario Comparisons (x$1,000)**
**City of Louisville**
**Redtail Ridge Fiscal Impact Analysis**

| | SCENARIO | | | | | |
|---|---|---|---|---|---|---|
| **Category** | **By Right** | **%** | **Proposed Redtail Ridge** | **%** | **80% Of Proposed Redtail Ridge** | **%** |
| Sales Tax | $81 | 10% | $514 | 5% | $333 | 4% |
| Use Tax - Consumer | $0 | 0% | $0 | 0% | $0 | 0% |
| Use Tax - Auto | $0 | 0% | $209 | 2% | $168 | 2% |
| Use Tax - Building Materials | $731 | 90% | $1,521 | 16% | $1,085 | 15% |
| Use Tax - Site improvements | $0 | 0% | $0 | 0% | $0 | 0% |
| Senior Grants | $0 | 0% | $0 | 0% | $0 | 0% |
| Senior Meals Reimbursement | $0 | 0% | $0 | 0% | $0 | 0% |
| Rec Center Membership Fee | $0 | 0% | $3,107 | 32% | $2,486 | 33% |
| Rec Center Daily User Fees | $0 | 0% | $367 | 4% | $293 | 4% |
| Rec Center Merchandise | $0 | 0% | $6 | 0% | $5 | 0% |
| Rec Center Nite @ the Rec | $0 | 0% | $131 | 1% | $104 | 1% |
| Rec Center Nite @ Merchandise | $0 | 0% | $43 | 0% | $34 | 0% |
| Rec Center Child Care Fees | $0 | 0% | $38 | 0% | $30 | 0% |
| Rec Center Concession Fees | $0 | 0% | $30 | 0% | $24 | 0% |
| MAC Gym Fees | $0 | 0% | $140 | 1% | $112 | 2% |
| Rec Center Rentals | $0 | 0% | $113 | 1% | $90 | 1% |
| Unclassified Rentals | $0 | 0% | $101 | 1% | $81 | 1% |
| Rec Center Swim Lessons | $0 | 0% | $396 | 4% | $317 | 4% |
| Rec Center Aquatics Contracted | $0 | 0% | $92 | 1% | $73 | 1% |
| Rec Center Aquatics Red Cross | $0 | 0% | $10 | 0% | $8 | 0% |
| Rec Center Swim Team | $0 | 0% | $61 | 1% | $49 | 1% |
| Memory Square Swim Admission | $0 | 0% | $122 | 1% | $98 | 1% |
| Memory Square Swim Lessons | $0 | 0% | $9 | 0% | $7 | 0% |
| Rec Center Youth Activity Fees | $0 | 0% | $760 | 8% | $608 | 8% |
| Rec Center Youth Activty Contracted | $0 | 0% | $132 | 1% | $106 | 1% |
| Rec Center Adult Fitness | $0 | 0% | $519 | 5% | $415 | 6% |
| Rec Center Adult Fitness Contracted | $0 | 0% | $137 | 1% | $110 | 1% |
| Rec Center Adult Fitness Red Cross | $0 | 0% | $1 | 0% | $1 | 0% |
| Rec Center Youth Sports Fees | $0 | 0% | $422 | 4% | $337 | 5% |
| Rec Center Youth Sports Contracted | $0 | 0% | $85 | 1% | $68 | 1% |
| Rec Cener Adult Sports Fees | $0 | 0% | $183 | 2% | $147 | 2% |
| Senior Fees | $0 | 0% | $273 | 3% | $218 | 3% |
| Senior Fees-Contracted | $0 | 0% | $43 | 0% | $34 | 0% |
| Senior Meals Contribution | $0 | 0% | $44 | 0% | $35 | 0% |
| Transfer from General Fund | $0 | 0% | $0 | 0% | $0 | 0% |
| Transfer from Capital Projects Fund | $0 | 0% | $0 | 0% | $0 | 0% |
| **CUMULATIVE TOTAL** | **$812** | **100%** | **$9,609** | **100%** | **$7,477** | **100%** |
| **AVERAGE ANNUAL REVENUE** | **$41** | | **$480** | | **$374** | |

### *Debt Service Fund*

The following table shows cumulative Debt Service Fund revenue for each of the three scenarios over the 20-year development period. Revenue is shown in constant 2020 dollars. As the table indicates, Scenario Two (Proposed Redtail Ridge) generates the greatest cumulative revenue at $15.6 million.

**Cumulative Debt Service Fund Revenue - Scenario Comparisons (x$1,000)**
**City of Louisville**
**Redtail Ridge Fiscal Impact Analysis**

| | SCENARIO | | | | | |
|---|---|---|---|---|---|---|
| **Category** | **By Right** | **%** | **Proposed Redtail Ridge** | **%** | **80% Of Proposed Redtail Ridge** | **%** |
| Property Tax | $12,080 | 100% | $15,699 | 100% | $11,898 | 100% |
| Interest Earnings | $0 | 0% | $0 | 0% | $0 | 0% |
| **CUMULATIVE TOTAL** | **$12,080** | **100%** | **$15,699** | **100%** | **$11,898** | **100%** |
| **AVERAGE ANNUAL REVENUE** | **$604** | | **$785** | | **$595** | |

## *Capital Projects Fund*

The following table shows cumulative Capital Projects Fund revenue for each of the three scenarios over the 20-year development period. Revenue is shown in constant 2020 dollars. As the table indicates, Scenario Two (Proposed Redtail Ridge) generates the greatest cumulative revenue at $53.8 million. For all three scenarios, one-time use tax on building materials account for largest revenue source for all three scenarios.

**Cumulative Capital Projects Fund Revenue - Scenario Comparisons (x$1,000)**
**City of Louisville**
**Redtail Ridge Fiscal Impact Analysis**

| | SCENARIO | | | | | |
|---|---|---|---|---|---|---|
| **Category** | **By Right** | **%** | **Proposed Redtail Ridge** | **%** | **80% Of Proposed Redtail Ridge** | **%** |
| Sales Tax | $541 | 3% | $3,429 | 6% | $2,221 | 6% |
| Sales Tax - Business Assistance | $0 | 0% | $0 | 0% | $0 | 0% |
| Use Tax - Consumer | $0 | 0% | $0 | 0% | $0 | 0% |
| Use Tax - Building Materials | $14,625 | 78% | $30,410 | 56% | $21,691 | 54% |
| Use Tax - Site improvements | $0 | 0% | $0 | 0% | $0 | 0% |
| Grant Revenues | $0 | 0% | $0 | 0% | $0 | 0% |
| Patio Revenue | $0 | 0% | $0 | 0% | $0 | 0% |
| Miscellaneous Revenue | $0 | 0% | $0 | 0% | $0 | 0% |
| Interest Earnings | $0 | 0% | $0 | 0% | $0 | 0% |
| Lease Revenue - Nextel | $0 | 0% | $0 | 0% | $0 | 0% |
| Lease Revenue - Tmobile | $0 | 0% | $0 | 0% | $0 | 0% |
| Real Property Rental Income | $0 | 0% | $0 | 0% | $0 | 0% |
| Capital Contribution from URD | $0 | 0% | $0 | 0% | $0 | 0% |
| Transfer from General Fund | $0 | 0% | $0 | 0% | $0 | 0% |
| Transfer from Impact Fee Fund | $3,525 | 19% | $20,054 | 37% | $16,043 | 40% |
| Transfer from Recreation Center Bond Fund | $0 | 0% | $0 | 0% | $0 | 0% |
| **CUMULATIVE TOTAL** | **$18,691** | **100%** | **$53,893** | **100%** | **$39,955** | **100%** |
| **AVERAGE ANNUAL REVENUE** | **$935** | | **$2,695** | | **$1,998** | |

# VI. EXPENDITURE DETAIL & METHODOLOGIES

## *Expenditure Methodologies*

***For most City departments, operations and personnel costs are projected separately***. A summary of the approach is provided below. It should be noted that many departments have some portion of their budget that is considered "fixed" and will not increase with growth. That is, existing operations will be able to absorb a portion of additional impacts from growth in the City.

### *Customized/Marginal Expenditure Calculations*

Costs are projected assuming that the current budget structure, as defined by the *City of Louisville 2019-2020 Biennial Operating and Capital Budget*, will not change during the analysis period. Many of the non-personnel operating budgets of the City's "overhead" departments (e.g., Information Technology, Human Resources, etc.) are expected to grow along with the City's population or job growth. The generated expenditures are found by taking a citywide average of the operating costs per population or job, and applying them to the new growth in the three scenarios.

There are several other methodologies used in the analysis. The following details the custom methodologies used for certain expenditure categories.

- **Police:** For Scenario One (By Right), the cost projection methodology developed in the original Development Impact Model is used. This methodology assumes 30% of the personnel costs for the Police Department are fixed, are not impacted by new development. Other personnel and all operating costs are assumed to be impacted new development and are projected to increase with additional calls for police service. The call totals were allocated to residential and nonresidential purposes to create unique demand factors for residential and nonresidential development in the scenarios. For Scenario Two and Three, which are related to the proposed Redtail Ridge development, marginal Police personnel and vehicle costs were developed, which are the same for each scenario, are shown in the table below by Phase.

| **Phase I** | **Annual Cost** |
|---|---|
| Half-Time Property and Evidence and Half-Time Lab Techs | $64,000 |
| Two Police Officers | $180,000 |
| | |
| **Phase II** | |
| Police Officer | $90,000 |
| Police Sergeant | $146,000 |
| Detective | $90,000 |
| | |
| **Phase III** | |
| Two Police Officers | $180,000 |
| Detective | $90,000 |
| Police Sergeant | $146,000 |
| | |
| **Phase IV** | |
| Two Police Officers | $180,000 |

- **Public Works:** For Scenario One (By Right), the cost projection methodology developed in the original Development Impact Model is used. For Scenario Two and Three, which are related to the proposed Redtail Ridge development, marginal Public Works personnel, operating and equipment costs were developed, which are the same for each scenario, are shown in the table below by Phase.

| **Phase I** | **Annual Cost** |
|---|---|
| Two Operations employees | $120,660 |
| Two Plows | $325,000 |
| Construction inspection costs | $200,000 |
| Electricity | $20,000 |
| | |
| **Phase II** | |
| Electricity | $40,000 |
| Construction inspection costs | $200,000 |
| | |
| **Phase III** | |
| Electricity | $50,000 |
| | |
| **Phase IV** | |
| Electricity | $50,000 |

- **Library:** There is no residential development proposed as part of Scenario One (By Right), so there are no Library-related costs. For Scenario Two and Three, which are related to the proposed

Redtail Ridge development, marginal Library personnel were developed, which are the same for each scenario, are shown in the table below by Phase. Non-personnel operating costs are projected to increase with population.

| **Phase I** | **Annual Cost** |
|---|---|
| Adult Services Department Head | $89,600 |

- **Finance:** For Scenario One (By Right), the cost projection methodology developed in the original Development Impact Model is used. For Scenario Two and Three, which are related to the proposed Redtail Ridge development, marginal Finance personnel were developed, which are the same for each scenario, are shown in the table below by Phase. Non-personnel operating costs are projected to increase with population and employment.

| **Phase I** | **Annual Cost** |
|---|---|
| Half-Time Finance Specialist | $28,000 |
| Half-Time Accounts Payable Specialist | $28,000 |

- **Parks and Open Space:** There is no residential development proposed as part of Scenario One (By Right), so there are no Parks and Open Space-related costs. For Scenario Two and Three, which are related to the proposed Redtail Ridge development, marginal Parks and Open Space personnel, operating and equipment costs were developed, which are the same for each scenario, are shown in the table below by Phase.

| **Phase I** | **Annual Cost** |
|---|---|
| Two Open Space Specialists | $109,400 |
| Parks Specialist | $54,700 |
| Three vehicles | $75,000 |
| Two mowers | $150,000 |
| Open space maintenance | $35,000 |
| Park maintenance | $180,000 |
| | |
| **Phase II** | |
| Recreation/Senior Programmer | $68,200 |

## *Capital Expenditures*

Assumptions for capital expenditures are discussed below.

### *Municipal Facilities*

In order to maintain current levels-of-service the City will need to construct additional municipal space for general government and public works functions. Conversations with City staff conducted as part of this analysis indicate there is little or no available space within City Hall and other facilities. In fact, a need for a new City Services Facility for parks and public works maintenance functions has been identified but it is not in the present Capital Improvement Plan. To account for this cost in the fiscal impact analysis, we have utilized information developed during our recent impact fee analysis for the City to determine a cost per person and job, based on the current level of service for municipal facilities space. A capital cost is incurred each year to account for new growth's fair share of future City facility expansion.

### *Library*

The City of Louisville library is a joint venture with the Town of Superior. For purposes of the fiscal impact analysis it assumed there is no costs assigned to the proposed Redtail Ridge development since there are no plans to expand the existing branch or construct another branch library. However, the library will need to expand the collection materials base as new population growth occurs. Cost and level-of-service assumptions from the City's impact fee study are used as a basis for determining costs.

### *Recreation*

In order to maintain current levels-of-service the City will need to construct additional recreation space. To account for this cost in the fiscal impact analysis, we have utilized information developed during our recent impact fee analysis for the City to determine a cost per person, based on the current level of service for recreation space. A capital cost is incurred each year to account for new growth's fair share of future City recreation space expansion.

### *Police*

There is no assumption for additional Police Station square footage. However, there is a need to purchase additional Police cars as new officers are hired (see Operating Cost Assumptions discussion). The cost of a fully outfitted Police car is $70,000. A useful life of 5 years is assumed.

### *Transportation*

The developer of Redtail Ridge will be making certain pedestrian, intersection and road improvements as part of the development. It is anticipated that some (or all) of these improvements will be paid for through the establishment of a Metro District. For purposes of this analysis, it is assumed these improvements are constructed (either at the developer's or Metro District's expense), but systemwide capacity needs are modeled in the fiscal impact analysis and impact fees are paid. In reality, some of the Metro District improvements may count as systemwide transportation capacity and may be eligible for impact fee credits. For purposes of this analysis, it is assumed a "trueing up" of costs and revenues occurs at a later stage of the development review process.

### *Parks and Open Space*

The developer of Redtail Ridge will be making certain parks and open space improvements as part of the development. Similar to Transportation, it is anticipated that some (or all) of these improvements will be paid for through the establishment of a Metro District. For purposes of this analysis, it is assumed this improvements are constructed (either at the developer's or Metro District's expense), but systemwide parks and open space capacity needs are modeled in the fiscal impact analysis and impact fees are paid. In reality, some of the Metro District improvements may count as systemwide parks and open space capacity and may be eligible for impact fee credits. For purposes of this analysis, it is assumed a "trueing up" of costs and revenues occurs at a later stage of the development review process.

# VII. EXPENDITURE OUTPUTS

This section details expenditure outputs from the Fiscal Impact Analysis.

## *Operating and Capital Expenditure Projections*

Operating and capital expenditure results are provided in this section based on the expenditure methodologies discussed above.

### *General Fund*

The following table shows cumulative General Fund expenditures for each of the three scenarios over the 20-year development period. Expenditures are shown in constant 2020 dollars. As the table indicates, Scenario Two (Proposed Redtail Ridge) generates the greatest cumulative expenditure at $42.4 million. Expenditures are much lower for the By Right scenario since it assumes no residential development. Public Safety accounts for the largest expenditure for the two Redtail Ridge scenarios, primarily due to the population assumed. Residential development accounts for approximately 80% of Police demand. Conversely, Administration and Support Services expenditures are the largest percentage (40% compared to 20% and 19% under the two Redtail Ridge scenarios) for the By Right scenario due the sheer amount of employment, which is greater than the other two scenarios.

**Cumulative General Fund Expenditures - Scenario Comparisons (x$1,000)**
**City of Louisville**
**Redtail Ridge Fiscal Impact Analysis**

| | SCENARIO | | | | | |
|---|---|---|---|---|---|---|
| **Category** | **By Right** | **%** | **Proposed Redtail Ridge** | **%** | **80% Of Proposed Redtail Ridge** | **%** |
| Administration and Support Services | $7,783 | 40% | $8,647 | 20% | $7,146 | 19% |
| Economic Prosperity | $524 | 3% | $538 | 1% | $431 | 1% |
| Community Design | $2,701 | 14% | $2,774 | 7% | $2,219 | 6% |
| Public Safety | $3,532 | 18% | $18,621 | 44% | $17,776 | 46% |
| Transportation | $4,827 | 25% | $7,792 | 18% | $7,705 | 20% |
| Cultural Services | $0 | 0% | $4,030 | 9% | $3,224 | 8% |
| Debt Service/Other | $0 | 0% | $70 | 0% | $56 | 0% |
| **CUMULATIVE TOTAL** | **$19,367** | **100%** | **$42,472** | **100%** | **$38,556** | **100%** |
| **AVERAGE ANNUAL EXPENDITURE** | **$968** | | **$2,124** | | **$1,928** | |

### *Open Space and Parks Fund*

The following table shows cumulative Open Space and Parks Fund expenditures for each of the three scenarios over the 20-year development period. Expenditures are shown in constant 2020 dollars. As the table indicates, Scenario Two (Proposed Redtail Ridge) generates the greatest cumulative expenditure at

$9.2 million. The By-Right scenario, which assumes no residential development, generates no expenditures to this Fund.

**Cumulative Open Space & Parks Fund Expenditures - Scenario Comparisons (x$1,000)**
**City of Louisville**
**Redtail Ridge Fiscal Impact Analysis**

| | SCENARIO | | | | | |
|---|---|---|---|---|---|---|
| **Category** | **By Right** | **%** | **Proposed Redtail Ridge** | **%** | **80% Of Proposed Redtail Ridge** | **%** |
| Central Fund-Wide Charges | $0 | 0% | $629 | 7% | $503 | 6% |
| Snow And Ice Removal | $0 | 0% | $34 | 0% | $27 | 0% |
| Open Space Adminstration And Operations | $0 | 0% | $1,287 | 14% | $1,163 | 13% |
| Parks Administration And Operations | $0 | 0% | $6,538 | 71% | $6,538 | 74% |
| Open Space Acquisition | $0 | 0% | $0 | 0% | $0 | 0% |
| Open Space Education And Outreach | $0 | 0% | $419 | 5% | $336 | 4% |
| Open Space Trail Maintenance | $0 | 0% | $263 | 3% | $210 | 2% |
| Open Space New Trails | $0 | 0% | $54 | 1% | $43 | 0% |
| Open Space And Parks Capital | $0 | 0% | $0 | 0% | $0 | 0% |
| **CUMULATIVE TOTAL** | **$0** | **0%** | **$9,224** | **100%** | **$8,820** | **100%** |
| **AVERAGE ANNUAL EXPENDITURE** | **$0** | | **$461** | | **$441** | |

### *Recreation Fund*

The following table shows cumulative Recreation Fund expenditures for each of the three scenarios over the 20-year development period. Expenditures are shown in constant 2020 dollars. As the table indicates, Scenario Two (Proposed Redtail Ridge) generates the greatest cumulative expenditure at $9.6 million. The By-Right scenario, which assumes no residential development, generates no expenditures to this Fund.

**Cumulative Recreation Fund Expenditures - Scenario Comparisons (x$1,000)**
**City of Louisville**
**Redtail Ridge Fiscal Impact Analysis**

| | SCENARIO | | | | | |
|---|---|---|---|---|---|---|
| **Category** | **By Right** | **%** | **Proposed Redtail Ridge** | **%** | **80% Of Proposed Redtail Ridge** | **%** |
| Recreation Center Building Maintenance | $0 | 0% | $1,702 | 18% | $1,362 | 17% |
| Recreation Center Management | $0 | 0% | $1,248 | 13% | $999 | 12% |
| Recreation Center Aquatics | $0 | 0% | $1,687 | 17% | $1,350 | 17% |
| Fitness And Wellness | $0 | 0% | $820 | 8% | $656 | 8% |
| Youth Activities | $0 | 0% | $901 | 9% | $721 | 9% |
| Memory Square Pool | $0 | 0% | $43 | 0% | $34 | 0% |
| Youth Sports | $0 | 0% | $502 | 5% | $401 | 5% |
| Adult Sports | $0 | 0% | $98 | 1% | $79 | 1% |
| Seniors | $0 | 0% | $1,464 | 15% | $1,389 | 17% |
| Senior Meals | $0 | 0% | $437 | 5% | $350 | 4% |
| Nite At The Rec | $0 | 0% | $248 | 3% | $198 | 2% |
| Memory Square Building Maintenance | $0 | 0% | $0 | 0% | $0 | 0% |
| Athletic Field Maintenance | $0 | 0% | $499 | 5% | $499 | 6% |
| Recreation Fund Capital | $0 | 0% | $0 | 0% | $0 | 0% |
| **CUMULATIVE TOTAL** | **$0** | **0%** | **$9,649** | **100%** | **$8,037** | **100%** |
| **AVERAGE ANNUAL EXPENDITURE** | **$0** | | **$482** | | **$402** | |

## *Debt Service Fund*

The following table shows cumulative Debt Service Fund expenditures for each of the three scenarios over the 20-year development period. Expenditures are shown in constant 2020 dollars. As the table indicates, Scenario Two (Proposed Redtail Ridge) generates the greatest cumulative expenditure at $2.3 million. The only debt financed expenditure would be each scenario's share of municipal government space, which is assumed to be the growth share associated with a new City Services Facility.

**Cumulative Debt Service Fund Expenditures - Scenario Comparisons (x$1,000)**
**City of Louisville**
**Redtail Ridge Fiscal Impact Analysis**

| | SCENARIO | | | | | |
|---|---|---|---|---|---|---|
| **Category** | **By Right** | **%** | **Proposed Redtail Ridge** | **%** | **80% Of Proposed Redtail Ridge** | **%** |
| Parks Debt Service | $0 | 0% | $0 | 0% | $0 | 0% |
| Municipal Government | $2,293 | 100% | $2,354 | 100% | $1,883 | 100% |
| Recreation Facilities Debt Service | $0 | 0% | $0 | 0% | $0 | 0% |
| Police Facilities Debt Service | $0 | 0% | $0 | 0% | $0 | 0% |
| Library Facilities Debt Service | $0 | 0% | $0 | 0% | $0 | 0% |
| Transportation Debt Service | $0 | 0% | $0 | 0% | $0 | 0% |
| **CUMULATIVE TOTAL** | **$2,293** | **100%** | **$2,354** | **100%** | **$1,883** | **100%** |
| **AVERAGE ANNUAL EXPENDITURE** | **$115** | | **$118** | | **$94** | |

### *Capital Projects Fund*

The following table shows cumulative Capital Projects Fund revenue for each of the three scenarios over the 20-year development period. Expenditures are shown in constant 2020 dollars. As the table indicates, Scenario Two (Proposed Redtail Ridge) generates the greatest cumulative expenditure at $20 million. Since the By Right scenario assumes no residential development, there is no associated capital expenditure

**Cumulative Capital Projects Fund Expenditures - Scenario Comparisons (x$1,000)**
**City of Louisville**
**Redtail Ridge Fiscal Impact Analysis**

| | SCENARIO | | | | | |
|---|---|---|---|---|---|---|
| **Category** | **By Right** | **%** | **Proposed Redtail Ridge** | **%** | **80% Of Proposed Redtail Ridge** | **%** |
| Parks Capital | $0 | 0% | $9,163 | 46% | $7,435 | 45% |
| Municipal Government | $3,258 | 48% | $3,337 | 17% | $2,670 | 16% |
| Police Capital | $490 | 7% | $1,127 | 6% | $1,127 | 7% |
| Recreation Facilities Capital | $0 | 0% | $1,886 | 9% | $1,509 | 9% |
| Library Facilities Capital | $0 | 0% | $281 | 1% | $225 | 1% |
| Transportation Capital | $2,982 | 44% | $4,315 | 21% | $3,566 | 22% |
| **CUMULATIVE TOTAL** | **$6,730** | **100%** | **$20,110** | **100%** | **$16,532** | **100%** |
| **AVERAGE ANNUAL EXPENDITURE** | **$337** | | **$1,005** | | **$827** | |

City of Louisville
COLORADO • SINCE 1878

# Public Comments sent to Planning Commission, City Council, & Staff

Compiled 7/31/20, 9:30 AM

*Comments received following packet publication will be included as a packet addendum.*

**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>
**Subject:** Brue Baukol proposal

Dear Planning Commission,

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

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

Thank you for all your hard work.

Carmen Ardalan
Louisville, Colorado

**Rob Zuccaro**

**Subject:** FW: No on RedTail Ridge

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

To Whom It May Concern:

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

Thank you for listening to your citizens,

Chandi
Sent from my iPhone

**Rob Zuccaro**

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

**From:** Suzy Betancourt [mailto:suzy_court@yahoo.com]
**Sent:** Wednesday, July 8, 2020 2:46 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Red Tail Ridge-request for final approval of Medtronic PUD

To Whom It May Concern,

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

v/r
Suzy Magliaro

Sent from Yahoo Mail for iPhone

**Rob Zuccaro**

**Subject:** FW: 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>
**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

**Rob Zuccaro**

**Subject:** FW: Redtail

**From:** Justine Campbell [mailto:tinescampbell@gmail.com]
**Sent:** Wednesday, July 8, 2020 8:55 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Redtail

Dear Commissioners-
Please vote NO on the Redtail Ridge proposal!
I've lived in Louisville for 14 years and have watched as my small town has been over run with crowding.
Seriously, we have enough people and homes and businesses here to keep it going.
The Redtail Ridge area should just be integrated open space. No more developments, please!
Thank you for listening to us -
Justine Campbell

**Rob Zuccaro**

**Subject:** FW: Red Tail Ridge.

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

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

tel.: 303-926-4359

**Rob Zuccaro**

**Subject:** FW: 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>
**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>
**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 never give any tax incentives. The reason why it will cost us dearly in the long term and it is not effective for us to use this format.
The statistics and experts proved that using the tax incentive is harmful for

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

**Lastly think of what GRETA THUNDBERG WOULD DO .**

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

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

**Rob Zuccaro**

**Subject:** FW: RedTail Ridge,

**From:** Linda Du [mailto:4lindadu@gmail.com]
**Sent:** Tuesday, July 7, 2020 2:43 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** RedTail Ridge,

Hi, Planning Commission:

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

Thank you.

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

**Rob Zuccaro**

**Subject:** FW: No on Redtail

Dutton [mailto:nancydutton7@comcast.net]
**Sent:** Thursday, July 9, 2020 9:34 PM
**To:** Planning Commission <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>
**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>
**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>
**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

**Rob Zuccaro**

**Subject:** FW: Redtail resolutions

**From:** Matt Jones [mailto:jonesmk123@gmail.com]
**Sent:** Monday, July 6, 2020 12:53 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Redtail resolutions

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

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

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

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

**Rob Zuccaro**

**Subject:** FW: opposition to Redtail Ridge Comprehensive Plan

**From:** Dave Judd [mailto:Dave.Judd@lasp.colorado.edu]
**Sent:** Wednesday, July 1, 2020 6:36 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** opposition to Redtail Ridge Comprehensive Plan

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

Sincerely,
David Judd

**Rob Zuccaro**

**Subject:** FW: Red tail ridge

-----Original Message-----
From: Bruce Kovalski [mailto:bak7@live.com]
Sent: Tuesday, July 7, 2020 8:33 AM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Red tail ridge

Stop the density development. Thank you
Sent from my iPhone

**Rob Zuccaro**

**Subject:** FW: Red Tail Ridge

**From:** Jill Kranitz [mailto:jillkranitz@gmail.com]
**Sent:** Tuesday, July 7, 2020 8:21 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Red Tail Ridge

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

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

Thank you.
Jill Kranitz

**Rob Zuccaro**

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

**From:** Deb Kulcsar [mailto:debkulcsar55@gmail.com]
**Sent:** Tuesday, July 7, 2020 7:58 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Cc:** David Darst home <darst1951@gmail.com>; Marty Marra <crazyunclemarty@gmail.com>
**Subject:** Redtail Project NO -- Open Space YES!

Hello!
Thank you for your community service in maintaining our beautiful Louisville. My husband and I have been residents on Jefferson Avenue in Old Town since 1989. The open space, cultural history and community are values that we both treasure.
Please! Enough disruption of open space, now.
I drive past the proposed "Redtail Ridge" regularly. We've lost the bald eagles on the other side of the Northwest Parkway. We've lost coyotes and songbirds, prairie dogs, snakes, views of the foothills and Indian Peaks.
I am no expert, but I'm also not an idiot when I look at all of the VACANT buildings in and around Louisville and Broomfield (Flatirons Crossing complex) that have destroyed habitat, open space, views, solitude.
PLEASE say NO emphatically NO to lining this developers pockets. There's NO sane reason to destroy that beautiful piece of property, send more crap to the landfill and plastics to the ocean.
Louisville, Colorado PLEASE figure out a NEW normal for a tax base that cares for planet and people. Over BIG cool "new" shiny buildings like the car dealerships across the street.
STOP this project -- please.

Thank you.
Deb Kulcsar, MS Education
OUT Adjunct Instructor

Sent from my Verizon, Samsung Galaxy smartphone

**Rob Zuccaro**

**Subject:** FW: 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>
**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 ft2 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 ft2 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:robincmac@msn.com]
Sent: Wednesday, July 8, 2020 7:09 AM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: NO on Redtail Ridge

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

Sent from my iPad

**Rob Zuccaro**

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

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

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

Sent from my iPad

**Rob Zuccaro**

**Subject:** FW: Red tail ridge

**From:** STEPHANIE NEVAREZ [mailto:STEPHANIENEVAREZ@msn.com]
**Sent:** Tuesday, July 7, 2020 6:57 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Red tail ridge

Dear planning commission,

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

Get Outlook for Android

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge Development

**From:** Kevin Owocki [mailto:ksowocki@gmail.com]
**Sent:** Tuesday, July 7, 2020 10:51 AM
**To:** Planning <planning@Louisvilleco.gov>
**Subject:** Redtail Ridge Development

Hello,

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

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

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

@owocki

gitcoin is live and has generated over $4.0mm for Open Source Software - see our results

**Rob Zuccaro**

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

**From:** David Page [mailto:paged.csci@gmail.com]
**Sent:** Tuesday, July 7, 2020 6:17 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Please vote No on the Red Tail Ridge Project

Hello,

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

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

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

Thank you,
David Page

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge

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

Leigh Ann Pollock
475 Eisenhower Drive
Louisville, CO

Dear Louisville Planning Commission,

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

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

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

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

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

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

Tell them to go back to the drawing board.

Please vote NO.

Thank you,
Leigh Ann Pollock

**Rob Zuccaro**

**Subject:** FW: Please vote NO on Red Tail Ridge

**From:** Paul Proskey [mailto:paul181@comcast.net]
**Sent:** Tuesday, July 7, 2020 9:01 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Please vote NO on Red Tail Ridge

City of Louisville Planning Commission:

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

Paul Proskey

Sent from my T-Mobile 5G Device

**Rob Zuccaro**

**Subject:** FW: Please vote NO on Red Tail Ridge

**From:** Brenda Proskey [mailto:bproskey@gmail.com]
**Sent:** Tuesday, July 7, 2020 8:57 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Please vote NO on Red Tail Ridge

City of Louisville Planning Commission:

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

Brenda Proskey

**Rob Zuccaro**

**Subject:** FW: Redtail

**From:** John Reilly [mailto:peachrules@gmail.com]
**Sent:** Wednesday, July 8, 2020 7:08 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Redtail

If we are going to have something out there, I like Medtronic, but the rest of the Redtail development seems way to large.
Keep it smaller.
Thx
John Reilly

**Rob Zuccaro**

**Subject:** FW: Red Tail Ridge - Vote NO

**From:** Katharine Rhodes [mailto:katharine.rhodes@gmail.com]
**Sent:** Tuesday, July 7, 2020 9:32 AM
**To:** Planning <planning@Louisvilleco.gov>
**Subject:** Red Tail Ridge - Vote NO

Hello,

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

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

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

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

Sent from my iPhone

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge Development

**From:** R V [mailto:rowena.ong@gmail.com]
**Sent:** Wednesday, July 8, 2020 10:21 AM
**To:** Planning <planning@Louisvilleco.gov>
**Subject:** Redtail Ridge Development

Hello,

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

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

Sincerely,
Rowena
Resident of Sagamore neighborhood in Superior

**Rob Zuccaro**

**Subject:** FW: Red Tail Ridge GDP

**From:** Dustin Sagrillo 303-748-1719 [mailto:dustinsagrillo@gmail.com]
**Sent:** Wednesday, July 8, 2020 7:44 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Red Tail Ridge GDP

Good Morning Commission,

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

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

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

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

***Best Regards,***

**Dustin Sagrillo - REALTOR, ABR, CNE, SRES**
**RE/MAX of Boulder**
2425 Canyon Blvd #110
Boulder, CO 80302
Direct: (303) 748-1719
Office: (303) 449-7000
dustinsagrillo@gmail.com
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>
**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>
**Cc:** City Council <Council@louisvilleco.gov>
**Subject:** Redtail Ridge

Good morning,

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

We know there will be building and developement there but we feel the scope is massive and unsubstainable.

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

Please do not hear or vote on PUD.

Thank you for your time,

Bev Snyder and Rolland Fearn
304 Diamond Cir
Lsvl 80027

**Rob Zuccaro**

**Subject:** FW:

**From:** 3034198337@pm.sprint.com [mailto:3034198337@pm.sprint.com]
**Sent:** Tuesday, July 7, 2020 9:14 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:**

Sent from my mobile.

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

**Rob Zuccaro**

**Subject:** FW: Please vote no on Redtail Ridge

**From:** Brian Topping [mailto:brian.topping@gmail.com]
**Sent:** Tuesday, July 7, 2020 1:38 PM
**To:** Planning <planning@Louisvilleco.gov>
**Subject:** Please vote no on Redtail Ridge

Dear commissioners,

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

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

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

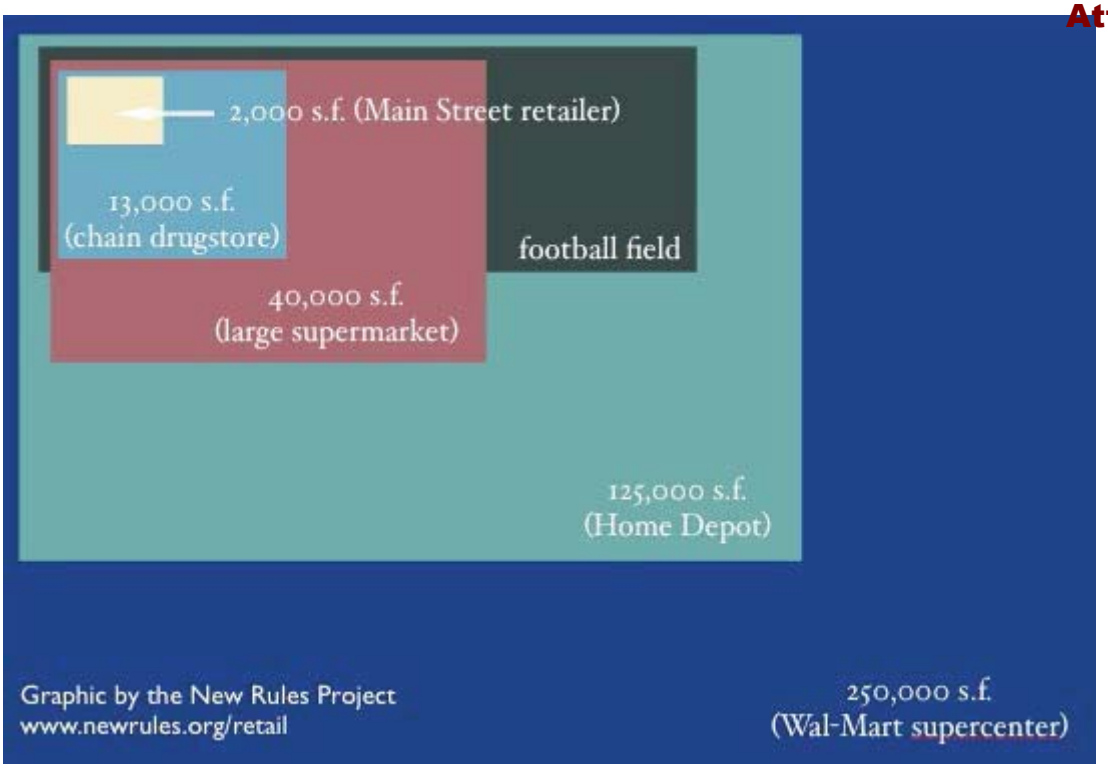
As such, there is little to no chance that the residents of this property will be able to shop for basic necessities and WILL have to drive to get them. There is no chance that employees of the office space can expect friends to meet them there after work to relax. And there is likewise no chance that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

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

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

Thank you!

Brian Topping
North End


2,000 s.f. (Main Street retailer)
13,000 s.f.
(chain drugstore)
football field
40,000 s.f.
(large supermarket)
125,000 s.f.
(Home Depot)
Graphic by the New Rules Project
www.newrules.org/retail
250,000 s.f.
(Wal-Mart supercenter)

**Rob Zuccaro**

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

**From:** Jonathan Vigh [mailto:redcloud@gmail.com]
**Sent:** Tuesday, July 7, 2020 8:45 PM
**To:** Planning <planning@Louisvilleco.gov>
**Subject:** public comment in SUPPORT of the Redtail Ridge Development

Dear Louisville Planning Commission,

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

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

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

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

1. The land is a prime parcel for a corporate campus due to its location and proximity to major transportation routes (US-36, Northwest Parkway, bus rapid transit, Rocky Mountain Metropolitan Airport). The land was previously a corporate campus, was earmarked for the Philipps66 campus, and has been planned for this use in the current plan. This is strong evidence that this is an economically sensible use of the land.

2. The transportation links also make this a prime parcel for smart moderate-to-high density development.

3. Our area is BADLY in need of affordable housing. Multi-family housing and other affordable housing could greatly help to alleviate the crushing economic and time burdens on service workers who work in our area, but have to commute in from long distances. We need to have more balanced communities, not communities just for the current (generally wealthy) homeowners.

4. This parcel offers substantial opportunity to keep high quality, high income jobs within Louisville, which will help the local tax base.

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

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

Sincerely,
Jonathan Vigh

**Rob Zuccaro**

**Subject:** FW: Redtail

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

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**From:** Frank Harney [mailto:fharney863@gmail.com]
**Sent:** Saturday, July 11, 2020 5:28 PM
**To:** Planning <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

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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.

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Thanks,
Matt Jones

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

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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

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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

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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

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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

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Dear Louisville city council,

I am writing this letter to opposite 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

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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

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Virus-free. www.avast.com

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

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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

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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

**From:** Justin Solomon
**To:** City Council
**Subject:** Redtail Ridge
**Date:** Tuesday, July 14, 2020 11:56:08 AM

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Dear City Council,

Each of you ran on a platform that included protecting the small town character of our city. I write to remind you of that pledge as you consider the current iteration of the RetailRidge development proposal. I also ask that you respect the unanimous votes of the Planning Commission. They sent a clear message that this development proposal is too big and that they were unwilling negate the 2013 Comprehensive Plan update and the thousands of hours spent by residents, board members and council to achieve community consensus around the Comprehensive Plan.

The current “Rural” designation allows 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 to support this claim. 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 pressing ahead, and thus far refusing to take into account community and planning commission feedback. It's clear they are seeking maximum development and maximum profit above all else and do not have our community’s best interest at heart.

At first reading, please direct 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. That currently allowable and reasonably sized proposal will provide the benefits with fewer costs, keep Louisville on an environmentally and fiscally sustainable path, and be in keeping with Louisville’s small-town character. Please do not override, but instead honor, the hard-earned Comprehensive Plan citizen consensus.
Sincerely,

Justin Solomon
Ward 3
477 Lincoln Ct

**From:** Bev Snyder
**To:** City Council
**Subject:** Redtail Ridge Developement
**Date:** Tuesday, July 14, 2020 11:47:21 AM

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Hello Council!

We feel this plan is just TOO BIG for our area.

We know development of the area is coming. The proposed scale is massive unrealistic, and destructive to our community.

The Planning Committee voted it down as it stands now.

We would like the planner to submit plans that are much smaller than 3 million square feet. This is unnecessary and unsustainable.

Who will pay for the water resources needed? Road improvement? More schools and teachers? We do not need more pollution from cars. We do not need that much more traffic noise. We do not need that much of anything this too large development will bring.

We feel this will divide our community unnecessarily, the delay tactics are unprofessional.

We would like everyone to honor the Comprehensive Plan.

Please do not pass this as it is. Ask for a smaller plan that Medtronic, etc. can live with and that will not ruin our area.

Thank you,

Bev Snyder and Rolland Fearn
304 Diamond Cir
Lsvl 80027

**From:** Lisa Ritchie
**To:** City Council
**Subject:** FW: Redtail Ridge impact on Rec Center
**Date:** Tuesday, July 14, 2020 10:31:46 AM

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***Lisa Ritchie, AICP***
*Senior Planner*
*City of Louisville*
*303-335-4596*

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**From:** ROBIN MACLAUGHLIN [mailto:ROBINCMAC@msn.com]
**Sent:** Sunday, July 12, 2020 2:06 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Redtail Ridge impact on Rec Center

Louisville Planning committee ,

I am a resident of Louisville. I am also a member of the Louisville recreation center. I use the Louisville Rec Center for which now one has to make reservations to utilize ( due to COVID). I am competing with town of Superior residents who also use the Louisville rec center when I make these reservations. The Town of Superior, in turn, does not allow Louisville residents to use their swimming pools or recreation facilities. Most days I am not able to secure fitness room or lap pool reservation as there are too many people competing for the same resource. If Redtail Ridge is built, have you considered how this will impact the Louisville Rec Center? The figures the Redtail Ridge developer quotes as impacting the town of Louisville with traffic and utilization are highly questionable. I don't want to be competing with yet more people to use the recreation facilities in my own town that I can barely use now due to influx from residents from surrounding communities.

Robin Maclaughlin

**From:** Szasz, Herminia
**To:** City Council; Planning Commission
**Subject:** Medtronic Louisville Campus Project
**Date:** Tuesday, July 14, 2020 8:56:29 AM

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Greetings 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.

Regards,
Mini

**Herminia (Mini) Szasz**
Manager, Clinical Education Operations
Medical Affairs - Professional Affairs and Clinical Education (PACE)

**Medtronic**
Minimally Invasive Therapies Group (MITG) | North America Region
6135 Gunbarrel Avenue | Boulder, CO 80301 | USA
Office (303) 305-2739 | Mobile (720) 326-4946
herminia.szasz@medtronic.com
medtronic.com | Facebook | LinkedIn | Twitter | YouTube

**LET'S TAKE HEALTHCARE**
**FURTHER, TOGETHER**

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**From:** Rob Zuccaro
**To:** City Council
**Subject:** FW: No on "RedTail Ridge"
**Date:** Wednesday, July 15, 2020 12:43:14 PM

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**From:** Jennifer Singer-Rupp <jsingerrupp@gmail.com>
**Sent:** Tuesday, July 14, 2020 10:35 AM
**To:** Ashley Stolzmann; Caleb Dickinson; Christopher Leh; Deb Fahey; Jeff Lipton; Kyle Brown; Dennis Maloney
**Subject:** No on "RedTail Ridge"

Dear Mayor, Dear Louisville City Councilmembers,

I am writing to renew my opposition to how the Red Tail Ridge development has evolved and urge you to vote against it in its current form. I urge you to NO on (i.e., reject) this development plan and PUD re-zoning from commercial/rural to suburban.
.
I sat through the last Planning Commission meeting on June 11th, to be honest, in utter shock. For the good reason that this project is not consistent with Louisville's small town feel nor good for our community. The Planning Commission then did the right thing and unanymously rejected this proposal on June 25th - bravo to the Planning Commission! The decision to continue with this discussion after the Planning Commission unanimously rejected the current proposal and bring it to the City Council of Louisville is very confusing, questionable and concerning. The divisive nature of the proposal (it is much, much too big) and the change of process and decisions has put a tremendous stress on the community.

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

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

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

· "A Sense of Community . . . where residents, property owners, business owners, and visitors feel a connection to Louisville and to each other, and where the City's character, physical form and accessible government contribute to a citizenry that is actively involved in the decision-making process to meet their individual and collective needs.
· Our Livable Small Town Feel . . . where the City's size, scale, and land use mixture and government's high-quality customer service encourage personal and commercial interactions. A Healthy, Vibrant, and Sustainable Economy . . . where the City understands and appreciates the trust our

residents, property owners, and business owners place in it when they invest in Louisville, and where the City is committed to a strong and supportive business climate which fosters a healthy and vibrant local and regional economy for today and for the future.

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

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

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

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

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

**After so much input from the public it would also be grossly wrong to change the Comprehensive Plan that was set forth.**

The expansion of size of the development is much too large. The proposal of 5 story buildings is absurd in the City of Louisville (I don't think we have any 5 story buildings) and the re-zoning to include residential units goes against the original intent of this property. There are many other serious concerns about this project including short and long term impacts on traffic, infrastructure, wildlife, pollution, environmental, schools, property taxes, and water availability and rates. It was even mentioned in the June 11 meeting that the proposed development would increase our population by 25% - straining our current water sources and forcing us to expand our water works (which costs taxpayer money). We have no idea what this development will "cost" Louisville.

I grew up in Louisville and was the first first grade class to attend Coal Creek Elementary School. My father's first job out of college was at StorageTek. I have seen growth in Louisville. But this project as it is currently being proposed will forever change our town character and push our public works capacities to their limit. One listener on June 11 spoke to the view when one drives in from Denver to Louisville. After back to back developments, when we drive past Louisville, we are greeted with fields and open space. It was mentioned that StorageTek was required to construct their buildings such that they did not take away from this view. The buildings blended into the grasses and were constructed so they were more out of view. I have seen no discussions, considerations, or adjustments made on the part of the developers to take this into consideration. This piece of land is Louisville's flagship. It is our advertisement of who we are as a community to all people driving past on 36th. Filling it with residential development to line the pockets of a few would be short-sighted and devastating to the community and future generations.

During the Planning Commission meetings I noticed that the number of public attendees was never communicated. I would like to ask the City Council to communicate the number of public attendees joining for the calling intermittently during the meeting.

I ask that the Louisville City Council please vote NO on (i.e., reject) this development plan and PUD.

I am also concerned that such important topics are being presented in vitual conference platforms and not in-person. I feel that having this process virtually has effected the process. PUD decisions and other improtant topics should be reserved for in-person meetings.

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

Sincerely,

Jennifer Singer Rupp
466 Muirfield Circle
Louisville, 80027

| | |
|---|---|
| **From:** | Jonathan Vigh |
| **To:** | City Council |
| **Cc:** | Rowena Vigh |
| **Subject:** | public comment in FAVOR of the application to amend the CP and GDP to allow Redtail Ridge development to proceed |
| **Date:** | Sunday, July 19, 2020 8:41:53 PM |

Dear Louisville City Council,

I am writing to ask that you APPROVE the application to amend the Comprehensive Plan and General Development Plan with relation to the Redtail Ridge development.

Although I am a resident of neighboring Superior, I am a stakeholder since my spouse works for Medtronic and her job location could be impacted if this development is derailed. I am writing completely on my own cognizance with respect to this matter. I would hate to have to uproot my family if Medtronic decides to move their employees elsewhere due to the opposition to the Redtail Ridge development.

The development, as proposed, will help to foster a strong and vibrant economy for our area for many decades to come. Sitting at the junction of US-36 and Northwest Parkway, it is vital that this land be used for economically-important uses such as the proposed Medtronic campus. The other proposed high density uses are important from a sustainability perspective, as the land lies along existing high capacity transportation routes and bus rapid transit. Another aspect of the project, multi-family housing units, should help improve a key need for affordable housing in our region.

Organized opposition has claimed the project is not sustainable, while at the same time deriding the project due to its high density. They do not seem to recognize that putting high density in a location like this (with good transit links, etc.) is much more sustainable than spreading it all over the place far from transport arterials. The objectives of making this development sustainable can be met through renewable energy, building for the future of EV vehicles, LEED-certified buildings, preserving strategic open space corridors, and preserving view sheds, as I believe this project already does.

Opposition also claims that this development will harm Louisville's small-town feel. This belief is unfounded, as the development is several miles away from the beloved old town Louisville. The rest of Louisville has the feel of a bedroom community. This will be largely unchanged.

If the DP and GDP need to be amended, I would encourage that the City Council include a focus on making sure the development includes affordable housing units to help increase Louisville's relatively low levels of racial and socioeconomic diversity.

Best regards,
Jonathan Vigh
Resident of Superior

**From:** Chris
**To:** City Council
**Subject:** Redtail Ridge Article
**Date:** Sunday, July 19, 2020 3:26:22 PM

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Hello,

In anticipation to the August 4th vote on the Redtail Ridge development, I thought it might be helpful to read this article I wrote that shows the POV of Louisville-based developer. Here is the link:

https://sites.google.com/view/public-engagement-louisville/new

Chris Wheeler
525 La Farge Ave.
Louisville, CO 80027
720-244-2981

**From:** Charlotte Buck
**To:** City Council
**Subject:** Fw: NO on Redtail Ridge
**Date:** Sunday, July 19, 2020 12:03:23 PM

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Please ignore the $ in front of the 5,886,000 sq. ft.

Charlotte Buck

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**From:** Charlotte Buck
**Sent:** Sunday, July 19, 2020 11:44 AM
**To:** Council@LouisvilleCO.gov <Council@LouisvilleCO.gov>
**Subject:** NO on Redtail Ridge

City Council Members:
I am writing to urge you to vote no on the proposed Redtail Ridge development, as it is proposed by the developer. I am sure there is a way for Medronic to expand, without the humongous add-ons, bloated with density, traffic and other issues. Don't we have a surplus of vacant commercial/retail spaces. I see new buildings not yet occupied all over town. Not to mention throwing out our current appropriate Comprehensive Plan, possible extermination of a prairie dog colony (not a good look for us), a rework of the status of the property from rural to suburban, and myriad other changes.

In Cornerstone, where I live, my conversations with neighbors--most with school-age children--are not aware of the Redtail Ridge development. What is on their radar is the upcoming school year and how the Covid 19 spread will affect their lives should schools reopen in-person classrooms. They have no idea that Louisville, their chosen town to live in, is even considering a major development approaching the same square footage as the Pentagon (6,500,000 sq. ft, RR at $5,886,000 gross sq. ft.). I'm sure if the population had more knowledge of this development, wasn't so distracted with Covid, you would hear more outrage. Or if they could vote on this development, it would be a resounding "NO." We necessarily need you to do the right thing for the community writ large, regardless of how many citizens you hear from.

Please send the developers back to the drawing board to work on something

more appropriately scaled (way) down. The site has so much more potential to improve Louisville, to showcase it, not diminish it. The developers shouldn't get rich by ruining Louisville.

Thank you,
Charlotte Buck

**From:** Charlotte Buck
**To:** City Council
**Subject:** NO on Redtail Ridge
**Date:** Sunday, July 19, 2020 11:44:07 AM

---

City Council Members:
I am writing to urge you to vote no on the proposed Redtail Ridge development, as it is proposed by the developer. I am sure there is a way for Medronic to expand, without the humongous add-ons, bloated with density, traffic and other issues. Don't we have a surplus of vacant commercial/retail spaces. I see new buildings not yet occupied all over town. Not to mention throwing out our current appropriate Comprehensive Plan, possible extermination of a prairie dog colony (not a good look for us), a rework of the status of the property from rural to suburban, and myriad other changes.

In Cornerstone, where I live, my conversations with neighbors**--**most with school-age children**--**are not aware of the Redtail Ridge development. What is on their radar is the upcoming school year and how the Covid 19 spread will affect their lives should schools reopen in-person classrooms. They have no idea that Louisville**,** their chosen town to live in, is even considering a major development approaching the same square footage as the Pentagon (6,500,000 sq. ft, RR at $5,886,000 gross sq. ft.). I'm sure if the population had more knowledge of this development, wasn't so distracted with Covid, you would hear more outrage. Or if they could vote on this development, it would be a resounding "NO.**"** We necessarily need you to do the right thing for the community writ large, regardless of how many citizens you hear from.

Please send the developers back to the drawing board to work on something more appropriately scaled (way) down. The site has so much more potential to improve Louisville, to showcase it, not diminish it. The developers shouldn't get rich by ruining Louisville.

Thank you,
Charlotte Buck

**From:** Merritt, Katie
**To:** City Council
**Subject:** Medtronic Campus Support
**Date:** Monday, July 20, 2020 1:21:27 PM

---

Dear City Council of Louisville,

As a Medtronic employee in the Boulder area, I strongly support the Redtail Ridge Project and a General Development Plan (GDP) Amendment before the City Council August 4th. The prospect of having my employer Medtronic, a Fortune 500 company, and its highly educated employees and well-paying jobs, as the anchor for the project is exciting. The nearly 400-acres of land has not been utilized for many years now and Medtronic will spur positive economic activity for years to come. This opportunity is exactly why the city council unanimously approved almost $1.5 million in incentives for Medtronic, Inc. to locate on the property, and this is the next step toward success! Please VOTE YES for the great benefits of the project and all of us employees can continue to grow in Louisville!

Best,
Katie

**Katie Merritt**
Business Development & Licensing

**Medtronic**
6135 Gunbarrel Ave | Boulder, CO 80301
Mobile 720.429.2414
katie.merritt@medtronic.com

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**From:** Jane
**To:** City Council
**Subject:** I oppose the Conoco Phillips property
**Date:** Monday, July 20, 2020 4:17:36 PM

---

Dear Councilmen:

I have lived in Coal Creek Ranch for 30 years. There has been no finer environment for my livelihood, lovely environment and recreation. I have ridden my bike every day in the summer along the Coal Creek Trail and city/county roads.

This will bring too much growth to Louisville--growth that I don't think we need.--in this form.

What happened to the days when Money Magazine selected Louisville as the best small town in American? Several times! These memories will be long gone if this development happens.

Please vote no. If you vote yes, it will be a "yes" to increased traffic, high rise buildings (now where were those mountains old time residents talked about?) and bring in new people who may likely be insensitive to our Louisville culture of friendliness, compassion and small town feel.

There has to be better options for sensible growth for Louisville--if this is what you are looking for.

Respectfully submitted.

Jane Armstrong
Lover of Louisville

**From:** Halpern, Julie
**To:** City Council
**Subject:** Please VOTE IN SUPPORT Of Medtronic At Redtail Ridge
**Date:** Tuesday, July 21, 2020 7:10:59 AM

---

To the City Council of Louisville --

As a Louisville resident, a neighbor of Redtail Ridge, and a Medtronic employee, I'm writing in strong support of the General Development Plan (GDP) Amendment before the City Council August 4th.

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, where Medtronic is already an important part of the community.

As a Louisville resident who lives very near to the proposed site, I believe that this development will generally strengthen our community. It will bring new residents to the city, and with Medtronic as the anchor tenant, our well-educated, highly-compensated employees will generate important and much-needed support for Louisville's restaurants and retail and other small businesses.

This opportunity is exactly why the city council unanimously approved almost $1.5 million in incentives for Medtronic, Inc. to locate on the property. I urge you to consider the many benefits that Medtronic will bring to our community, and to **VOTE YES** to advance this project.

Sincerely,

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

**Julie Halpern**
Senior Principal Internal Communication Specialist
Surgical Innovations

**Medtronic**
Minimally Invasive Therapies Group
5920 Longbow Dr | Boulder, CO 80301 | USA
Office 303.530.6415 | Mobile 720-788-2878 | Fax 303.581.6898
julie.m.halpern@medtronic.com
Medtronic.com

**LET'S TAKE HEALTHCARE FURTHER, TOGETHER**

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**From:** nsimpsonco@msn.com
**To:** City Council
**Subject:** Louisville Development Planning
**Date:** Monday, July 20, 2020 10:04:54 PM

---

As a Louisville resident of 23 years I'm writing to express my concern and opposition to the proposed development of the ConocoPhillips site by Brue Baukol. The manner that the city council is accepting and supporting this plan is very problematic. The people of Louisville need to be presented with the full details and the impact of this proposal. It invariably should meet the long term plan that has been developed to preserve and maintain the character of the town that we love and support.
I know this message to you will have very little impact in effecting the near term plans of this council to support the Baukuol proposal. This guarantees that I will make a personal appearance before the council, which should be provided to all members of Louisville. Our expectations and concerns regarding this development plan should be properly expressed and heard by the representatives of the community and the mayor.
Please take serious the magnitude of the proposed plan and it's long term impact, as though you live within view of the development, and must face the challenges of traffic, congestion, and especially the commercialization of a reasonably quiet and safe community as it is now. Your decisions are not only about bringing revenue to the city, but to serve the citizens and the long term plans that have been expressed by us for decades.
I am requesting that greater public opportunity for input and review be provided to the residents of Louisville, long before this proposal is voted on or approved by the city of Louisville. We must all be provided the opportunity to consider it's impact on us, for all of the ways it's magnitude effects the lives and experiences of us who enjoy the town we live in.
Please include me on notifications regarding meetings, reviews, assessments and impact studies regarding the proposed development of the Conoco Phillips real estate/site. I plan to make it a priority to bring the status and process of community inclusion to the awareness of all my friends and neighbors who live in and who own property in Louisville.
Thank you for your time.
Nicholas Simpson
884 W Chestnut Circle
Louisville, CO
720-254-3050
NSimpsonco@msn.com

**From:** Michiko Christiansen
**To:** City Council
**Subject:** RedTail Ridge
**Date:** Monday, July 20, 2020 9:12:13 PM

---

Hi

I am writing this to you to let you know that I have lived here for 30 plus years. The reason I moved here was the small town atmosphere feeling that suited my family life. Now I have seen and been disgusted by the change now which was unappealing.

I strongly urge you to vote a big NO to this development. This development will undermine this city of Louisville's fiscal health - bringing high density, five story buildings, acres of parking and irreversible environmental damage. 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. It is very important to keep this town as a small town atmosphere which makes us unique.

Here are the reasons that you should pay attention to:

1 . It is beyond my understanding why you gave the incentives to them which is a big **NO-NO**. Words of advice, never never give any 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 incentives are 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 incentives will not work.

2. Knowing Medtronic is a medical business meaning they focus on health. How to fit into their mission statement? Repurposing the existing empty buildings such as Kohls, Sam's Club and other properties. It is cost effective for them which they can afford to do so. The workers can go out to eat at the local restaurants and invited personnel from other states can stay at hotels nearby. This will encourage workers to walk and maintain a healthy work style.The visitors from other states will be impressed by staying at the hotel close by which means healthy and convenient. A big question for them, do they support small business? If so, then **THIS WILL HELP US LOCALLY AND LOCAL BUSINESS**. Medtronic can use this location for setting up one department such as sales, engineering and list goes on. They can always expand to Denver to be close to DIA. Also there are properties in Boulder near Medtronic that can be used. There are options out there.

3. There is an article written by Chris Wheeler - Through the lens of another Developer, please read it and I agreed with this author. Here is the link of this article: https://sites.google.com/view/public-engagement-louisville/new

4 . It is vital to keep it open space for environmental purpose:

- 142 acres of active prairie dog colony
- at least three redtail hawk nests
- one great-horned owl nest
- two bald eagle nests within 1.5 miles of the property
- many songbird nests

4. Lastly, **WHAT WOULD GRETA THUNBERG WOULD DO?**

Thank you
M. Christiansen

**From:** Emms, Brad
**To:** City Council
**Subject:** Redtail Ridge Project
**Date:** Tuesday, July 21, 2020 8:54:04 AM

---

I strongly support the Redtail Ridge Project and a General Development Plan (GDP) Amendment before the City Council August 4th. The prospect of having my employer Medtronic, a Fortune 500 company, and its highly educated employees and well-paying jobs, as the anchor for the project is exciting. The nearly 400-acres of land has not been utilized for many years now and Medtronic will spur positive economic activity for years to come. This opportunity is exactly why the city council unanimously approved almost $1.5 million in incentives for Medtronic, Inc. to locate on the property, and this is the next step toward success! Please VOTE YES for the great benefits of the project and all of us employees can continue to grow in Louisville!

**Brad Emms**
Regional Vice President,
Rocky Mountain / Texas Region

**Medtronic**
Restorative Therapies Group
Mobile 636.399.1266
brad.emms@medtronic.com

**LET'S TAKE HEALTHCARE**
**FURTHER, TOGETHER**

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**From:** Ashley Stolzmann
**To:** Chris
**Cc:** Meredyth Muth
**Subject:** Re: Redtail Ridge Article
**Date:** Tuesday, July 21, 2020 9:42:55 AM

---

Thank you for the feedback. Your comments will be included in the public record for our consideration at the public hearing.

Best,

Ashley Stolzmann
Louisville Mayor
303-570-9614
AshleyS@LouisvilleCO.gov

---

**From:** Chris <chris@greatdividepictures.com>
**Sent:** Sunday, July 19, 2020 11:53 AM
**To:** Ashley Stolzmann
**Subject:** Redtail Ridge Article

Hi Mayor Stolzman:

I thought you would be interested in reading this article that I wrote for "No on Redtail Ridge." It offers the interesting perspective of a Louisville developer who opposes the proposed development
on the old StorageTex property. Here is the link. In progress is an article about nature reclaiming the lands of StorageTex. Thanks.

https://sites.google.com/view/public-engagement-louisville/new

Chris Wheeler
525 La Farge Ave.

**From:** Ashley Stolzmann
**To:** lmzdeboy
**Cc:** Meredyth Muth
**Subject:** Re: Keep Medtronic in Louisville thank you
**Date:** Wednesday, July 22, 2020 9:40:39 AM

---

Thank you for the feedback. We will include it in the public record for Council consideration at the public hearing.

Best,

Ashley Stolzmann
Louisville Mayor
303-570-9614
AshleyS@LouisvilleCO.gov

---

**From:** lmzdeboy <lmzdeboy@comcast.net>
**Sent:** Tuesday, July 21, 2020 6:47 PM
**To:** Ashley Stolzmann; Kyle Brown; Caleb Dickinson; Deb Fahey; Christopher Leh; Jeff Lipton; Dennis Maloney
**Cc:** info@louisvilleforredtailridge.com
**Subject:** Keep Medtronic in Louisville thank you

Dear Mayor and Louisville City Council Members,

I'm writing to ask that you share my support for the Redtail Ridge project. I believe it's a positive step forward for Louisville because …

1. Redtail Ridge keeps Medtronic in Louisville
-Medtronic will not stay in Louisville if Redtail Ridge doesn't go forward, which means you're actively pushing 500 of our neighbors out of this community.
-Our city will lose the additional 1,500 jobs this campus will create if Redtail Ridge is not approved.
-Medtronic cannot wait indefinitely for Redtail Ridge to be approved – millions of patients around the world cannot wait either.

2. Redtail Ridge enhances much-needed access to our schools and hospitals
-For the first time in Louisville history; students, families, and faculty at Monarch's K-8 and high school campus will have safety improvements and much-needed access to the school as the Redtail Ridge plan includes enhancing Campus Drive from single-access to a two-way boulevard.
-Increased access also benefits patients, first responders, medical teams, and staff at Avista Adventist Hospital who will also see improved connectivity on Campus Drive.

3. Redtail Ridge provides open spaces, parkland, and trails for our families, and neighbors
-Redtail Ridge will add nearly 40 acres to the city's open space network.
-Redtail Ridge will be home to the city's largest park - more than 15 acres - ideal for parents, children, friends, and families.
-More than 15 miles of trails will be created, including first-time-ever access to the Rock Creek Regional Trail.

-Multi-use sports fields for soccer, baseball, lacrosse, and more.

4. Redtail Ridge increases our city's coffers
-Taxes from the empty land have plunged from $924,000 a year to only $10,700 a year and will remain low until ideas and plans are approved for the area.
-Tax revenue from Redtail Ridge bolsters our coffers to help ongoing funding for our schools, roads, and other civic services.

5. Redtail Ridge creates senior-friendly homes
-Redtail Ridge includes senior-friendly neighborhoods and homes for our parents, grandparents, and community members who have grown up in -Louisville and want to stay in Louisville near their loved ones.

Medtronic is only too aware that the Planning Commission voted against their Louisville jobs when they cast their votes on the Master Developer's Redtail Ridge proposal.

I'm asking that you vote for Redtail Ridge, which is a vote for your neighbors' careers. In addition to keeping more than 500 jobs, you're adding 1,500 additional ones to the City. By supporting Redtail Ridge, the area eliminates fenced off, useless land and gains parkland and trails for families. Grandparents can stay in town rather than find housing far from their families. And you'll be adding tax dollars to the city's bottom line, rather than adding taxes to citizens.

Thank you for listening and for your support for Louisville's Redtail Ridge project.

FIRST NAME LAST NAME
Louisville Home Address

Sent from my Verizon, Samsung Galaxy Tablet

**From:** Planning Commission
**To:** City Council
**Subject:** FW: Red Tail Ridge
**Date:** Thursday, July 23, 2020 3:44:20 PM

---

***Lisa Ritchie, AICP***
*Senior Planner*
*City of Louisville*
*303-335-4596*

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**From:** Susan Morris [mailto:susankmorris@gmail.com]
**Sent:** Tuesday, July 21, 2020 7:45 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Red Tail Ridge

Dear Planning Commission
I am writing to you to ask you to deny the Red Tail Ridge proposal. The idea of Storage Tek and the Conoco Phillips Site was always to have a single user in that location not a Louisville #2 with residential and retail that will benefit other communities.
We like Medtronics and would love for them to be able to take on this space but this proposal with all of the add ons is just too big. We will not benefit financially from this proposal at all- Broomfield is the only town that will benefit.
Please deny this and lets look for a proposal that will give us a wonderful company like Medtronics and lots of open space .
Thank you
Susan Morris
939 West Maple Court
Louisville

**From:** Shawna Sprowls
**To:** City Council
**Subject:** Redtail Ridge proposal
**Date:** Thursday, July 23, 2020 10:39:58 PM

---

Please send this back to the developer for reworking. It's too big, too dense and will cause an unacceptable increase in traffic in an already congested area.
Shawna Sprowls
800 W. Willow St.
Louisville

**From:** Jen Z
**To:** City Council
**Subject:** No on Redtail Ridge
**Date:** Friday, July 24, 2020 3:33:22 PM

---

Hello! I'm a longtime Louisville resident and want to share my thoughts on the large subdivision proposal for the area south of Monarch schools. The plan for the project is quite large with issues tying into traffic and especially schools. Currently, the traffic load on 88th Ave by the Monarch schools is heavy, but local. Adding the mass amounts of business and extra residential features means even greater traffic that can't really be mitigated in the current infrastructure.

The insanity with Monarch's school dropoff/pickup is plenty as-is and should be mitigated in itself. I'm aware of the other outlets for traffic, but for the large quantity of traffic to that much proposed retail and residence, 88th Ave is going to take a hard hit.

Where will these kids go to school? There is currently a crush on the Louisville school system now. Adding 900 rental apartments is going to be disastrous to the headcounts. I'm going to guess they will end up in Monarch K-8 and then Monarch High. I've had kids go through both and the expansion isn't reasonable.

Lastly, why so much? The space is lovely as-is and a perk of living in Louisville. Why use up so much of our land when something more appropriate can be developed?

As a resident, my voice calls for a no vote on Redtail Ridge.

Thank you for your time!
Jennifer Zigrino

**From:** Jana Ikeda
**To:** City Council
**Subject:** Redtail Ridge Development
**Date:** Monday, July 27, 2020 8:04:48 AM

---

City of Louisville Council members:

I am a resident of Louisville. I live in the south side of the Coal Creek Ranch Association. As a resident I believe development of the site is needed, but the proposed development is a bit excessive. Traffic in the mornings with school and the shift change of the hospital make it difficult to turn right onto 88th Street. With gross development, I cannot imagine the impossibility of getting out of the neighborhood.

The city of Louisville once held the prestigious "Best Small City in America". This development would diminish the "small town" feel and stature. The title helped to maintain and increase property values. It is likely that the property values would be affected by this development.

Please consider the original scale of development, rather than this expanded development plan.

Sincerely,
Jana Ikeda

**From:** Dave Judd
**To:** City Council
**Subject:** Redtail Ridge
**Date:** Monday, July 27, 2020 7:37:13 AM

---

Please support the well-considered conclusion of the planning board and vote to reject the Redtail Ridge development plan. Sprawl is bad civil engineering; it degrades the environment and public health. It is unsustainable and is justified only by short-term thinking motivated primarily by greed.

**From:** Richard Forrest Phillips
**To:** City Council
**Subject:** No on Redtail
**Date:** Monday, July 27, 2020 7:34:45 AM

---

Deny the Redtail Ridge application. It's too large.

Richard F Phillips
377 Centennial Dr
Louisville

**From:** Lawrence Crowley
**To:** City Council
**Subject:** Deny Redtail Ridge
**Date:** Monday, July 27, 2020 7:30:26 AM

---

Dear City Council,

Please deny the application to build Redtail Ridge. Louisville does not need this crippling monstrosity.

Respectfully,

Lawrence Crowley
441 Pheasant Run
Louisville
(303) 666-0640

**From:** David Chaladoff
**To:** City Council
**Subject:** Redtail Ridge development
**Date:** Monday, July 27, 2020 7:26:28 AM

---

**Please Deny** the application. Under the current comprehensive plan, the developer can have an already generous three million square feet of development. Medtronic only needs a half-million square feet.

The developer's proposal at six million square feet is **way, way too bi**g. We cherish our unique small-town character and this proposal is **totally out of character with Louisville**. The massive size will create significant environmental and climate impacts, create bad traffic congestion, put more pressure on housing and schools, and will be a long-term drain on city coffers.

**The Planning Commission got it right when they unanimously voted to deny** the six million square foot proposal because it is too big, is not consistent with the small town character of Louisville and would undermine the thousands of hours of citizen involvement the Comprehensive Plan that set the three million square foot limit.

**In a pandemic, don't needlessly force** about a thousand residents and city staff, who have families, to have to circulate, sign and verify **a referendum petition** to overturn any yes decision.

Sincerely

David & Cathy Chaladoff
388 Fairfield Lane
Louisville, CO

David Chaladoff
dchaladoff@me.com
cell: 831-521-6705

**From:** Aaron Grider
**To:** City Council
**Subject:** Redtail Ridge... WAY TOO BIG
**Date:** Monday, July 27, 2020 7:20:35 AM

---

Good morning. Regarding the upcoming vote regarding Redtail Ridge on August 4... please deny the developer's application. I believe their plan is WAY TOO BIG. The Planning Commission got it right when they unanimously voted to deny the six million square foot proposal because it is too big, is not consistent with the small town character of Louisville, and would undermine the thousands of hours of citizen involvement the Comprehensive Plan that set the three million square foot limit.

Aaron Grider
Louisville, Colorado, USA
303-552-1083

**From:** Renata H
**To:** City Council
**Subject:** Redtail Ridge Development Plan
**Date:** Monday, July 27, 2020 6:42:21 AM

---

Dear City Council Members,

I understand that on August 4, you will be voting on the development of Redtail Ridge. As a resident of Louisville, I would like to encourage you to vote no on this development plan. The plan is too large and I urge you to consider something with a smaller footprint or discussing turning land to open space.

Thank you for your consideration.

Renata Haas

**From:** Jay Gloster
**To:** City Council
**Subject:** Red Tail Ridge (Please Approve It)
**Date:** Sunday, July 26, 2020 11:04:27 PM

---

Red Tail Ridge as proposed currently is not perfect. I'd prefer to see it denser, I'd like to see it with more housing and fewer parking lots and smaller more walkable streets. That said the cost of having a development in the city that isn't perfect or even isn't that good, is so much lower than the cost of not building.

Colorado's economy is growing. This is bringing companies and thousands of employees from out of state. These companies have the money to pay for expensive office space and to pay employees high wages so they can afford expensive houses. If we do not develop to accommodate these new companies and employees it does not stop them from coming. Instead when they do come they force local businesses and residents out of their offices and homes.

If you deny the Red Tail Ridge project, the cost will not be paid by the wealthy homeowners who write to you about the 'character' of an abandoned lot next to the freeway, the cost will be paid by small businesses who will not be able to afford rising lease costs on their offices and it will be paid by the poorest renters in the city who will get pushed off the bottom of the housing ladder as wealthier people move to louisville. Currently the boulder area has a housing shortage, so quite literally, every new housing unit denied is one more family on the street.

There is a human cost to denying new development, so a development not being perfect is not enough to deny it.

Please approve Red Tail Ridge.

Thank you,

Jay Gloster
Louisville Resident and Homeowner

**From:** Jim Cohn
**To:** City Council
**Subject:** Vote No on Redtail Ridge
**Date:** Sunday, July 26, 2020 7:57:36 PM

---

Dear Louisville City Council Members,

I strongly agreed with the Louisville Planning Commission's unanimous rejection of the Redtail Ridge Development Project located at Louisville's southwest gateway on the site of the former Storage Tek/Conoco Phillips site.

Others have outlined the reasons why I strongly agree with the Planning Commission's rejection of the Redtail Ridge Project (RRP): the overall footprint is far too large; the RRP goes against Louisville's existing Comprehensive Plan, changing the areas designation from rural to suburban; commercial and residential development would produce less revenue for the city's General Fund than commercial alone; the site's location diverts shopping from Louisville, which in and of itself defies
any reason to even consider the RRP in the first place; and yet, without adding substantial monies to the city's General Fund or bringing shoppers into Louisville, the plan will result in increased traffic and worse congestion; and last, the 389 acre site is rich in wildlife which the RRP will destroy.

It doesn't take an expert to also note that this existing general area is hardly booming. And once again, Louisville is facing a developer with big ideas on building space but where and what businesses are going to occupy these spaces? I would argue that the RRP does not, in fact, have any real interest or concern about the quality of business Louisville might attrack—an ongoing concern.

The only outcome I can foresee for Louisville is that once the dust settles, this kind of mindless development will result in no qualitative improvement in our city. Instead, we will have more empty business space; rental apartments, senior living rental units and hotels in the middle of nowhere at a time when we already have more hotel space than we need and use; 2,250,000 sq ft of office space for which there is no guarantee of occupancy and no quality control to oversee the kind of sustainable occupants the city needs to be looking for; 70,000 sq ft of retail that can only be said to be hopelessly out of date with the reality of retail overall today across the country and in Louisville itself.

I can see nothing about the Redtail Ridge Project that truly enhances Louisville. I don't see any real economic benefit, no cultural benefit, and definitely no environment benefit.

I strongly urge the Louisville City Council to vote no on Redtail Ridge and keep looking for sustainable and profitable development projects that provide real benefit to our city.

Sincerely,

Jim Cohn
364 S Taft Ct
Louisville CO 80027

**From:** Lindsay Andrews
**To:** City Council
**Subject:** Redtail Ridge- SUPPORT for development and more housing
**Date:** Sunday, July 26, 2020 7:55:43 PM

---

Hello City Council,

I just received a flyer from an anti-Redtail Ridge group. This prompted me to educate myself on the project as it was totally new to me. I am concerned that an abjectly "anti-development" mentality like the one communicated in the flyer will damage our community in the long run - driving up housing prices and pushing out the middle class, denying opportunities to expand our tax base and more. I am very interested in seeing that land parcel developed, with open space, and also affordable housing. 900 rental units and additional housing for (mainly fixed income!) seniors is what we NEED to make Louisville a real community and not just a bedroom community of upper middle class professionals.

We moved here from San Francisco - a city which is the poster child for horrible city planning and the ultimate elitist NIMBYism. I do believe we can have smart development here in Louisville and urge City Council to keep an open mind about how to develop the parcel to the benefit of the current *and future* residents.

Thank you and I look forward to learning more on this topic. Lindsay Andrews

**From:** Garrett Johnson
**To:** City Council
**Subject:** Redtail Ridge Development
**Date:** Sunday, July 26, 2020 7:21:03 PM

---

Dear Louisville City Council,

I'm writing to express disapproval of the the Redtail Ridge development plan. I think it is excessive, exploitive, and unnecessary. It is gleaming example of paving paradise to put up a parking lot.

I ask that the council deny the application to amend the Comprehensive Plan and reject the Redtail Ridge plan.

Furthermore, I request that the council consider stricter rules on building height and non-permeable surface coverage so that future development proposals are more aligned with Louisville's character and charm.

Sincerely,
Garrett Johnson

garrettrayj@gmail.com
622 Ridgeview Dr., Louisville CO

**From:** Joyce Brassem
**To:** City Council
**Subject:** Red tail Ridge
**Date:** Sunday, July 26, 2020 6:13:59 PM

---

I realize that you will be voting on the developer's proposal on August 4. There were so many people at the recreation center when this all started because we were afraid they would downplay what they were doing. Of course, they did. Now look at the mess they want to approve. I am so sorry that I didn't continue going to the meetings. This is exactly what we all expected. They were very convincing. Do NOT vote for this proposal for massive traffic, population, etc. explosion. We don't want it.
Joyce Brassem

Sent from my iPad

**From:** Matt Jones
**To:** City Council
**Subject:** Deny Redtail Ridge proposal
**Date:** Sunday, July 26, 2020 6:01:55 PM

---

Thanks for reading all these citizen comments. Reasons to vote no on the Redtail application are summarized at the beginning of this email. Next is why it is impossible to approve a Comprehensive Plan change based on the code criteria council is required to use.

- **Please deny the application**. Under the current comprehensive plan, the developer can have an already generous three million square feet of development. Medtronic only needs a half-million square feet. I was surprised and disappointed to learn that after hearing about the commitment Medtronic has said they have to Louisville, they are not building their own campus, but plan to lease from a private developer, Ryan Companies, which is applying for a PUD.

- The developer's proposal at six million square feet is **way, way too bi**g. **We cherish our unique small-town character and this proposal is totally out of character with Louisville**. The massive size will create significant environmental and climate impacts, create bad traffic congestion, put more pressure on housing and schools, and will be a long-term drain on city coffers.

- **The Planning Commission got it right when they unanimously voted to deny** the six million square foot proposal because it is too big, is not consistent with the small town character of Louisville and would undermine the thousands of hours of citizen involvement the Comprehensive Plan that set the three million square foot limit.

- **Don't put us at risk by forcing us to gather referendum signatures.** I have a really hard time getting my head around the fact that residents are being forced into this position. If passed, citizens will for sure circulate a petition to reverse the decision. A little more than 400 signatures are required, and typically about double the amount are collected in case signatures are disqualified, and some people won't sign because they don't want to be involved or don't support the petition. Louisville has a done a great job protecting its residents during a pandemic. Now the same city forces a thousand or so residents, who have families who depend on them, and staff with families, to have to circulate, sign, notarize and verify a referendum petition to overturn the decision? Really? Yes, this is outdoors where risk is lower, but we are literally talking about thousands of residents potentially exposed, far more people than would attend a public hearing. This alone is enough to reject the application.

**Comprehensive plan change criteria** – It is impossible for the applicant to meet the required change in the comprehensive plan criteria. They aren't even close. In fact, they don't meet any of the four criteria, when they are required to meet them all.

This is a little long, but **please read though it** because as a city council members, you are legally obligated to apply the comprehensive plan change criteria.

The developer has the responsibility to demonstrate that they meet **each** of the four comprehensive plan criteria. In other words, **not demonstrating they meet any one criterion disqualifies them** from a comprehensive plan change. Reading in the city code introductory sentence closely, with these criteria there is no "balancing" test. They can't "kind of" meet the criteria. So every criteria, including any subsets, must be met.

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

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

**Sec. 17.64.070. Amendment Criterion A**: The amendment request is consistent with the goals, policies and intent of the comprehensive plan of the city" **(For Amendment Criterion A for brevity listed below are some of the comprehensive plan values that express comprehensive plan intent, followed by a reply. Remember they must meet them ALL—there is no balancing test.)**

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

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

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

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

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

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

**This fails thrice. Environment - It would 60% to current traffic creating ozone and climate changing pollution (this is using the developers likely skewed numbers, such as assuming 25% of people will not drive their cars to work, so this is a minimum). The massive buildings would add more carbon pollution. And while it leaves some open space, it is a fraction of what StrageTek had. Community – The scale is so massive that it changes Louisville resident's quality of life through traffic, downtown crowding and loss of cohesive community. Economy – It undermines the long term sustainability of the general fund and open space funds in perpetuity.**

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

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

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

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

Sec. 17.64.070. Amendment Criterion D: The planning commission and/or city council may consider

other factors in reviewing an application as they deem appropriate and may request additional information which is necessary for an adequate review and evaluation of the amendment.

**Public opinion – Planning Department Director Rod Zuccaro told the Planning Commission that is includes public opnion. Most people in town want something built at the StorageTek site, but when they realize how large the proposal is, they typically are opposed. Most public comment is opposed and is grassroots. Supporters who comment frequently have a financial interest or have been engaged as a result of a well-connected PR firm putting their spin on the project. This was major part of the Planning Commission's unanimous denial of the application**

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

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

**In conclusion, any neutral analysis proves that they cannot meet the criteria, and I think they repeatedly fail all four. Keep the "Rural" comprehensive plan designation. Deny the proposal and direct the developer to quickly submit a proposal that fits the generous three million square feet allowed under "Rural."**

Thanks,
Matt Jones
Twenty-one year Louisville Resident

**From:** STEVE HITE
**To:** City Council
**Subject:** Redtail Ridge
**Date:** Sunday, July 26, 2020 5:52:28 PM

---

Council;
Will there be provisions in place to require the developer to follow through with the building of retail space and office space or are we looking at another situation like Steele Ranch and the North End where all the revenue gathering opportunities for the city are tossed out the window and the tax payers are stuck with the burden?

Steve Hite
231 W. Cedar Wy.
Louisville

**From:** Kathleen Urbanic
**To:** City Council
**Subject:** feedback regarding the Brue Baukol Capital Partners plan
**Date:** Sunday, July 26, 2020 5:24:01 PM

---

Dear City Council -

Thank you for serving our community especially during this terrible time. I appreciate your agility and flexibility in continuing the business of Louisville remotely.

I have read the proposals for the storagetek development and I have some feedback. I do believe this proposal is for a development that is inappropriate for the land size as well as proximity to our border.

- Do we need more residential units? I had thought that after North Main, Delo, Steel Ranch, etc, we were not considering more large-scale residential developments in Louisville. I was very surprised to see this on the proposal. Are 900 multifamily residential units needed considering the number of units available in the region? **The major development in Superior should be considered in the overall planning in terms of housing needs, MoHi attendance and traffic.** Units are being built in Superior that could house families that will work in the area. I've seen their plans - if there is demand, they will continue to build many more units over several phases. I think that with this additional residential development **we will become an endless subdivision**, and lose any buffer between communities. Louisville has character, and that makes it desirable. I am also very concerned about our water usage, traffic, and impact on schools.

- This development must be considered within the current regional plan. Does 70k ft2 of retail make sense when there are empty strip malls right across the highway in Broomfield and Superior and Louisville has under-used spaces? **With the current economic downturn, having the land over-developed with retail is very risky.** I'm glad that the City Council will not assume that the developer knows what will work for our community and in the near future.

- As a high tech worker working remotely for a company with 6 unused buildings in Boulder, is 500k commercial office space + 1,750,000 general office a good investment? **Medtronic will be an excellent corporate addition, but the scale of the remaining space is very risky.** Commercial real estate will and is being hit hard. Many companies in Boulder are riding out their leases and will not renew. Not the time to build any commercial real estate.

While I do want to see increased tax revenue, more housing for seniors, more sensible housing, this proposal is massive. As a citizen, I would expect an outside unbiased expert assessment of the traffic, impact on our water, impact on our schools, air quality, impact on our fire, police, rec center, library, trail system and parks. With the scale of this development and the money behind this project, I do not want Louisville to be taken advantage of.

Thank you for your service, and I appreciate that this council is gathering input.

Kind Regards,

Kathleen Urbanic
1200 Jefferson Ave

Louisville
720.239.3530

-

**From:** DeAnn Masin
**To:** City Council
**Subject:** Redtail Ridge
**Date:** Sunday, July 26, 2020 5:12:20 PM

---

NO to large development! I say no for the environment. Keep open space open. If we keep building and building, we will lose the reason we love Louisvile

--
DeAnn Masin
290 S Taft Ct
Louisville CO 80027

**From:** Margaret Lo
**To:** City Council
**Subject:** Redtail Ridge Project
**Date:** Sunday, July 26, 2020 4:14:10 PM

---

July 26, 2020

City Councial:

We  believe that the currect proposed size of the development at the old STC site is way too big. If the city goes forward with this proposal we will end up with a potential cash cow for the developer that does not provide affodable senior housing.

The proposed retail space and office spacee are very unlikly to be filled and the city will end up with more empty big block structures and dead mini Malls..

The proposal as it stands will also increse too much trafic in the K-12 school area.

There needs to be a better link between the needs of current Louisville residents and future projects. Also, what property tax rate would such a development end up with?

What is the city going to do with the empty Kohl site and Sam's Club site? Is Lowes also going away?

We think deveopment in the Tech Center area makes more long term sense.

Regards.

Kirk and Margaret Lo

800 Sprglass Circle
Louiosville CO 80027

**From:** Sarah Wear
**To:** City Council
**Subject:** Red tail ridge
**Date:** Sunday, July 26, 2020 3:48:33 PM

---

Hello,
Please deny the application to amend our comprehensive plan and please reject the red tail ridge plan.

Thank you,
Sarah Wear
909-450-3101

**From:** Joel
**To:** City Council
**Subject:** Vote NO on Redtail Ridge
**Date:** Sunday, July 26, 2020 3:47:00 PM

---

Please deny the application to amend our Comprehensive Plan and please reject the Redtail Ridge plan.

Thanks,
Joel

**From:** Christopher Leh
**To:** Caitlin Zimmer
**Cc:** City Council
**Subject:** Re: Comment for Aug 4 meeting
**Date:** Sunday, July 26, 2020 3:30:44 PM

---

Hi Caitlin —thanks for your email. You raise important points that I and other City Council Members will be wrestling with in the public hearing at the August 4 meeting. I'm sorry that you won't be able to attend electronically. We will be paying close attention to all of the evidence (pro and con), discussing it, and then applying our ordinances to it. I deeply appreciate your taking time to consider and share your thoughtful views in writing.

Thanks again for helping make Louisville the great community it is!

Chris

**Chris Leh**
Councilman, Ward 1
City of Louisville
303.668.3916 (c)
leh@louisvilleco.gov

Stay informed about City events and decisions by signing up for email notifications: www.louisvilleco.gov/residents/enotification.

> On Jul 25, 2020, at 11:56 AM, Caitlin Zimmer <caitlinrtmoles@gmail.com> wrote:
>
> To Whom It May Concern:
>
> I am unable to attend the August 4th virtual city council meeting, but I wanted to give you my comment regarding the proposed development at Redtail Ridge. My young family moved to Louisville (Monarch school neighborhood) in February of last year because we loved the small town feel and beautiful nature provided by the open spaces right in our backyard. We absolutely feel this development plan would be detrimental to everything that Louisville stands for and prides itself on. People like myself who choose Louisville as the place to raise their families feel strongly about limiting development and protecting the quaint, natural oasis that is our town. Please vote no on this proposal so our kids can grow up to enjoy the Redtail Ridge as it is!
>
> Thank you for your time and please stay safe!

Sincerely,
Caitlin Zimmer & Family
477 Muirfield Ct, 80027

**From:** Christopher Leh
**To:** Connor Graves
**Cc:** City Council
**Subject:** Re: Redtail Ridge
**Date:** Sunday, July 26, 2020 3:10:36 PM

---

Connor —thanks for your email. You raise an important point that I and other City Council Members will be wrestling with in the public hearing at the August 4 meeting. We will be paying close attention to all of the evidence (pro and con), discussing it, and then applying our ordinances to it. I deeply appreciate your taking time to consider and share your thoughtful views in writing. In addition, I encourage you to participate electronically in the August 4 hearing and let your voice be heard there, too.

Thanks again for helping make Louisville the great community it is!

Chris

**Chris Leh**
Councilman, Ward 1
City of Louisville
303.668.3916 (c)
leh@louisvilleco.gov

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> On Jul 26, 2020, at 12:56 PM, Connor Graves <champloowarrior@gmail.com> wrote:
>
> I am writing to ask that you please reject the Redtail Ridge development plan. Louisville doesn't need it, and it would truly be a shame if it went through.
>
> -Connor Graves

**From:** Christopher Leh
**To:** Dave Thompson
**Cc:** City Council
**Subject:** Re: In support of Redtail Ridge
**Date:** Sunday, July 26, 2020 3:09:47 PM

---

Hi Dave—thanks for your email. You raise important points that I and other City Council Members will be wrestling with in the public hearing at the August 4 meeting. We will be paying close attention to all of the evidence (pro and con), discussing it, and then applying our ordinances to it. I deeply appreciate your taking time to consider and share your thoughtful views in writing. In addition, I encourage you to participate electronically in the August 4 hearing and let your voice be heard there, too.

Thanks again for helping make Louisville the great community it is!

Chris

**Chris Leh**
Councilman, Ward 1
City of Louisville
303.668.3916 (c)
leh@louisvilleco.gov

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> On Jul 26, 2020, at 2:43 PM, Dave Thompson <dthomp325@gmail.com> wrote:
>
> I think Redtail Ridge is a great development for Louisville. Extending Medtronics campus will allow a Louisville local company to offer more jobs. Senior and "normal" housing will offer more living opportunities in our community. Increased density has been shown to use less energy and water than sparse single family housing and I would like to see increasing density as a goal to help improve Louisville's sustainability.
>
> - Dave Thompson

**From:** Christopher Leh
**To:** david wilkinson
**Cc:** City Council
**Subject:** Re: August 4, 2020 meeting re Redtail Ridge plan
**Date:** Sunday, July 26, 2020 3:08:30 PM

---

David & Sally—thanks for your email. You raise an important point that I and other City Council Members will be wrestling with in the public hearing at the August 4 meeting. We will be paying close attention to all of the evidence (pro and con), discussing it, and then applying our ordinances to it. I deeply appreciate your taking time to consider and share your views in writing. In addition, I encourage you to participate electronically in the August 4 hearing and let your voice be heard there, too.

Thanks again for helping make Louisville the great community it is!

Chris

**Chris Leh**
Councilman, Ward 1
City of Louisville
303.668.3916 (c)
leh@louisvilleco.gov

Stay informed about City events and decisions by signing up for email notifications: www.louisvilleco.gov/residents/enotification.

> On Jul 26, 2020, at 1:43 PM, david wilkinson <colo.wilks@gmail.com> wrote:
>
> We would like to ask the City Council to deny the application to amend our Comprehensive Plan and to reject the Redtail Ridge plan. We have lived in Louisville for 22 years and think that this development, as proposed, would have too many negative impacts for our City.
>
> Sincerely,
>
> David and Sally Wilkinson
> 764 Peach Ct.
> Louisville, CO 80027

**From:** Caroline Erickson
**To:** City Council
**Subject:** Redtail Ridge
**Date:** Sunday, July 26, 2020 2:47:26 PM

---

Please vote 'NO' on the Redtail Ridge development.

The development, as presented, is too large for the Louisville community. In particular, I'm concerned about future impacts that have not been considered.

How will Louisville schools, road and other infrastructure be affected by a high density development? Residents are already suffering from noise pollution due to the nearby airport - will the population increase and commercial development result in even more planes flying over my home?

Please vote no on the current proposal and ask the developer to submit a plan that enhances the existing Louisville quality of life, instead of degrading it.

Thank you,

Caroline Erickson
127 S Washington Ave.
Louisville CO 80027

**From:** Dave Thompson
**To:** City Council
**Subject:** In support of Redtail Ridge
**Date:** Sunday, July 26, 2020 2:43:37 PM

---

I think Redtail Ridge is a great development for Louisville. Extending Medtronics campus will allow a Louisville local company to offer more jobs. Senior and "normal" housing will offer more living opportunities in our community. Increased density has been shown to use less energy and water than sparse single family housing and I would like to see increasing density as a goal to help improve Louisville's sustainability.

- Dave Thompson

**From:** david wilkinson
**To:** City Council
**Subject:** August 4, 2020 meeting re Redtail Ridge plan
**Date:** Sunday, July 26, 2020 1:43:32 PM

---

We would like to ask the City Council to deny the application to amend our Comprehensive Plan and to reject the Redtail Ridge plan. We have lived in Louisville for 22 years and think that this development, as proposed, would have too many negative impacts for our City.

Sincerely,

David and Sally Wilkinson
764 Peach Ct.
Louisville, CO 80027

**From:** Connor Graves
**To:** City Council
**Subject:** Redtail Ridge
**Date:** Sunday, July 26, 2020 12:56:18 PM

---

I am writing to ask that you please reject the Redtail Ridge development plan. Louisville doesn't need it, and it would truly be a shame if it went through.

-Connor Graves

**From:** Elizabeth Koehler
**To:** City Council
**Subject:** No on Redtail Ridge
**Date:** Sunday, July 26, 2020 12:16:29 PM

---

To the Louisville City Council,
I would like to voice my opinion that the The Redtail Ridge development is way too big for this area. What I haven't heard from anyone is exactly how it will benefit Louisville residents. Yes, we will get some tax benefits, but what infrastructure needs to be put in place at taxpayers expense? Who is speaking with schools to increase size in order handle the extra population? Is there a strong need for this type of development?
-If we really wanted to add to our retail, why are we not looking at the vacant spaces of Sam's club and Kohls for a type of Stanley Market Place, which would help "Mom & Pop" small businesses?
-If we really needed just the taxes from Medtronic, I would be ok with just having an office building go up.
-If we really needed the senior living (although it's going to be very expensive to live at these units) I would be ok with just a senior development going forward.
-If we really needed the 900 apartments, I would be ok with just a complex going up. (however, it sure seems like many units have gone up in and around Louisville)
Why are we so dependent on Developers to grow our town?
Is that the only way to do it? They come to you with their ideas to cram as much real estate on a given space? Who wants to live like that?
That's my 2 cents for what it is worth?
Thank you for all you do and your dedication to our town!
Elizabeth Koehler

**From:** Chuck Mills
**To:** City Council
**Subject:** Redtail Ridge -
**Date:** Sunday, July 26, 2020 11:07:21 AM

---

Louisville City Council:
I am a resident of Louisville. I have reviewed the Redtail Ridge developers request for changes and would ask you deny this application to amend our city's Comprehensive Plan.

Best regards,
**Chuck Mills** -
123 Skyview Ct.
Louisville, CO
80027

Disclaimer:

The information transmitted is intended only for the person, a group of persons or entity to which it is addressed and may contain confidential and/or privileged materials. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon, this information by any person, a group of persons or entity other than the intended recipient is prohibited. If you have received this in error, please contact the sender and delete the materials from any computer.

**From:** Gmail
**To:** City Council
**Subject:** I Vote No to REDTAIL RIDGE!!!!
**Date:** Sunday, July 26, 2020 11:03:54 AM

---

We do not want this development in Louisville!!!! I will fight this!!!!!!

Warmly,
Pam
303.269.1191

**From:** Bartley Cox
**To:** City Council
**Subject:** Redtail Ridge visualization
**Date:** Saturday, July 25, 2020 1:58:00 PM

---

Hi all:

This is Bartley Cox, 958 St. Andrews Ln., Louisville, CO. If the developer, Brue Baukol Capital Partners, has submitted any kind of a fly through visualization of their proposed properties, it might be easier to form an opinion of the pending zoning change and the impact to the community. As you are probably aware, Citizens' Action Council has distributed a flyer, posing a lot of questions that I'm sure will be answered before zoning changes are made. We all want the best for the city, and some form of development is anticipated, and I think we should promote something beautiful, nicely integrated and complementary to our community; and most importantly, won't be blighted in 20 years. I know there is a lot of concern about how this will play out, and a visualization would go a long way toward helping the community see what might be in store.

Best,

Bartley Cox
303-350-8863

**From:** Jude Healey
**To:** City Council
**Subject:** Red tail ridge
**Date:** Saturday, July 25, 2020 1:46:21 PM

---

Please deny the application to amend our Comprehensivr Plan and reject the Redtail Ridge Plan. It is too much traffic, pollution, and too big for our small little town. I do not think that any benefit we see from this would be greater than the traffic congestion, pollution and loss of wildlife habitat.
Thank you.
Jude Healey

**From:** David
**To:** City Council
**Subject:** Redtail Ridge
**Date:** Saturday, July 25, 2020 1:30:00 PM

---

Council members,
I have been a Louisville resident since Spring of 1988. I enjoy our "small" town atmosphere which of course we seem to keep losing it as the years go by.
I feel the Redtail Ridge development proposal is way way tooo big. Please deny the Redtail developers application to amend our Comprehensive Plan and reject the Redtail development plan.
I can understand some need to develop the old Storage Tech property but it should be on a much smaller scale allowing for more open space!!
Thanks
David Walters
739 Peachn Court

DLW - Sent from my iPad

**From:** JOHN & VICTORIA CIVINS
**To:** City Council
**Subject:** redtail ridge
**Date:** Saturday, July 25, 2020 12:54:44 PM

---

My husband and I vote NO to the Redtail Ridge development. Too big and the traffic would make it even worse with more congestion. Let's keep Louisville small.

I know we need more taxes, but it isn't worth what we would get out of it. We need Kohl's and the old Sam's club to be more efficient to get us more tax dollars.

John and Victoria Civins
748 Club Circle
Louisville, CO 80027

**From:** Jill Andrews
**To:** City Council
**Subject:** Yes to red tail ridge
**Date:** Saturday, July 25, 2020 12:27:57 PM

---

Just wanted to say I approve of red tail ridge. We need more affordable housing and this will help
Jill Andrews. Louisville resident
--
Jill

**From:** Caitlin Zimmer
**To:** City Council
**Subject:** Comment for Aug 4 meeting
**Date:** Saturday, July 25, 2020 11:56:03 AM

---

To Whom It May Concern:

I am unable to attend the August 4th virtual city council meeting, but I wanted to give you my comment regarding the proposed development at Redtail Ridge. My young family moved to Louisville (Monarch school neighborhood) in February of last year because we loved the small town feel and beautiful nature provided by the open spaces right in our backyard. We absolutely feel this development plan would be detrimental to everything that Louisville stands for and prides itself on. People like myself who choose Louisville as the place to raise their families feel strongly about limiting development and protecting the quaint, natural oasis that is our town. Please vote no on this proposal so our kids can grow up to enjoy the Redtail Ridge as it is!

Thank you for your time and please stay safe!

Sincerely,
Caitlin Zimmer & Family
477 Muirfield Ct, 80027

**From:** Jim Michael
**To:** City Council
**Subject:** Red tail Ridge
**Date:** Saturday, July 25, 2020 11:28:53 AM

---

I urge you to vote no at the upcoming vote on Redtail Ridge. What we all like about living in Louisville is its size and smaller town feel. If we wanted congestion and big city amenities we'd live elsewhere. For one,I'm saddened when every open field is turned into some apartment complex or strip mall. I grew up in this area,have lived here for 61 years and I feel if this complex is approved I'll be forced to move elsewhere.
Thanks for your time.
Jim Michael
148 Lois Circle
Louisville

**From:** villablair
**To:** City Council
**Subject:** No On Redtail Ridge
**Date:** Saturday, July 25, 2020 11:18:33 AM

---

Good Morning Council Members..
My family received a flyer on our door about the planned development of Redtail Ridge.
Our family moved here in 2000 from Southern California to get away from the over crowding, over development, and the density of the houses, businesses, and the industrial deveplement. We PICKED Louisville because at the time Louisville was promoting minimal growth. Our house backed up an small open space that was watered, and green. Dahlia was a quiet street with a small town feel.
In the 20 years ( yes towns have to grow) we now look at weeds and have trouble pulling out of our street on to Dahlia with out the fear of getting hit by a driver doing 45 in a 25 mile an hour road. This includes Cherry and imagine what Dillon would become. McCaslin area needs help more so than putting all the efforts for Broomfield's advantage.
Put your efforts where there would be more benefits for ALL Louisville residents.
Joe and Debby Villa

Sent from my Verizon, Samsung Galaxy smartphone

**From:** Tom Wiseley
**To:** City Council
**Subject:** Redtail Ridge
**Date:** Saturday, July 25, 2020 10:33:55 AM

---

To the city council:

This development will not enhance Lousville‘s ambiance or the reason most of us settled here in the first place. This proposal should be resoundingly denied.

Cordially yours,
Thomas Wiseley

Sent from my iPhone

**From:** Scott Livengood
**To:** City Council
**Subject:** Redtail Ridge
**Date:** Saturday, July 25, 2020 9:58:44 AM

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Hello,
I am in Louisville resident and I just heard about the new development proposal at the old Storage Tek property. I understand that development and growth is important. But, I don't think we as a community should change or alter our building height limits or FAR. Please don't alter our values for this proposed development.
Sincerely,
Scott Livengood

**From:** Sandy Hollander
**To:** City Council
**Subject:** Redtail Ridge
**Date:** Saturday, July 25, 2020 9:25:06 AM

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Dear City Council,
Thank you for everything you do. I just received information about the August 4 meeting and am hoping for the sake of Louisville you deny the plans for RedTail Ridge it is way to big. We moved to Louisville 4 years ago because of its small town feel. We moved from a major overdeveloped city and loved a community where our kids can get on their bikes and ride around for the day. As community grow and get bigger the sense of community disappears and you cannot shrink it once you have expanded it.
Thank you,
The Hollander's

Sent from Yahoo Mail for iPhone

**From:** Miguel Cebrian
**To:** City Council
**Subject:** Totally opposed to the Redtail Ridge development
**Date:** Friday, July 24, 2020 10:30:44 PM

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Hello,

This email is to express our total rejection to the Redtail Ridge development proposal.

Our family moved to Louisville 10 years ago. We liked the small town feeling, the abundant open space and rural areas, the quality of it's schools...

We would like to keep Louisville the way it was, not see it turn into yet another over crowded, congested town with public services and infrastructure that cannot keep up with the growth of its population.

Please, vote NO to the Redtail Ridge development!

Thank you!
Lucio M. Cebrian and Kathryn Russell.

**From:** Nancy Newell
**To:** City Council
**Subject:** Redtail Ridge
**Date:** Friday, July 24, 2020 9:38:52 PM

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Dear City Council,

As a citizen of Louisville for 25 years, I am requesting that you deny the application to amend the Comprehensive Plan and to reject the Redtail Ridge plan. The sales taxes gained from this development will primarily go to Superior and Broomfield, due to its location, and the esthetics of this development will ruin the small town feel of what makes this community a desirable place to live.

Sincerely,
Nancy Newell
834 W Mulberry St

Sent from my iPad

**From:** Julie Abrams
**To:** City Council
**Subject:** No on Redtail Ridge
**Date:** Friday, July 24, 2020 5:04:33 PM

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Dear City Council-

I am extremely concerned about the proposal by the developer of Redtail Ridge. As a 14 year Louisville resident and a Colorado native, what I love about our small town is just that-a small town. Adding, 5 million square feet of development will only cause negative effects to our quality of life. I am asking you to please vote not on the development plan.

In addition, please schedule a public hearing. This is one of the biggest Louisville land use and development decision in decades. The city should acknowledge the voices of it's residents. Please don't let this slip through quietly.

Louisville has already grown exponentially in the past decade and we do not have the infrastructure to support this level of growth. Our roads cannot handle thousands of more cars and people utilizing them on a daily basis. In addition, our schools, over time, would be very overcrowded-similar to what happened to Louisville Elementary School after Steel Ranch was built. Given it's location, most RTR residents would not shop in Louisville and we would not receive enough tax revenue from them to pay for the impact on infrastructure. Please listen to the Louisville residents. This level of growth is not supported.

Thank you for your consideration,

Julie Abrams
917 Eldorado Lane
Louisville, CO 80027

Sent from my iPhone

**From:** Samuel Logan Mathews
**To:** City Council
**Subject:** Redtail Ridge
**Date:** Friday, July 24, 2020 4:06:06 PM

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Hello,

I'm writing to ask you to deny any changes to our city Comprehensive Plan and to fully reject the Redtail Ridge plan.

This development is simply out of character for Louisville - it doesn't mesh with our city's values, history, and living patterns. We residents see through the developers' attempts to paint the project as a continuation of the Louisville legacy. This development is just too big.

It reeks of an outdated style of urban planning and large development that I, as a young person interested in the future of Louisville, wish to see us reject. I'm sure this is part of why the Planning Commission has rejected the plan. Residents don't want to see an overextended, out of place development rotting away in 30 years either, a very real possibility with this type of project.

As a society we need to learn from the urban planning mistakes of the past. Redtail Ridge and its excesses are everything that was wrong with development in the last half century. Let's move past it and reject this plan's harms to our way of life, community atmosphere, infrastructure, and natural environment.

**From:** Ashley Stolzmann
**To:** Marilyn Hodgell
**Cc:** Meredyth Muth
**Subject:** Re: Keep Medtronic in Louisville – Support Redtail Ridge
**Date:** Monday, July 27, 2020 8:40:06 AM

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Thank you for the feedback. Your comments will be entered into the public record so that City Council can consider them in the public hearing for this application.

All the best,

Ashley Stolzmann
Louisville Mayor
303-570-9614
AshleyS@LouisvilleCO.gov

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From: Marilyn Hodgell <ms4crst@gmail.com>
Sent: Sunday, July 26, 2020 5:59 AM
To: Ashley Stolzmann; Kyle Brown; Caleb Dickinson; Deb Fahey; Christopher Leh; Jeff Lipton; Dennis Maloney
Cc: info@louisvilleforredtailridge.com
Subject: Keep Medtronic in Louisville – Support Redtail Ridge

Dear Mayor and City Council,

I'm writing to ask that you share my support for the Redtail Ridge project. I believe it's a positive step forward for Louisville because … Redtail Ridge keeps Medtronic in Louisville -Medtronic will not stay in Louisville if Redtail Ridge doesn't go forward, which means you're actively pushing 500 of our neighbors out of this community. -Our city will lose the additional 1,500 jobs this campus will create if Redtail Ridge is not approved. -Medtronic cannot wait indefinitely for Redtail Ridge to be approved – millions of patients around the world cannot wait either. Redtail Ridge enhances much-needed access to our schools and hospitals -For the first time in Louisville history; students, families, and faculty at Monarch's K-8 and high school campus will have safety improvements and much-needed access to the school as the Redtail Ridge plan includes enhancing Campus Drive from single-access to a two-way boulevard. -Increased access also benefits patients, first responders, medical teams, and staff at Avista Adventist Hospital who will also see improved connectivity on Campus Drive. Redtail Ridge provides open spaces, parkland, and trails for our families, and neighbors -Redtail Ridge will add nearly 40 acres to the city's open space network. -Redtail Ridge will be home to the city's largest park – more than 15 acres – ideal for parents, children, friends, and families. -More than 15 miles of trails will be created, including first-time-ever access to the Rock Creek Regional Trail. -Multi-use sports fields for soccer, baseball, lacrosse, and more. Redtail Ridge increases our city's coffers -Taxes from the empty land have plunged from $924,000 a year to only $10,700 a year and will remain low until ideas and plans are approved for the area. -Tax revenue from Redtail Ridge bolsters our coffers to help ongoing funding for our schools, roads, and other civic services. Redtail Ridge creates senior-friendly homes -Redtail Ridge includes senior-friendly neighborhoods and homes for our parents, grandparents, and community members who have grown up in Louisville and want to stay in -Louisville near their loved ones. Medtronic is only too aware that the Planning Commission voted against their Louisville jobs when they cast their votes on the Master Developer's Redtail Ridge proposal. I'm asking that you vote for Redtail Ridge, which is a vote for your neighbors' careers. In addition to keeping more than 500 jobs, you're adding 1,500 additional ones to the City. By supporting Redtail Ridge, the area eliminates fenced off, useless land and gains parkland and trails for families. Grandparents can stay in town rather than find housing far from their families. And you'll be adding tax dollars to the city's bottom line, rather than adding taxes to citizens. Thank you for listening and for your support for Louisville's Redtail Ridge project.

--
Marilyn Hodgell
ms4crst@gmail.com

**From:** Ashley Stolzmann
**To:** Kevin Conway
**Cc:** Meredyth Muth
**Subject:** Re: Keep Medtronic in Louisville – Support Redtail Ridge
**Date:** Monday, July 27, 2020 8:38:01 AM

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Thank you for the feedback. Your comments will be entered into the public record so that City Council can consider them in the public hearing for this application.

All the best,

Ashley Stolzmann
Louisville Mayor
303-570-9614
AshleyS@LouisvilleCO.gov

_____
From: Kevin Conway <kevin.conway66@yahoo.com>
Sent: Sunday, July 26, 2020 12:38 PM
To: Ashley Stolzmann; Kyle Brown; Caleb Dickinson; Deb Fahey; Christopher Leh; Jeff Lipton; Dennis Maloney
Cc: info@louisvilleforredtailridge.com
Subject: Keep Medtronic in Louisville – Support Redtail Ridge

Dear Mayor and City Council,

I'm writing to ask that you share my support for the Redtail Ridge project. I believe it's a positive step forward for Louisville because … Redtail Ridge keeps Medtronic in Louisville -Medtronic will not stay in Louisville if Redtail Ridge doesn't go forward, which means you're actively pushing 500 of our neighbors out of this community. -Our city will lose the additional 1,500 jobs this campus will create if Redtail Ridge is not approved. -Medtronic cannot wait indefinitely for Redtail Ridge to be approved – millions of patients around the world cannot wait either. Redtail Ridge enhances much-needed access to our schools and hospitals -For the first time in Louisville history; students, families, and faculty at Monarch's K-8 and high school campus will have safety improvements and much-needed access to the school as the Redtail Ridge plan includes enhancing Campus Drive from single-access to a two-way boulevard. -Increased access also benefits patients, first responders, medical teams, and staff at Avista Adventist Hospital who will also see improved connectivity on Campus Drive. Redtail Ridge provides open spaces, parkland, and trails for our families, and neighbors -Redtail Ridge will add nearly 40 acres to the city's open space network. -Redtail Ridge will be home to the city's largest park – more than 15 acres – ideal for parents, children, friends, and families. -More than 15 miles of trails will be created, including first-time-ever access to the Rock Creek Regional Trail. -Multi-use sports fields for soccer, baseball, lacrosse, and more. Redtail Ridge increases our city's coffers -Taxes from the empty land have plunged from $924,000 a year to only $10,700 a year and will remain low until ideas and plans are approved for the area. -Tax revenue from Redtail Ridge bolsters our coffers to help ongoing funding for our schools, roads, and other civic services. Redtail Ridge creates senior-friendly homes -Redtail Ridge includes senior-friendly neighborhoods and homes for our parents, grandparents, and community members who have grown up in Louisville and want to stay in -Louisville near their loved ones. Medtronic is only too aware that the Planning Commission voted against their Louisville jobs when they cast their votes on the Master Developer's Redtail Ridge proposal. I'm asking that you vote for Redtail Ridge, which is a vote for your neighbors' careers. In addition to keeping more than 500 jobs, you're adding 1,500 additional ones to the City. By supporting Redtail Ridge, the area eliminates fenced off, useless land and gains parkland and trails for families. Grandparents can stay in town rather than find housing far from their families. And you'll be adding tax dollars to the city's bottom line, rather than adding taxes to citizens. Thank you for listening and for your support for Louisville's Redtail Ridge project.

--
Kevin Conway
kevin.conway66@yahoo.com

**From:** Ashley Stolzmann
**To:** Nancy Hardy
**Cc:** Meredyth Muth
**Subject:** Re: Keep Medtronic in Louisville – Support Redtail Ridge
**Date:** Monday, July 27, 2020 8:15:26 AM

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Thank you for the feedback. Your comments will be entered into the public record so that City Council can consider them in the public hearing for this application.

All the best,

Ashley Stolzmann
Louisville Mayor
303-570-9614
AshleyS@LouisvilleCO.gov

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From: Nancy Hardy <nancylynnhardy@gmail.com>
Sent: Sunday, July 26, 2020 8:02 PM
To: Ashley Stolzmann; Kyle Brown; Caleb Dickinson; Deb Fahey; Christopher Leh; Jeff Lipton; Dennis Maloney
Cc: info@louisvilleforredtailridge.com
Subject: Keep Medtronic in Louisville – Support Redtail Ridge

Dear Mayor and City Council,

I'm writing to ask that you share my support for the Redtail Ridge project. I believe it's a positive step forward for Louisville because … Redtail Ridge keeps Medtronic in Louisville -Medtronic will not stay in Louisville if Redtail Ridge doesn't go forward, which means you're actively pushing 500 of our neighbors out of this community. -Our city will lose the additional 1,500 jobs this campus will create if Redtail Ridge is not approved. -Medtronic cannot wait indefinitely for Redtail Ridge to be approved – millions of patients around the world cannot wait either. Redtail Ridge enhances much-needed access to our schools and hospitals -For the first time in Louisville history; students, families, and faculty at Monarch's K-8 and high school campus will have safety improvements and much-needed access to the school as the Redtail Ridge plan includes enhancing Campus Drive from single-access to a two-way boulevard. -Increased access also benefits patients, first responders, medical teams, and staff at Avista Adventist Hospital who will also see improved connectivity on Campus Drive. Redtail Ridge provides open spaces, parkland, and trails for our families, and neighbors -Redtail Ridge will add nearly 40 acres to the city's open space network. -Redtail Ridge will be home to the city's largest park – more than 15 acres – ideal for parents, children, friends, and families. -More than 15 miles of trails will be created, including first-time-ever access to the Rock Creek Regional Trail. -Multi-use sports fields for soccer, baseball, lacrosse, and more. Redtail Ridge increases our city's coffers -Taxes from the empty land have plunged from $924,000 a year to only $10,700 a year and will remain low until ideas and plans are approved for the area. -Tax revenue from Redtail Ridge bolsters our coffers to help ongoing funding for our schools, roads, and other civic services. Redtail Ridge creates senior-friendly homes -Redtail Ridge includes senior-friendly neighborhoods and homes for our parents, grandparents, and community members who have grown up in Louisville and want to stay in -Louisville near their loved ones. Medtronic is only too aware that the Planning Commission voted against their Louisville jobs when they cast their votes on the Master Developer's Redtail Ridge proposal. I'm asking that you vote for Redtail Ridge, which is a vote for your neighbors' careers. In addition to keeping more than 500 jobs, you're adding 1,500 additional ones to the City. By supporting Redtail Ridge, the area eliminates fenced off, useless land and gains parkland and trails for families. Grandparents can stay in town rather than find housing far from their families. And you'll be adding tax dollars to the city's bottom line, rather than adding taxes to citizens. Thank you for listening and for your support for Louisville's Redtail Ridge project.

--
Nancy Hardy
nancylynnhardy@gmail.com

**From:** Ashley Stolzmann
**To:** Nancy Hardy
**Cc:** Meredyth Muth
**Subject:** Re: Keep Medtronic in Louisville
**Date:** Monday, July 27, 2020 8:15:07 AM

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Thank you for the feedback. Your comments will be entered into the public record so that City Council can consider them in the public hearing for this application.

All the best,

Ashley Stolzmann
Louisville Mayor
303-570-9614
AshleyS@LouisvilleCO.gov

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**From:** Nancy Hardy <nancylynnhardy@gmail.com>
**Sent:** Sunday, July 26, 2020 8:10 PM
**To:** Ashley Stolzmann; Kyle Brown; Caleb Dickinson; Deb Fahey; Christopher Leh; Jeff Lipton; Dennis Maloney
**Cc:** info@louisvilleforredtailridge.com
**Subject:** Keep Medtronic in Louisville

Dear Mayor and Louisville City Council Members,

I'm writing to ask that you share my support for the Redtail Ridge project. I believe it's a positive step forward for Louisville because …

1. Redtail Ridge keeps Medtronic in Louisville
-Medtronic will not stay in Louisville if Redtail Ridge doesn't go forward, which means you're actively pushing 500 of our neighbors out of this community.
-Our city will lose the additional 1,500 jobs this campus will create if Redtail Ridge is not approved.
-Medtronic cannot wait indefinitely for Redtail Ridge to be approved – millions of patients around the world cannot wait either.

2. Redtail Ridge enhances much-needed access to our schools and hospitals
-For the first time in Louisville history; students, families, and faculty at Monarch's K-8 and high school campus will have safety improvements and much-needed access to the school as the Redtail Ridge plan includes enhancing Campus Drive from single-access to a two-way boulevard.
-Increased access also benefits patients, first responders, medical teams, and staff at Avista Adventist Hospital who will also see improved connectivity on Campus Drive.

3. Redtail Ridge provides open spaces, parkland, and trails for our families, and neighbors
-Redtail Ridge will add nearly 40 acres to the city's open space network.
-Redtail Ridge will be home to the city's largest park - more than 15 acres - ideal for parents, children, friends, and families.
-More than 15 miles of trails will be created, including first-time-ever access to the Rock

Creek Regional Trail.
-Multi-use sports fields for soccer, baseball, lacrosse, and more.

4. Redtail Ridge increases our city's coffers
-Taxes from the empty land have plunged from $924,000 a year to only $10,700 a year and will remain low until ideas and plans are approved for the area.
-Tax revenue from Redtail Ridge bolsters our coffers to help ongoing funding for our schools, roads, and other civic services.

5. Redtail Ridge creates senior-friendly homes
-Redtail Ridge includes senior-friendly neighborhoods and homes for our parents, grandparents, and community members who have grown up in -Louisville and want to stay in Louisville near their loved ones.

Medtronic is only too aware that the Planning Commission voted against their Louisville jobs when they cast their votes on the Master Developer's Redtail Ridge proposal.

I'm asking that you vote for Redtail Ridge, which is a vote for your neighbors' careers. In addition to keeping more than 500 jobs, you're adding 1,500 additional ones to the City. By supporting Redtail Ridge, the area eliminates fenced off, useless land and gains parkland and trails for families. Grandparents can stay in town rather than find housing far from their families. And you'll be adding tax dollars to the city's bottom line, rather than adding taxes to citizens.

Thank you for listening and for your support for Louisville's Redtail Ridge project.

**From:** Ashley Stolzmann
**To:** Elizabeth Pavlica
**Cc:** Meredyth Muth
**Subject:** Re: Keep Medtronic in Louisville – Support Redtail Ridge
**Date:** Saturday, July 25, 2020 11:56:51 PM

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Thank you for the feedback. Your comments will be entered into the public record so that City Council can consider them in the public hearing for this application.

All the best,

Ashley Stolzmann
Louisville Mayor
303-570-9614
AshleyS@LouisvilleCO.gov

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From: Elizabeth Pavlica <elizabeth@evanslarson.com>
Sent: Friday, July 24, 2020 7:15 AM
To: Ashley Stolzmann; Kyle Brown; Caleb Dickinson; Deb Fahey; Christopher Leh; Jeff Lipton; Dennis Maloney
Cc: info@louisvilleforredtailridge.com
Subject: Keep Medtronic in Louisville – Support Redtail Ridge

Dear Mayor and City Council,

I'm writing to ask that you share my support for the Redtail Ridge project. I believe it's a positive step forward for Louisville because …

Redtail Ridge keeps Medtronic in Louisville
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-Medtronic cannot wait indefinitely for Redtail Ridge to be approved – millions of patients around the world cannot wait either.

Redtail Ridge enhances much-needed access to our schools and hospitals
-For the first time in Louisville history; students, families, and faculty at Monarch's K-8 and high school campus will have safety improvements and much-needed access to the school as the Redtail Ridge plan includes enhancing Campus Drive from single-access to a two-way boulevard.
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-More than 15 miles of trails will be created, including first-time-ever access to the Rock Creek Regional Trail.
-Multi-use sports fields for soccer, baseball, lacrosse, and more.

Redtail Ridge increases our city's coffers
-Taxes from the empty land have plunged from $924,000 a year to only $10,700 a year and will remain low until ideas and plans are approved for the area.
-Tax revenue from Redtail Ridge bolsters our coffers to help ongoing funding for our schools, roads, and other civic services.

Redtail Ridge creates senior-friendly homes
-Redtail Ridge includes senior-friendly neighborhoods and homes for our parents, grandparents, and community members who have grown up in Louisville and want to stay in -Louisville near their loved ones.

Medtronic is only too aware that the Planning Commission voted against their Louisville jobs when they cast their votes on the Master Developer's Redtail Ridge proposal.

I'm asking that you vote for Redtail Ridge, which is a vote for your neighbors' careers. In addition to keeping more than 500 jobs, you're adding 1,500 additional ones to the City. By supporting Redtail Ridge, the area eliminates fenced off, useless land and gains parkland and trails for families. Grandparents can stay in town rather than find housing far from their families. And you'll be adding tax dollars to the city's bottom line, rather than adding taxes to citizens.

Thank you for listening and for your support for Louisville's Redtail Ridge project.

--
Elizabeth Pavlica
elizabeth@evanslarson.com

**From:** Ashley Stolzmann
**To:** Meredyth Muth
**Subject:** Fw: Keep Medtronic in Louisville – Support Redtail Ridge
**Date:** Saturday, July 25, 2020 11:52:34 PM

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Ashley Stolzmann
Louisville Mayor
303-570-9614
AshleyS@LouisvilleCO.gov

_____
From: Ashley Stolzmann
Sent: Saturday, July 25, 2020 11:51 PM
To: Kristen Clough
Subject: Re: Keep Medtronic in Louisville – Support Redtail Ridge

Thank you for the feedback. Your comments will be entered into the public record so that City Council can consider them in the public hearing for this application.

All the best,

Ashley Stolzmann
Louisville Mayor
303-570-9614
AshleyS@LouisvilleCO.gov

_____
From: Kristen Clough <kkclough@gmail.com>
Sent: Friday, July 24, 2020 8:28 PM
To: Ashley Stolzmann; Kyle Brown; Caleb Dickinson; Deb Fahey; Christopher Leh; Jeff Lipton; Dennis Maloney
Cc: info@louisvilleforredtailridge.com
Subject: Keep Medtronic in Louisville – Support Redtail Ridge

Dear Mayor and City Council,

I'm writing to ask that you share my support for the Redtail Ridge project. I believe it's a positive step forward for Louisville because … Redtail Ridge keeps Medtronic in Louisville -Medtronic will not stay in Louisville if Redtail Ridge doesn't go forward, which means you're actively pushing 500 of our neighbors out of this community. -Our city will lose the additional 1,500 jobs this campus will create if Redtail Ridge is not approved. -Medtronic cannot wait indefinitely for Redtail Ridge to be approved – millions of patients around the world cannot wait either. Redtail Ridge enhances much-needed access to our schools and hospitals -For the first time in Louisville history; students, families, and faculty at Monarch's K-8 and high school campus will have safety improvements and much-needed access to the school as the Redtail Ridge plan includes enhancing Campus Drive from single-access to a two-way boulevard. -Increased access also benefits patients, first responders, medical teams, and staff at Avista Adventist Hospital who will also see improved connectivity on Campus Drive. Redtail Ridge provides open spaces, parkland, and trails for our families, and neighbors -Redtail Ridge will add nearly 40 acres to the city's open space network. -Redtail Ridge will be home to the city's largest park – more than 15 acres – ideal for parents, children, friends, and families. -More than 15 miles of trails will be created, including first-time-ever access to the Rock Creek Regional Trail. -Multi-use sports fields for soccer, baseball, lacrosse, and more. Redtail Ridge increases our city's coffers -Taxes from the empty land have plunged from $924,000 a year to only $10,700 a year and will remain low until ideas and plans are approved for the area. -Tax revenue from Redtail Ridge bolsters our coffers to help ongoing funding for our schools, roads, and other civic services. Redtail Ridge creates senior-friendly homes -Redtail Ridge

includes senior-friendly neighborhoods and homes for our parents, grandparents, and community members who have grown up in Louisville and want to stay in -Louisville near their loved ones. Medtronic is only too aware that the Planning Commission voted against their Louisville jobs when they cast their votes on the Master Developer's Redtail Ridge proposal. I'm asking that you vote for Redtail Ridge, which is a vote for your neighbors' careers. In addition to keeping more than 500 jobs, you're adding 1,500 additional ones to the City. By supporting Redtail Ridge, the area eliminates fenced off, useless land and gains parkland and trails for families. Grandparents can stay in town rather than find housing far from their families. And you'll be adding tax dollars to the city's bottom line, rather than adding taxes to citizens. Thank you for listening and for your support for Louisville's Redtail Ridge project.

--
Kristen Clough
kkclough@gmail.com

**From:** Ashley Stolzmann
**To:** Meredyth Muth
**Subject:** Fw: Keep Medtronic in Louisville
**Date:** Saturday, July 25, 2020 11:52:25 PM

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Ashley Stolzmann
Louisville Mayor
303-570-9614
AshleyS@LouisvilleCO.gov

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**From:** Ashley Stolzmann
**Sent:** Saturday, July 25, 2020 11:50 PM
**To:** David
**Subject:** Re: Keep Medtronic in Louisville

Thank you for the feedback. Your comments will be entered into the public record so that City Council can consider them in the public hearing for this application.

All the best,

Ashley Stolzmann
Louisville Mayor
303-570-9614
AshleyS@LouisvilleCO.gov

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**From:** David <david.r.wollenhaupt@gmail.com>
**Sent:** Friday, July 24, 2020 8:37 PM
**To:** Ashley Stolzmann; Kyle Brown; Caleb Dickinson; Deb Fahey; Christopher Leh; Jeff Lipton; Dennis Maloney
**Cc:** info@louisvilleforredtailridge.com
**Subject:** Keep Medtronic in Louisville

Dear Mayor and Louisville City Council Members, I'm writing to ask that you share my support for the Redtail Ridge project. I believe it's a positive step forward for Louisville because … 1. Redtail Ridge keeps Medtronic in Louisville -Medtronic will not stay in Louisville if Redtail Ridge doesn't go forward, which means you're actively pushing 500 of our neighbors out of this community. -Our city will lose the additional 1,500 jobs this campus will create if Redtail Ridge is not approved. -Medtronic cannot wait indefinitely for Redtail Ridge to be approved – millions of patients around the world cannot wait either. 2. Redtail Ridge enhances much-needed access to our schools and hospitals -For the first time in Louisville history; students, families, and faculty at Monarch's K-8 and high school campus will have safety improvements and much-needed access to the school as the Redtail Ridge plan includes enhancing Campus Drive from single-access to a two-way boulevard. -Increased access also benefits patients, first responders, medical teams, and staff at Avista Adventist Hospital who will also see improved connectivity on Campus Drive. 3. Redtail Ridge provides open spaces, parkland, and trails for our families, and neighbors -Redtail Ridge will add nearly

40 acres to the city's open space network. -Redtail Ridge will be home to the city's largest park - more than 15 acres - ideal for parents, children, friends, and families. -More than 15 miles of trails will be created, including first-time-ever access to the Rock Creek Regional Trail. -Multi-use sports fields for soccer, baseball, lacrosse, and more. 4. Redtail Ridge increases our city's coffers -Taxes from the empty land have plunged from $924,000 a year to only $10,700 a year and will remain low until ideas and plans are approved for the area. -Tax revenue from Redtail Ridge bolsters our coffers to help ongoing funding for our schools, roads, and other civic services. 5. Redtail Ridge creates senior-friendly homes -Redtail Ridge includes senior-friendly neighborhoods and homes for our parents, grandparents, and community members who have grown up in -Louisville and want to stay in Louisville near their loved ones. Medtronic is only too aware that the Planning Commission voted against their Louisville jobs when they cast their votes on the Master Developer's Redtail Ridge proposal. I'm asking that you vote for Redtail Ridge, which is a vote for your neighbors' careers. In addition to keeping more than 500 jobs, you're adding 1,500 additional ones to the City. By supporting Redtail Ridge, the area eliminates fenced off, useless land and gains parkland and trails for families. Grandparents can stay in town rather than find housing far from their families. And you'll be adding tax dollars to the city's bottom line, rather than adding taxes to citizens. Thank you for listening and for your support for Louisville's Redtail Ridge project.

**From:** Ashley Stolzmann
**To:** Meredyth Muth
**Subject:** Fw: Keep Medtronic in Louisville – Support Redtail Ridge
**Date:** Saturday, July 25, 2020 11:52:15 PM

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Ashley Stolzmann
Louisville Mayor
303-570-9614
AshleyS@LouisvilleCO.gov

_____
From: Ashley Stolzmann
Sent: Saturday, July 25, 2020 11:50 PM
To: David Wollenhaupt
Subject: Re: Keep Medtronic in Louisville – Support Redtail Ridge

Thank you for the feedback. Your comments will be entered into the public record so that City Council can consider them in the public hearing for this application.

All the best,

Ashley Stolzmann
Louisville Mayor
303-570-9614
AshleyS@LouisvilleCO.gov

_____
From: David Wollenhaupt <david.r.wollenhaupt@gmail.com>
Sent: Friday, July 24, 2020 8:37 PM
To: Ashley Stolzmann; Kyle Brown; Caleb Dickinson; Deb Fahey; Christopher Leh; Jeff Lipton; Dennis Maloney
Cc: info@louisvilleforredtailridge.com
Subject: Keep Medtronic in Louisville – Support Redtail Ridge

Dear Mayor and City Council,

I'm writing to ask that you share my support for the Redtail Ridge project. I believe it's a positive step forward for Louisville because … Redtail Ridge keeps Medtronic in Louisville -Medtronic will not stay in Louisville if Redtail Ridge doesn't go forward, which means you're actively pushing 500 of our neighbors out of this community. -Our city will lose the additional 1,500 jobs this campus will create if Redtail Ridge is not approved. -Medtronic cannot wait indefinitely for Redtail Ridge to be approved – millions of patients around the world cannot wait either. Redtail Ridge enhances much-needed access to our schools and hospitals -For the first time in Louisville history; students, families, and faculty at Monarch's K-8 and high school campus will have safety improvements and much-needed access to the school as the Redtail Ridge plan includes enhancing Campus Drive from single-access to a two-way boulevard. -Increased access also benefits patients, first responders, medical teams, and staff at Avista Adventist Hospital who will also see improved connectivity on Campus Drive. Redtail Ridge provides open spaces, parkland, and trails for our families, and neighbors -Redtail Ridge will add nearly 40 acres to the city's open space network. -Redtail Ridge will be home to the city's largest park – more than 15 acres – ideal for parents, children, friends, and families. -More than 15 miles of trails will be created, including first-time-ever access to the Rock Creek Regional Trail. -Multi-use sports fields for soccer, baseball, lacrosse, and more. Redtail Ridge increases our city's coffers -Taxes from the empty land have plunged from $924,000 a year to only $10,700 a year and will remain low until ideas and plans are approved for the area. -Tax revenue from Redtail Ridge bolsters our coffers to help ongoing funding for our schools, roads, and other civic services. Redtail Ridge creates senior-friendly homes -Redtail Ridge

includes senior-friendly neighborhoods and homes for our parents, grandparents, and community members who have grown up in Louisville and want to stay in -Louisville near their loved ones. Medtronic is only too aware that the Planning Commission voted against their Louisville jobs when they cast their votes on the Master Developer's Redtail Ridge proposal. I'm asking that you vote for Redtail Ridge, which is a vote for your neighbors' careers. In addition to keeping more than 500 jobs, you're adding 1,500 additional ones to the City. By supporting Redtail Ridge, the area eliminates fenced off, useless land and gains parkland and trails for families. Grandparents can stay in town rather than find housing far from their families. And you'll be adding tax dollars to the city's bottom line, rather than adding taxes to citizens. Thank you for listening and for your support for Louisville's Redtail Ridge project.

--
David Wollenhaupt
david.r.wollenhaupt@gmail.com

**From:** Ashley Stolzmann
**To:** Meredyth Muth
**Subject:** Fw: Keep Medtronic in Louisville
**Date:** Saturday, July 25, 2020 11:52:04 PM

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Ashley Stolzmann
Louisville Mayor
303-570-9614
AshleyS@LouisvilleCO.gov

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**From:** m1974me <m1974me@gmail.com>
**Sent:** Friday, July 24, 2020 9:28 PM
**To:** Ashley Stolzmann; Kyle Brown; Caleb Dickinson; Deb Fahey; Christopher Leh; Jeff Lipton; Dennis Maloney
**Cc:** info@louisvilleforredtailridge.com
**Subject:** Keep Medtronic in Louisville

Dear Mayor and Louisville City Council Members,

I'm writing to ask that you share my support for the Redtail Ridge project. I believe it's a positive step forward for Louisville because …

1. Redtail Ridge keeps Medtronic in Louisville
-Medtronic will not stay in Louisville if Redtail Ridge doesn't go forward, which means you're actively pushing 500 of our neighbors out of this community.
-Our city will lose the additional 1,500 jobs this campus will create if Redtail Ridge is not approved.
-Medtronic cannot wait indefinitely for Redtail Ridge to be approved – millions of patients around the world cannot wait either.

2. Redtail Ridge enhances much-needed access to our schools and hospitals
-For the first time in Louisville history; students, families, and faculty at Monarch's K-8 and high school campus will have safety improvements and much-needed access to the school as the Redtail Ridge plan includes enhancing Campus Drive from single-access to a two-way boulevard.
-Increased access also benefits patients, first responders, medical teams, and staff at Avista Adventist Hospital who will also see improved connectivity on Campus Drive.

3. Redtail Ridge provides open spaces, parkland, and trails for our families, and neighbors
-Redtail Ridge will add nearly 40 acres to the city's open space network.
-Redtail Ridge will be home to the city's largest park - more than 15 acres - ideal for parents, children, friends, and families.
-More than 15 miles of trails will be created, including first-time-ever access to the Rock Creek Regional Trail.
-Multi-use sports fields for soccer, baseball, lacrosse, and more.

4. Redtail Ridge increases our city's coffers
-Taxes from the empty land have plunged from $924,000 a year to only $10,700 a year and

will remain low until ideas and plans are approved for the area.
-Tax revenue from Redtail Ridge bolsters our coffers to help ongoing funding for our schools, roads, and other civic services.

5. Redtail Ridge creates senior-friendly homes
-Redtail Ridge includes senior-friendly neighborhoods and homes for our parents, grandparents, and community members who have grown up in -Louisville and want to stay in Louisville near their loved ones.

Medtronic is only too aware that the Planning Commission voted against their Louisville jobs when they cast their votes on the Master Developer's Redtail Ridge proposal.

I'm asking that you vote for Redtail Ridge, which is a vote for your neighbors' careers. In addition to keeping more than 500 jobs, you're adding 1,500 additional ones to the City. By supporting Redtail Ridge, the area eliminates fenced off, useless land and gains parkland and trails for families. Grandparents can stay in town rather than find housing far from their families. And you'll be adding tax dollars to the city's bottom line, rather than adding taxes to citizens.

Thank you for listening and for your support for Louisville's Redtail Ridge project.

Sent from my T-Mobile 5G Device

**From:** Ashley Stolzmann
**To:** Meredyth Muth
**Subject:** Fw: Keep Medtronic in Louisville – Support Redtail Ridge
**Date:** Saturday, July 25, 2020 11:51:53 PM

---

Ashley Stolzmann
Louisville Mayor
303-570-9614
AshleyS@LouisvilleCO.gov

_____
From: Ashley Stolzmann
Sent: Saturday, July 25, 2020 11:50 PM
To: Mike Thompson
Subject: Re: Keep Medtronic in Louisville – Support Redtail Ridge

Thank you for the feedback. Your comments will be entered into the public record so that City Council can consider them in the public hearing for this application.

All the best,

Ashley Stolzmann
Louisville Mayor
303-570-9614
AshleyS@LouisvilleCO.gov

_____
From: Mike Thompson <m1974me@gmail.com>
Sent: Friday, July 24, 2020 9:27 PM
To: Ashley Stolzmann; Kyle Brown; Caleb Dickinson; Deb Fahey; Christopher Leh; Jeff Lipton; Dennis Maloney
Cc: info@louisvilleforredtailridge.com
Subject: Keep Medtronic in Louisville – Support Redtail Ridge

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--
Mike Thompson
m1974me@gmail.com

**From:** Ashley Stolzmann
**To:** David smith Smith
**Cc:** Meredyth Muth
**Subject:** Re: Keep Medtronic in Louisville – Support Redtail Ridge
**Date:** Saturday, July 25, 2020 11:51:27 PM

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Thank you for the feedback. Your comments will be entered into the public record so that City Council can consider them in the public hearing for this application.

All the best,

Ashley Stolzmann
Louisville Mayor
303-570-9614
AshleyS@LouisvilleCO.gov

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From: David smith Smith <daviddeansmith@icloud.com>
Sent: Friday, July 24, 2020 6:33 PM
To: Ashley Stolzmann; Kyle Brown; Caleb Dickinson; Deb Fahey; Christopher Leh; Jeff Lipton; Dennis Maloney
Cc: info@louisvilleforredtailridge.com
Subject: Keep Medtronic in Louisville – Support Redtail Ridge

Dear Mayor and City Council,

I'm writing to ask that you share my support for the Redtail Ridge project. I believe it's a positive step forward for Louisville because … Redtail Ridge keeps Medtronic in Louisville -Medtronic will not stay in Louisville if Redtail Ridge doesn't go forward, which means you're actively pushing 500 of our neighbors out of this community. -Our city will lose the additional 1,500 jobs this campus will create if Redtail Ridge is not approved. -Medtronic cannot wait indefinitely for Redtail Ridge to be approved – millions of patients around the world cannot wait either. Redtail Ridge enhances much-needed access to our schools and hospitals -For the first time in Louisville history; students, families, and faculty at Monarch's K-8 and high school campus will have safety improvements and much-needed access to the school as the Redtail Ridge plan includes enhancing Campus Drive from single-access to a two-way boulevard. -Increased access also benefits patients, first responders, medical teams, and staff at Avista Adventist Hospital who will also see improved connectivity on Campus Drive. Redtail Ridge provides open spaces, parkland, and trails for our families, and neighbors -Redtail Ridge will add nearly 40 acres to the city's open space network. -Redtail Ridge will be home to the city's largest park – more than 15 acres – ideal for parents, children, friends, and families. -More than 15 miles of trails will be created, including first-time-ever access to the Rock Creek Regional Trail. -Multi-use sports fields for soccer, baseball, lacrosse, and more. Redtail Ridge increases our city's coffers -Taxes from the empty land have plunged from $924,000 a year to only $10,700 a year and will remain low until ideas and plans are approved for the area. -Tax revenue from Redtail Ridge bolsters our coffers to help ongoing funding for our schools, roads, and other civic services. Redtail Ridge creates senior-friendly homes -Redtail Ridge includes senior-friendly neighborhoods and homes for our parents, grandparents, and community members who have grown up in Louisville and want to stay in -Louisville near their loved ones. Medtronic is only too aware that the Planning Commission voted against their Louisville jobs when they cast their votes on the Master Developer's Redtail Ridge proposal. I'm asking that you vote for Redtail Ridge, which is a vote for your neighbors' careers. In addition to keeping more than 500 jobs, you're adding 1,500 additional ones to the City. By supporting Redtail Ridge, the area eliminates fenced off, useless land and gains parkland and trails for families. Grandparents can stay in town rather than find housing far from their families. And you'll be adding tax dollars to the city's bottom line, rather than adding taxes to citizens. Thank you for listening and for your support for Louisville's Redtail Ridge project.

--
David smith Smith

daviddeansmith@icloud.com

**From:** Amy Marks
**To:** City Council
**Subject:** Storage Tek Development
**Date:** Monday, July 27, 2020 9:03:41 AM

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Hello. I am writing again about the Redtail Ridge development, urging the city council to deny the developer's application.

The Storage Tek property needs to be developed, but a proposal on the scale of the current one is unacceptable, and the developer's end run around the Planning Commission indicates that they are not interested in playing by the rules. I know they're legally entitled to take their case to the council, but the Planning Commission already said no--in response to community input--so going to the City Council smacks of unfair play.

I'm not opposed to development, but it has to be well thought out and appropriate for the times, and I am not convinced that the Brue Baukol Capital Partners plan for the Storage Tek property is either of those.

Thank you.

Amy Marks
708 Ponderosa Ct.
Louisville
303-980-0723

**From:** John Reilly
**To:** City Council
**Subject:** Redtail
**Date:** Monday, July 27, 2020 9:02:00 AM

---

Hello Louisville city council
The Redtail development seems to big. Please deny their application on August 4th.
Thx
John Reilly
Louisville resident

**From:** mark riemer
**To:** City Council
**Subject:** Development of storagetek
**Date:** Monday, July 27, 2020 8:59:21 AM

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Hi,

I an a Louisville  city resident. I have written several times about the HUGE development project proposed for Lousiville. KEEP LOUISVILLE SMALL! We don't want to live in a town like Boulder or Broomfield!!
I'm requesting that you:

1) **Deny** the application. Under the current comprehensive plan, the developer can have an already generous three million square feet of development. Medtronic only needs a half-million square feet.

2) The developer's proposal at six million square feet is **way, way too bi**g. We cherish our unique small-town character and this proposal is **totally out of character with Louisville**. The massive size will create significant environmental and climate impacts, create bad traffic congestion, put more pressure on housing and schools, and will be a long-term drain on city coffers.

3) **The Planning Commission got it right when they unanimously voted to deny** the six million square foot proposal because it is too big, is not consistent with the small town character of Louisville and would undermine the thousands of hours of citizen involvement the Comprehensive Plan that set the three million square foot limit.

4) **In a pandemic, don't needlessly force**about a thousand residents and city staff, who have families, to have to circulate, sign and verify **a referendum petition** to overturn any yes decision.

Thanks,
Mark
182 W Elm st
Louisville

**From:** Katie Bleichman
**To:** City Council
**Subject:** No on Retail Ridge
**Date:** Monday, July 27, 2020 8:59:02 AM

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I'm writing to express my concern about the Redtail Ridge development. As currently planned, Redtail doesn't fit in with the small town feel that makes Louisville so unique and appealing.
Please deny the application. Under the current plan, the developer can have three million square feet. As it stands, the developer is trying to push through double the amount (6,000,000 million square feet.) 6,000,000 square feet of development will create significant environmental and climate impacts, increase traffic and put more pressure on an already tight housing market.
Originally, the planning commission voted to deny the 6 million sq foot proposal because it's too big and inconsistent with our small town values. That decision was correct and should stand.
Thank you,
Katie (Louisville resident and BVSD teacher)

**From:** Barbara Lamm
**To:** City Council
**Subject:** Redtail Ridge Development
**Date:** Monday, July 27, 2020 8:49:46 AM

---

Dear Louisville City Council Members,

PLEASE deny the Medtronic request to build a **6 million square feet** development on the former StorageTek site! That's **3 times** the size of StorageTek when it was still there and **3 stories** higher than the old buildings. I used to work at StorageTek, back in it's heyday, and that campus was really large with buildings containing ample space for research, engineering, marketing, cafeterias, large parking lots...

I understand that 3 million feet has already been approved but the developer is requesting 6 million. That's just unacceptable! The traffic and conjestion, the additional strain on schools and Louisville public facilities would totally alter the nature of our wonderful town.

Please, for the sake of our town and all the residents here, don't allow them to do this!

Thank you for your consideration,

*Barbara*

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

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**From:** Elizabeth Otto
**To:** City Council
**Subject:** Redtail Ridge Development - and future development in Louisville
**Date:** Monday, July 27, 2020 8:48:57 AM

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Dear City Council,

I would urge you to please deny the proposed change to the Comprehensive Plan for the Redtail Ridge proposed development. This development is much too big for Louisville and our area. It will create more traffic along 96th and totally destroy the character of our city.

I would also urge you to make it clear to developers that the City of Louisville is committed to sustainable development. What that should mean is that any future development in our city be sustainable in energy usage, i.e. incorporate 100% alternative energy systems (wind, solar, geothermal, etc.) and incorporate low flow water fixtures and xeriscape landscaping.

Thank you for your time.

Elizabeth Otto
538 W. Sycamore Circle
Louisville, CO 80027

**From:** allen elrod
**To:** City Council
**Subject:** NO on Redtail Ridge
**Date:** Monday, July 27, 2020 8:46:33 AM

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The appeal of Louisville, even from Money Magazine, has been/was the small town personality...a rarity in today's Colorado. Adding to excessive growth with the Redtail Ridge proposal will degrade Louisville and turn it into another chunk of busy, anonymous, over stimulated "town" that looks like it wants to be a "growing suburb" in the Denver/Boulder Area. Louisville is a refuge from the busy suburbia that we drive through to get home. It is a refuge because of the farm fields that surround us. Driving through the equivalent of a new small town (Redtail Ridge) that would border Louisville would be appalling and do nothing more than blend our town into Broomfield.

We have no obligation to grow at this capacity or pace. We/you have an obligation to preserve the town of Louisville for the citizens, business owners, and home owners that currently live here and do so because of the small town appeal.

Adding this complex destroys our character, lowers our home values (supply and demand), creates a busy, over stimulated, crowded town and negatively impacts the nature of why Louisville is what it is today. I have seen Erie, Dacono, Firestone, and a dozen more small towns become nothing more that a glob of development.

I oppose the Redtail Ridge project, as well as any other mass development that may be on the books. Say NO and deny the application to amend our Comprehensive Plan. Reject Redtail Ridge plan.

--
*Allen Elrod*
*191 W. Elm ST*
*Louisville, CO 80027*--
*Allen*

**From:** Bill Simms
**To:** City Council
**Subject:** Redtail Ridge
**Date:** Monday, July 27, 2020 8:46:09 AM

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City Council need to reconsider this development. Louisville doesn't even have all it's available office space fully occupied. Flatirons is not fully occupied all it's office spaces.
Flatirons retail space is not fully occupied!
Louisville retail spaces are not fully rented/Leased ( ie. Sams club,Kohls, etc)
Make incentives for companies to relocate to Louisville and occupy these spaces.
That will create revenue and employment for the residents of Louisville.
Louisville Tech Center is not fully built out.

Why allow developers to build more????????

I have lived in Louisville for over 20 years now and have seen the changes, more traffic, congestion it's not all positive.

We don't need more of the same, keep Louisville from becoming another Southern California or Silicone Valley with their congestion and problems.

Rock Creek / Superior is close enough to being California in Colorado!

Don't approve this change from Rural to Suburban !

This is not the answer.

Bill Simms
Resident Louisville

**From:** karen judd
**To:** City Council
**Subject:** No to Redtail Ridge
**Date:** Monday, July 27, 2020 9:16:20 AM

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Six million square feet, MY FOOT (squared)!!

Say no, now!

We've lived in Louisville over 30 years and love our small town. We dislike traffic congestion and buildings popping over ridges. The comprehensive plan of 3 million square including Medtronix (.5 million) seems sufficient for housing and small retail.

Thank you for your consideration,
Karen Judd

**From:** Richard Simpson
**To:** City Council
**Subject:** Redtail
**Date:** Monday, July 27, 2020 9:13:26 AM

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Louisville Council Members,

I feel the proposed Redtail development is far too large for the area and compared to what was approved for Conoco Phillips.
There would be far too much negative impact on the traffic, housing costs, and environment.

Even Boulder county is opposed to the size of this development.

1) **Deny** the application. Under the current comprehensive plan, the developer can have an already generous three million square feet of development. Medtronic only needs a half-million square feet.

2) The developer's proposal at six million square feet is **way, way too bi**g. We cherish our unique small-town character and this proposal is **totally out of character with Louisville**. The massive size will create significant environmental and climate impacts, create bad traffic congestion, put more pressure on housing and schools, and will be a long-term drain on city coffers.

3) **The Planning Commission got it right when they unanimously voted to deny** the six million square foot proposal because it is too big, is not consistent with the small town character of Louisville and would undermine the thousands of hours of citizen involvement the Comprehensive Plan that set the three million square foot limit.

4) **In a pandemic, don't needlessly force** about a thousand residents and city staff, who have families, to have to circulate, sign and verify **a referendum petition** to overturn any yes decision.

Regards,
Richard Simpson
1560 Ridgeview Dr
Louisville, CO

**From:** THOMAS GREANY
**To:** City Council
**Subject:** No on Redtail Ridge
**Date:** Monday, July 27, 2020 9:53:32 AM

---

Dear Council Members,

Louisville currently has a large excess of vacant and under-occupied commercial space. One need only drive Centennial Parkway and West South Boulder Road to see that this is true. There is also significant new construction underway in the Colorado Technical Center. A drive through that area shows similar low occupancy of existing space.

Therefore, we do not need, nor should we consider amending the Comprehensive Plan that would pave the way for building Redtail Ridge. That proposed 2.25 million square feet of office space, 70,000 square feet of retail and 240 hotel rooms, along with the acres of parking lots included in the development will negatively impact our quality of life and compete directly with available commercial space. We already have a large surplus, so why would we add more? The proposed 900 rental and 1,326 senior living units will negatively impact property values and turn Louisville into an extension of Westminster. No longer will it feel like an autonomous suburban community with a great amount of open space that in recent years helped the city earn honors as the best small city in the Country.

I urge you not to let this happen. West Louisville in particular will suffer from lost business. We can't even fill the space we have with viable businesses— why would you want to add more?

Sincerely,

Thomas Greany
1149 W. Enclave Circle
Louisville, Colorado 80027

**From:** Trudi Moran
**To:** City Council
**Subject:** No on Redtail Ridge
**Date:** Monday, July 27, 2020 9:47:53 AM

---

Dear Councilpersons,

First, thank you for your time, effort, and service to our community.

I'm writing in regards to the Redtail Ridge development proposal. I have been a Louisville resident for 18 years and a homeowner for 16 years. I have watched Louisville transform in the new century and seen the influx of residents based on our desirability. As you know, Louisville has consistently appeared on "Best Places to Live" lists including Best Small towns.

The Redtail Ridge proposed development is opposed to the characteristics that put Louisville on those lists. It goes against the Comprehensive Plan that Louisville worked hard to create. Louisville is a desirable location and we need to align any development to the town's character. Our land is a valuable, limited resource which should be developed in a thoughtful and sustainable way.

You have already read the lengthy list of reasons from the many residents who oppose the proposal. To name a few- environmental impact (traffic, congestion, destruction of natural features, impact from enormous square footage), incongruous with town plan (need for change to suburban designation, nearly 6 million sq ft!), stress on city's services (infrastructure, schools) when we are already going to be stressed due to pandemic downturn.

Please vote to DENY the development proposal. The planning commission has already unanimously agreed to reject the request. The plan needs to be reworked to be much smaller and less impactful and to work within the Comprehensive Plan.

Thank you.
Best regards,
Trudi Redd Moran

**From:** larry runnels
**To:** City Council
**Subject:** Redtail Ridge
**Date:** Monday, July 27, 2020 9:44:23 AM

---

I am asking you to DENY the application to amend our Comprehensive Plan and REJECT the Redtail Ridge plan. I know growth is essential but we have to be SMART about allowing too much in order to protect the quality of life and small town culture we have worked so long and hard to establish here in Louisville. This decision is about more than just potential revenue for the city. As I have said, it is also about QUALITY OF LIFE. Many locals would argue that we have already gone beyond capacity in terms of allowing new developments and are destroying what makes our community so special. Thanks.
Get Outlook for Android

**From:** Barbara Carlough
**To:** City Council
**Subject:** Deny the Appllication on Redtail Ridge
**Date:** Monday, July 27, 2020 9:42:49 AM

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You know all the reasons so no need to give you a detailed message here.

My biggest concerns, briefly:

Traffic and people impacting our small Louisville community
Damage to the environment and animal life

I do support:
Medtronics building of a new office space, likely much needed. Half a million sq ft is OK - SIX MILLON SQ FT — RIDCULOUS!

Please deny this application on Redtail Ridge.

Thank you for your consideration
Barbara Carlough

Sent from my iPad

**From:** kelly
**To:** City Council
**Subject:** say NO
**Date:** Monday, July 27, 2020 9:40:44 AM

---

HI I am writing about the upcoming vote for the development at Conaco Phillips site. It is way too big. Do we want to look like we are connected to Denver. It is non stop building from Denver up to almost Boulder. Please really think about what you are looking at from the builder. I live across 36 in Superior across from the site. 88th is already over capacity with traffic. 95th is not much better. All that traffic will have a hugh impact on us all. It will wreck our beautiful area. I am sure the builder can come up with a better plan. I feel with what is going on in the world we should really take a breath and take more time before jumping into such a big project .
Thank you
kelly macaulay
1950 shamrock drive
superior co

1) **Deny** the application. Under the current comprehensive plan, the developer can have an already generous three million square feet of development. Medtronic only needs a half-million square feet.

2) The developer's proposal at six million square feet is **way, way too bi**g. We cherish our unique small-town character and this proposal is **totally out of character with Louisville**. The massive size will create significant environmental and climate impacts, create bad traffic congestion, put more pressure on housing and schools, and will be a long-term drain on city coffers.

3) **The Planning Commission got it right when they unanimously voted to deny**the six million square foot proposal because it is too big, is not consistent with the small town character of Louisville and would undermine the thousands of hours of citizen involvement the Comprehensive Plan that set the three million square foot limit.

4) **In a pandemic, don't needlessly force** about a thousand residents and city staff, who have families, to have to circulate, sign and verify **a referendum petition** to overturn any yes decision.

**From:** Lori Walker
**To:** City Council
**Subject:** Redtail Ridge development
**Date:** Monday, July 27, 2020 9:37:02 AM

---

Dear Louisville City Council Members,

I write to add my voice to the many Louisville residents who are begging you to PLEASE deny the application of Brue Baukol for a six million square foot development at Redtail Ridge. I live with my family in Coal Creek Ranch South, very close to this proposed development, and anything that size is going to have a profound effect on our satisfaction with where we live.

I understand that the area needs to be developed, but there were very good reasons why the Comprehensive Plan that Louisville residents dedicated thousands of hours to developing capped the development at three million square feet, and why the Planning Commission unanimously voted to deny the Brue Baukol proposal. Six million square feet is just over the top, unnecessary, and totally unacceptable for a small town like Louisville.

I would be very happy to have Medtronic build a new campus there, and would support a well-crafted development that doesn't go over the three million square feet allowed under the current Comprehensive Plan. Please don't allow the temptation of big bucks to override the wisdom of a moderate proposal that would maintain the character of our very special town and keep us on that "best small towns" list for future decades. The gargantuan Brue Baukol development would, without a doubt, drive away many of us because it would destroy the very things that drew us to Louisville in the first place.

Thank you for your consideration of the needs and wishes of Louisville residents in this matter.

Best regards,
Lori Walker

**From:** Memory Delforge
**To:** City Council
**Subject:** Redtail Ridge Proposed Development
**Date:** Monday, July 27, 2020 9:36:32 AM

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This should be turned down by Council
. This has no good points for Louisville, only bad points. There will be more traffic on 95th headed north,more pollution,more congestion,and very little possibility to help our city tax base. As I live at the corner of Rose and Bella Vista this will be personally such a detriment to my well being and enjoyment of my home and yard. please turn this request down this property should remain unchanged as it is natural and beautiful and once developed it can never be recovered to natural state.
Thank you for your consideration of this proposal as it will spoil our way of life. Thank you, Memory Delforge. 111 Rose St, Louisville.
Sent from my iPad

**From:** Katherine Little
**To:** City Council
**Subject:** Redtail Ridge development
**Date:** Monday, July 27, 2020 10:01:08 AM

---

As a Louisville resident, I'm asking you to deny the proposal to increase the size of the development. The current plan is big enough. We love Louisville's small town character and don't want to see that change.
Thanks!
Katherine Anderson-Little

**From:** karen edwards
**To:** karen edwards; City Council
**Subject:** Vote no on redtail ridge development and expansion of existing footprint at old Storagetek site
**Date:** Monday, July 27, 2020 10:33:12 AM

---

Hi City Council,

Please vote **No on Aug 4** on the developer's proposal.

I rode my bike out to the site today. I see the old road is grown over and there are wild sunflowers
along the side. I noticed a group of American Goldfinch looking about for seeds.

Sun Microsystems moved me to this area from CA in 1999. I used to go the Storagetek site on occasion. I bought a house in Dutch creek in 2006.

Why would Louisville need additional retail space ? Retail has some of the lowest wages. And more office space? why?

And why does Louisville need more housing? That area has no grocery store nearby and does not seem like a good location for senior housing.

I urge you to keep the same building footprint and not expand it.

thanks
Karen Edwards
307 South Hoover Ave
Louisville

**From:** Gmail
**To:** City Council
**Subject:** Please deny red tail development proposal as-is
**Date:** Monday, July 27, 2020 10:27:44 AM

---

To Louisville City council:

I am writing to urge you to deny the red tail development as is, without changes.

The developer's proposal at six million square feet is way, way too big. We cherish our unique small-town character and this proposal is totally out of character with Louisville. The massive size will create significant environmental and climate impacts, create bad traffic congestion, put more pressure on housing and schools, and will likely be a long-term financial impact on the city and taxpayers.

**From:** Carol House
**To:** City Council
**Subject:** FW: ref development of the Storage Tec facility
**Date:** Monday, July 27, 2020 10:17:30 AM

---

Hello,

I request that you deny the application to amend and that you reject the Redtail Ridge plan. All you have to do is look across the street to the "rabbit warrens" that have already been built to realize we do not need anymore residential in that area. That housing already has an impact on the town of Louisville and we don't need anymore of that tight density.

At this particular time we also don't need anymore stores. Before this COVID19 situation is over we're going to have plenty of retail space available for remodel and reuse. Building more doesn't guarantee any tax revenue if it sits empty.

Vote to reject and deny

Thank you for your time

Carol House

**From:** Katherine Little
**To:** City Council
**Subject:** Redtail Ridge development
**Date:** Monday, July 27, 2020 10:01:08 AM

---

As a Louisville resident, I'm asking you to deny the proposal to increase the size of the development. The current plan is big enough. We love Louisville's small town character and don't want to see that change.
Thanks!
Katherine Anderson-Little

**From:** Ashley Stolzmann
**To:** Lindsay Andrews
**Cc:** Meredyth Muth
**Subject:** Re: Redtail Ridge- SUPPORT for development and more housing
**Date:** Monday, July 27, 2020 10:51:47 AM

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You can watch the video of the meeting here:
https://www.louisvilleco.gov/government/meeting-videos

There are also meeting packets with the information and meeting minutes on the City website. The City Clerk can help you find any materials that you might be looking for (copied on this note).

All the best,

Ashley Stolzmann
Louisville Mayor
303-570-9614
AshleyS@LouisvilleCO.gov

---

**From:** Lindsay Andrews <linzandrews@gmail.com>
**Sent:** Monday, July 27, 2020 9:13 AM
**To:** Ashley Stolzmann
**Subject:** Re: Redtail Ridge- SUPPORT for development and more housing

Thank you, Mayor Stolzmann. If there are any materials on wny the planning board rejected (and presumably what changes they want to see?) I would be very interested in learning about it. I can't stress how important I think it is to continue to develop Louisville with affordable housing - I don't want us to become the next insufferable Boulder!

Lindsay

On Mon, Jul 27, 2020 at 8:16 AM Ashley Stolzmann <ashleys@louisvilleco.gov> wrote:

> Thank you for the feedback. Your comments will be entered into the public record so that City Council can consider them in the public hearing for this application.
>
> All the best,
>
> Ashley Stolzmann
> Louisville Mayor
> 303-570-9614
> AshleyS@LouisvilleCO.gov
>
> ---
>
> **From:** Lindsay Andrews <linzandrews@gmail.com>
> **Sent:** Sunday, July 26, 2020 7:55 PM
> **To:** City Council
> **Subject:** Redtail Ridge- SUPPORT for development and more housing
>
> Hello City Council,

I just received a flyer from an anti-Redtail Ridge group. This prompted me to educate myself on the project as it was totally new to me. I am concerned that an abjectly "anti-development" mentality like the one communicated in the flyer will damage our community in the long run - driving up housing prices and pushing out the middle class, denying opportunities to expand our tax base and more. I am very interested in seeing that land parcel developed, with open space, and also affordable housing. 900 rental units and additional housing for (mainly fixed income!) seniors is what we NEED to make Louisville a real community and not just a bedroom community of upper middle class professionals.

We moved here from San Francisco - a city which is the poster child for horrible city planning and the ultimate elitist NIMBYism. I do believe we can have smart development here in Louisville and urge City Council to keep an open mind about how to develop the parcel to the benefit of the current *and future* residents.

Thank you and I look forward to learning more on this topic. Lindsay Andrews

**From:** psim1560@aol.com
**To:** City Council
**Subject:** Deny the Redtail application -- Too Big!!
**Date:** Monday, July 27, 2020 11:15:24 AM

---

I have lived in Louisville for over 25 years and have seen it grow. There is now more traffic, more people, crowds in the downtown area making it impossible to go to concerts, faster drivers, and more dense housing.
Some of this is needed to keep the town vibrant, but we are losing the small town feel. Please don't add thousands of cars and people to this area. Please preserve the mountain views instead of allowing buildings to be talller than the original limit. **Please stick to the guidelines and don't keep making exceptions to the rules.**

**Please:**

1) **Deny** the application. Under the current comprehensive plan, the developer can have an already generous three million square feet of development. Medtronic only needs a half-million square feet.

2) The developer's proposal at six million square feet is **way, way too bi**g. We cherish our unique small-town character and this proposal is **totally out of character with Louisville**. The massive size will create significant environmental and climate impacts, create bad traffic congestion, put more pressure on housing and schools, and will be a long-term drain on city coffers.

3) **The Planning Commission got it right when they unanimously voted to deny** the six million square foot proposal because it is too big, is not consistent with the small town character of Louisville and would undermine the thousands of hours of citizen involvement the Comprehensive Plan that set the three million square foot limit.

4) **In a pandemic, don't needlessly force** about a thousand residents and city staff, who have families, to have to circulate, sign and verify **a referendum petition** to overturn any yes decision.

Thank you.

Peggy Simpson
1560 Ridgeview Dr.
Louisville, CO 80027
psim1560@aol.com

**From:** Susan Morris
**To:** Undisclosed recipients
**Subject:** No on Redtail Ridge in Louisville
**Date:** Monday, July 27, 2020 11:02:14 AM

---

Please join me in asking the Louisville City Council to deny the Redtail Ridge development on August 4th.
This massive proposal needs Louisville to approve a new Comprehensive Plan for the city and a new General Development Plan to alter the zoning and planning for this site
These are major changes to the way we plan our city.
The Redtail Ridge plan includes 900 rental apartments, 240 hotel rooms, 5 story buildings, and 1326 high end rental senior living units all for people who will spend much of their money in Broomfield and Superior- not Louisville. This is much different than the former plans of a single use with lots of open space for this site.
The developer is trying to get us to believe that this is all about Medtronics. But it isn't. We all like Medtronics but they can already develop on this site without a Comprehensive Plan change.They don't need to be part of a lease agreement with this developer. We don't even know how much they would use or for how long that lease would be.
Let's not be fooled.
This is Redtail Ridges's plan to open the door to this massive development. Let's help Medtronics fit into our current Comprehensive Plan with the current zoning.
The planning commision was right when they unanimously denied this proposal. Please email the City Council- so they will deny it too.Tell them Redtail Ridge is too big, too high and too dense for our community.
This is not the way we should be approving such a huge development. It will impact our traffic drastically and it will change our small town feel forever. Trying to zip through a Comprehensive Plan change is not the way we should plan for our city.

Susan Morris
939 West Maple Court
Louisville, CO

303 666-9263

**From:** Janice Stark
**To:** City Council
**Subject:** NO ON REDTAIL RIDGE
**Date:** Monday, July 27, 2020 10:47:58 AM

---

I moved to Louisville over 5 years ago. I was taken with its charm. It was a quaint town away from the hustle and bustle of Denver. Restaurants and roads were not over crowded and the town had a wonderful peaceful atmosphere. Now we have planes flying overheard every freaking morning. I don't even drive into Denver because the roads are so dangerous and busy. Another developer trying to make a buck wants to bring more people into the city and jam them into 900 apts. That is insane. The air quality when I bike is already terrible. You will ruin this city. Please VOTE NO on Redtail Ridge.

Janice Stark
460 West St.
Louisville, CO. 80027

**From:** Doran Stark
**To:** City Council
**Subject:** Red tail ridge
**Date:** Monday, July 27, 2020 11:18:52 AM

---

Please reject the Redtail Ridge plan. Over the years we have seen poor planning disrupt neighborhoods- allowing tear downs and rebuilds of oversized California monstrosities. Erosion of open lands only further disrupts the lifestyle that we hold so important. I am from Florida most recently, and have seen what unbridled development for the "economic good" does to communities. Stop this development!
Doran Stark 460 West Street

Sent from my iPad

**From:** Andrea Dazzi
**To:** City Council
**Subject:** Redtail Ridge
**Date:** Monday, July 27, 2020 12:22:34 PM

---

I Highly Oppose this Plan.

Please deny the application to amend our Comprehensive Plan.

And Please reject the Redtail Ridge plan.

This will change the area's designation from rural to Suburban. Suburban designation allows for both residential and commercial. This development, at the proposed scale, would produce Less Revenue for the city's General Fund than would commercial alone.

This Plan would increase Traffic in Louisville resulting in congestion and increased Air Pollution.

This site is Rich in Wildlife. Redtail Ridge's large footprint and scant open space dedication will Destroy Habitat.

This plan is Too Big for Louisville. And would demolish open space, Wildlife Habitat and natural features while contributing to Increased Traffic and Pollution.

Please Deny this Application and Plan.

Sincerely,

Andrea Dazzi
655 Ridgeview Drive
Louisville, CO 80027

*Andrea Dazzi*

*720-403-7612*

*Live Heaven...*

**From:** Angela Passalacqua
**To:** City Council
**Subject:** Reject Retail Ridge plan
**Date:** Monday, July 27, 2020 11:59:22 AM

---

Louisville City Council,

Please do not do to Louisville Colorado what has happened to most of California.
I am adamantly opposed to Redtail Ridge for the sake it will destroy the small town feel and quaintness of our town.
Please deny the application to amend the Comprehensive Plan and reject the Redtail Ridge plan.

Thank You, Angela Passalacqua
705 Club Place
Louisville, CO 80027

**From:** Heidi Ellis
**To:** City Council
**Cc:** Christian Ellis
**Subject:** Redtail Ridge
**Date:** Monday, July 27, 2020 11:56:48 AM

---

Hello,

My husband and I have lived in Louisville for nineteen years, and we've seen a lot of change - most of it for the good. The development downtown, including the high density housing, are things that I think are beneficial to the town. This is to let you understand my perspective - I'm not virulently anti-development! I am, however, for sensible development, and the proposed Redtail Ridge development is not sensible: it's completely over the top. It seems quite apparent to me that Bruce Bakuol and Capitol Partners are only interested in squeezing as many square feet of building as they can possibly get permission for onto that land. They have no sense of scale, and the development that they have proposed is completely out of character with the rest of the town.

I would also like to argue against the rezoning of the property from rural to suburban. The city needs more commercial property to create revenue to support upgrades in infrastructure and city services, and this is a historically commercial property. Again, this looks like a straightforward move by the developer to wring more money out of the land, rather than to reflect the needs and desires of the town. The residential areas of Louisville are more or less contiguous - sticking houses out at the edge of town would create a strange, orphaned neighborhood, in service of the developer's profits. As I mentioned, I appreciate the high density developments on Griffith and in the Lodo apartments, because those people provide a customer cohort for downtown businesses. I believe the location of Redtail Ridge would likely put the money of its residents in the pockets of businesses in Superior and Broomfield, while we'd still be stuck paying for the infrastructure of the area around their homes.

Please reject the proposal for Redtail Ridge and the rezoning of the old StorageTek property.

Thank you for your time,

-Heidi Ellis
620 West St
303-810-2910

**From:** Joe Pass
**To:** City Council
**Subject:** NO on Redtail Ridge
**Date:** Monday, July 27, 2020 11:56:32 AM

---

Louisville City Council,

Please do not do to Louisville Colorado what has happened to most of California.
I am adamantly opposed to Redtail Ridge for the sake it will destroy the small town feel and quaintness of our town.
Please deny the application to amend the Comprehensive Plan and reject the Redtail Ridge plan.

Thank You, Joe Passalacqua
705 Club Place
Louisville, CO 80027

**From:** Mark Macy
**To:** City Council
**Subject:** redtail ridge
**Date:** Monday, July 27, 2020 11:42:32 AM

---

Dear city council,

If it were up to me, the old StorageTek property would become parks and open space. The current infrastructure (roads, highway, fire department, police, schools, hospitals, rec center...) already seems to be stressed by the current population in the area. Why stress it more?

That said, I trust the planning department has a better pulse on it than I do, so if they say Redtail Ridge can support 3M sq ft of nonresidential development there, they're probably right.

But 6 million combined residential and nonresidential? Give me a break. Please deny that application.

Mark Macy
1021 WIllow Place
80027

**From:** Fred Holt
**To:** City Council
**Subject:** NO on Redtail Ridge
**Date:** Monday, July 27, 2020 11:31:17 AM
**Attachments:** image001.png
image003.png
image005.png

---

Hello,

I'd like to voice my opposition to the Redtail Ridge development project. Th proposed development is entirely out of character for Louisville and will create negative impacts on our lovely city including air quality, incredibly dense footprint and destroy the natural features of the land. PLEASE reject this development. Thank you for listening.

Fred Holt
Founder/CEO
Summit HR Solutions
www.summithrsolutions.net
fred@summithrsolutions.net
720-979-4172

Summit HR Solutions assists early-stage companies by providing a comprehensive Human Resource solution that allows its client companies to remain focused on key business initiatives, ensuring they have all the necessary tools and information required to provide employees an intentional and professional work environment while meeting all state and federal Human Resource requirements.

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**From:** Jeremy Scanlan
**To:** City Council
**Subject:** No On Redtail Ridge
**Date:** Monday, July 27, 2020 11:24:15 AM

---

Hello—I'm a resident of Louisville at 810 Trail Ridge Drive. I'm writing to request that you please vote no on the developer's Redtail Ridge plan. The plan would have negative impacts on regional traffic and air quality, and would destroy natural features that make Louisville such a beautiful place to live. I don't like what this plan would do to the small-town feel of Louisville. Thanks very much.

Sincerely,
Jeremy Scanlan

ORACLE
Jeremy Scanlan | Corporate Counsel | CIPP/US
Phone: +1 720 450 2167
Oracle Legal Department – NA Commercial Legal
500 Eldorado Boulevard, Broomfield CO 80021

Oracle is committed to developing practices and products that help protect the environment

**From:** Lindsay Andrews
**To:** Ashley Stolzmann
**Cc:** Meredyth Muth
**Subject:** Re: Redtail Ridge- SUPPORT for development and more housing
**Date:** Monday, July 27, 2020 11:32:54 AM

---

Thank you! If I have any issues I will reach out to Meredyth.

Lindsay

Sent from my iPhone

> On Jul 27, 2020, at 10:51 AM, Ashley Stolzmann <ashleys@louisvilleco.gov> wrote:
>
> You can watch the video of the meeting here:
>
> https://www.louisvilleco.gov/government/meeting-videos
>
> There are also meeting packets with the information and meeting minutes on the City website. The City Clerk can help you find any materials that you might be looking for (copied on this note).
>
> All the best,
>
> Ashley Stolzmann
> Louisville Mayor
> 303-570-9614
> AshleyS@LouisvilleCO.gov
>
> ---
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> **From:** Lindsay Andrews <linzandrews@gmail.com>
> **Sent:** Monday, July 27, 2020 9:13 AM
> **To:** Ashley Stolzmann
> **Subject:** Re: Redtail Ridge- SUPPORT for development and more housing
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>
> Lindsay

On Mon, Jul 27, 2020 at 8:16 AM Ashley Stolzmann <ashleys@louisvilleco.gov> wrote:

> Thank you for the feedback. Your comments will be entered into the public record so that City Council can consider them in the public hearing for this application.
>
> All the best,
>
> Ashley Stolzmann
> Louisville Mayor
> 303-570-9614
> AshleyS@LouisvilleCO.gov
>
> ---
>
> **From:** Lindsay Andrews <linzandrews@gmail.com>
> **Sent:** Sunday, July 26, 2020 7:55 PM
> **To:** City Council
> **Subject:** Redtail Ridge- SUPPORT for development and more housing
>
> Hello City Council,
>
> I just received a flyer from an anti-Redtail Ridge group. This prompted me to educate myself on the project as it was totally new to me. I am concerned that an abjectly "anti-development" mentality like the one communicated in the flyer will damage our community in the long run - driving up housing prices and pushing out the middle class, denying opportunities to expand our tax base and more. I am very interested in seeing that land parcel developed, with open space, and also affordable housing. 900 rental units and additional housing for (mainly fixed income!) seniors is what we NEED to make Louisville a real community and not just a bedroom community of upper middle class professionals.
>
> We moved here from San Francisco - a city which is the poster child for horrible city planning and the ultimate elitist NIMBYism. I do believe we can have smart development here in Louisville and urge City Council to keep an open mind about how to develop the parcel to the benefit of the current *and future* residents.
>
> Thank you and I look forward to learning more on this topic. Lindsay Andrews

**From:** Ashley Stolzmann
**To:** J. Patrick McDuff
**Cc:** Meredyth Muth
**Subject:** Re: Keep Medtronic in Louisville – Support Redtail Ridge
**Date:** Monday, July 27, 2020 11:41:42 AM

---

Thank you for the additional feedback.

Ashley Stolzmann
Louisville Mayor
303-570-9614
AshleyS@LouisvilleCO.gov

_____
From: J. Patrick McDuff <mcduffinterestsllc@icloud.com>
Sent: Monday, July 27, 2020 10:43 AM
To: Ashley Stolzmann
Subject: Keep Medtronic in Louisville – Support Redtail Ridge

Ashley,

Here is a copy of what I sent to Councilman Chris:

Thanks for the reply. A troubling quote I read from one of the planners was "this whole project is TOO BIG". Personally, my reaction is that planner needs to get hired by a very small town. Planners need to see the big picture and the long game. Also they need to consider the $$ economics that the City will reap.

Thanks, Patrick

> On Jul 27, 2020, at 8:35 AM, Ashley Stolzmann <ashleys@louisvilleco.gov> wrote:
>
> Thank you for the feedback. Your comments will be entered into the public record so that City Council can consider them in the public hearing for this application.
>
> All the best,
>
> Ashley Stolzmann
> Louisville Mayor
> 303-570-9614
> AshleyS@LouisvilleCO.gov
>
> _____
> From: J Patrick McDuff <mcduffinterestsllc@icloud.com>
> Sent: Sunday, July 26, 2020 3:11 PM
> To: Ashley Stolzmann; Kyle Brown; Caleb Dickinson; Deb Fahey; Christopher Leh; Jeff Lipton; Dennis Maloney
> Cc: info@louisvilleforredtailridge.com
> Subject: Keep Medtronic in Louisville – Support Redtail Ridge
>
> Dear Mayor and City Council,
>
> I'm writing to ask that you share my support for the Redtail Ridge project. I believe it's a positive step forward for Louisville because … Redtail Ridge keeps Medtronic in Louisville -Medtronic will not stay in Louisville if Redtail Ridge doesn't go forward, which means you're actively pushing 500 of our neighbors out of this community. -Our city will lose the additional 1,500 jobs this campus will create if Redtail Ridge is not approved. -Medtronic cannot wait indefinitely for Redtail Ridge to be approved – millions of patients around the world cannot wait either. Redtail

Ridge enhances much-needed access to our schools and hospitals -For the first time in Louisville history; students, families, and faculty at Monarch's K-8 and high school campus will have safety improvements and much-needed access to the school as the Redtail Ridge plan includes enhancing Campus Drive from single-access to a two-way boulevard. -Increased access also benefits patients, first responders, medical teams, and staff at Avista Adventist Hospital who will also see improved connectivity on Campus Drive. Redtail Ridge provides open spaces, parkland, and trails for our families, and neighbors -Redtail Ridge will add nearly 40 acres to the city's open space network. -Redtail Ridge will be home to the city's largest park – more than 15 acres – ideal for parents, children, friends, and families. -More than 15 miles of trails will be created, including first-time-ever access to the Rock Creek Regional Trail. -Multi-use sports fields for soccer, baseball, lacrosse, and more. Redtail Ridge increases our city's coffers -Taxes from the empty land have plunged from $924,000 a year to only $10,700 a year and will remain low until ideas and plans are approved for the area. -Tax revenue from Redtail Ridge bolsters our coffers to help ongoing funding for our schools, roads, and other civic services. Redtail Ridge creates senior-friendly homes -Redtail Ridge includes senior-friendly neighborhoods and homes for our parents, grandparents, and community members who have grown up in Louisville and want to stay in -Louisville near their loved ones. Medtronic is only too aware that the Planning Commission voted against their Louisville jobs when they cast their votes on the Master Developer's Redtail Ridge proposal. I'm asking that you vote for Redtail Ridge, which is a vote for your neighbors' careers. In addition to keeping more than 500 jobs, you're adding 1,500 additional ones to the City. By supporting Redtail Ridge, the area eliminates fenced off, useless land and gains parkland and trails for families. Grandparents can stay in town rather than find housing far from their families. And you'll be adding tax dollars to the city's bottom line, rather than adding taxes to citizens. Thank you for listening and for your support for Louisville's Redtail Ridge project.
>
> --
> J Patrick McDuff
> mcduffinterestsllc@icloud.com
>
>

**From:** Ashley Stolzmann
**To:** Susan Morris
**Cc:** Meredyth Muth
**Subject:** Re: No on Redtail Ridge in Louisville
**Date:** Monday, July 27, 2020 11:42:29 AM

---

Thank you for the feedback. Your comments will be entered into the public record so that City Council can consider them in the public hearing for this application.

All the best,

Ashley Stolzmann
Louisville Mayor
303-570-9614
AshleyS@LouisvilleCO.gov

---

**From:** Susan Morris <susankmorris@gmail.com>
**Sent:** Monday, July 27, 2020 11:01 AM
**To:** Undisclosed recipients
**Subject:** No on Redtail Ridge in Louisville

Please join me in asking the Louisville City Council to deny the Redtail Ridge development on August 4th.
This massive proposal needs Louisville to approve a new Comprehensive Plan for the city and a new General Development Plan to alter the zoning and planning for this site
These are major changes to the way we plan our city.
The Redtail Ridge plan includes 900 rental apartments, 240 hotel rooms, 5 story buildings, and 1326 high end rental senior living units all for people who will spend much of their money in Broomfield and Superior- not Louisville. This is much different than the former plans of a single use with lots of open space for this site.
The developer is trying to get us to believe that this is all about Medtronics. But it isn't. We all like Medtronics but they can already develop on this site without a Comprehensive Plan change.They don't need to be part of a lease agreement with this developer. We don't even know how much they would use or for how long that lease would be.
Let's not be fooled.
This is Redtail Ridges's plan to open the door to this massive development. Let's help Medtronics fit into our current Comprehensive Plan with the current zoning.
The planning commision was right when they unanimously denied

this proposal.  Please email the City Council- so they will deny it too.Tell them Redtail Ridge is too big, too high and too dense for our community.
This is not the way we should be approving such a huge development.  It will impact our traffic drastically and it will change our small town feel forever.  Trying to zip through a Comprehensive Plan change is not the way we should plan for our city.

Susan Morris
939 West Maple Court
Louisville, CO
303 666-9263

**From:** Ashley Stolzmann
**To:** Warren Merlino
**Cc:** Meredyth Muth
**Subject:** Re: Redtail Ridge Is Great!
**Date:** Monday, July 27, 2020 11:54:02 AM

---

Thank you for the feedback. Your comments will be entered into the public record so that City Council can consider them in the public hearing for this application.

All the best,

Ashley Stolzmann
Louisville Mayor
303-570-9614
AshleyS@LouisvilleCO.gov

---

**From:** Warren Merlino <wfmerlino@aol.com>
**Sent:** Monday, July 27, 2020 11:38 AM
**To:** Ashley Stolzmann
**Cc:** cheryl com; Warren Merlino
**Subject:** Redtail Ridge Is Great!

Hello Mayor: It is July 27th and I wanted to register my "complete" support for the Redtail Ridge Development! As a 18 year resident of Louisville, I can't imagine a better way to develop this vacant space. Please join me in supporting a development that will help Louisville thrive!
Thank you for listening and your support!

Warren
Warren Merlino
Director, Business Development
EPIC Fulfillment, Inc.
Suite F
Broomfield, CO 80021

On Jun 8, 2020, at 11:57 AM, cheryl professionalplacementpartners.com <cheryl@professionalplacementpartners.com> wrote:

Here's my letter to the Mayor about Redtail Ridge---if you have time and can write something similar, the folks at Medtronic (and citizens of Louisville) will greatly appreciate your support!!!

Don't mean to hound you, sorry! We just can't believe that the beautiful land on that space has been vacant for waaaaaay too long! Medtronic will rejuvenate and invigorate the City of Louisville!!!

---

**From:** Ashley Stolzmann <ashleys@louisvilleco.gov>
**Sent:** Monday, June 8, 2020 8:47 AM
**To:** cheryl professionalplacementpartners.com <cheryl@professionalplacementpartners.com>
**Subject:** Re: Redtail Ridge

Thank you for the feedback; we will include it in the public record for the hearing,

Ashley Stolzmann
Louisville Mayor
303-570-9614
AshleyS@LouisvilleCO.gov

---

**From:** cheryl professionalplacementpartners.com <cheryl@professionalplacementpartners.com>
**Sent:** Sunday, June 7, 2020 3:30 PM
**To:** Ashley Stolzmann; Dennis Maloney; Planning Commission
**Cc:** Warren Merlino
**Subject:** Redtail Ridge

Hi Mayor Stolzman and City Council,

We strongly support the Redtail Ridge Project and a General Development Plan (GDP) Amendment before the Planning Commission on June 11. The prospect of having Medtronic, a Fortune 500 company, and its highly educated employees and well-paying jobs, as the anchor for the project is exciting. The nearly 400-acres of land has not been utilized for too many years now and Medtronic will spur positive economic activity for years to come!

This opportunity is exactly why the city council unanimously approved almost $1.5 million in incentives for Medtronic, Inc. to locate on the property. They recognized this development will greatly benefit all of us and retain important jobs within our community which should not be disregarded in times like these.

We are also supportive of changing the traffic patterns in that area to accommodate the new project (Monarch High School access, access to Highway 36, access from Northwest Parkway, etc). We also support mixed use retail, commercial, and residential at Redtail Ridge, as well.

Thank you for your consideration!

Cheryl & Warren Merlino
631 Manorwood Lane
Louisville, CO 80027
(303) 604-0600
Email: WFMerlino@aol.com and Cheryl@ppp.jobs

**From:** Ashley Stolzmann
**To:** Scott Haley
**Cc:** Meredyth Muth
**Subject:** Re: Keep Medtronic in Louisville – Support Redtail Ridge
**Date:** Monday, July 27, 2020 12:28:30 PM

---

Thank you for the feedback. Your comments will be entered into the public record so that City Council can consider them in the public hearing for this application.

All the best,

Ashley Stolzmann
Louisville Mayor
303-570-9614
AshleyS@LouisvilleCO.gov

---

From: Scott Haley <haleysrus@gmail.com>
Sent: Monday, July 27, 2020 12:17 PM
To: Ashley Stolzmann; Kyle Brown; Caleb Dickinson; Deb Fahey; Christopher Leh; Jeff Lipton; Dennis Maloney
Cc: info@louisvilleforredtailridge.com
Subject: Keep Medtronic in Louisville – Support Redtail Ridge

Dear Mayor and City Council,

I'm writing to ask that you share my support for the Redtail Ridge project. I believe it's a positive step forward for Louisville because … Redtail Ridge keeps Medtronic in Louisville -Medtronic will not stay in Louisville if Redtail Ridge doesn't go forward, which means you're actively pushing 500 of our neighbors out of this community. -Our city will lose the additional 1,500 jobs this campus will create if Redtail Ridge is not approved. -Medtronic cannot wait indefinitely for Redtail Ridge to be approved – millions of patients around the world cannot wait either. Redtail Ridge enhances much-needed access to our schools and hospitals -For the first time in Louisville history; students, families, and faculty at Monarch's K-8 and high school campus will have safety improvements and much-needed access to the school as the Redtail Ridge plan includes enhancing Campus Drive from single-access to a two-way boulevard. -Increased access also benefits patients, first responders, medical teams, and staff at Avista Adventist Hospital who will also see improved connectivity on Campus Drive. Redtail Ridge provides open spaces, parkland, and trails for our families, and neighbors -Redtail Ridge will add nearly 40 acres to the city's open space network. -Redtail Ridge will be home to the city's largest park – more than 15 acres – ideal for parents, children, friends, and families. -More than 15 miles of trails will be created, including first-time-ever access to the Rock Creek Regional Trail. -Multi-use sports fields for soccer, baseball, lacrosse, and more. Redtail Ridge increases our city's coffers -Taxes from the empty land have plunged from $924,000 a year to only $10,700 a year and will remain low until ideas and plans are approved for the area. -Tax revenue from Redtail Ridge bolsters our coffers to help ongoing funding for our schools, roads, and other civic services. Redtail Ridge creates senior-friendly homes -Redtail Ridge includes senior-friendly neighborhoods and homes for our parents, grandparents, and community members who have grown up in Louisville and want to stay in -Louisville near their loved ones. Medtronic is only too aware that the Planning Commission voted against their Louisville jobs when they cast their votes on the Master Developer's Redtail Ridge proposal. I'm asking that you vote for Redtail Ridge, which is a vote for your neighbors' careers. In addition to keeping more than 500 jobs, you're adding 1,500 additional ones to the City. By supporting Redtail Ridge, the area eliminates fenced off, useless land and gains parkland and trails for families. Grandparents can stay in town rather than find housing far from their families. And you'll be adding tax dollars to the city's bottom line, rather than adding taxes to citizens. Thank you for listening and for your support for Louisville's Redtail Ridge project.

--
Scott Haley
haleysrus@gmail.com

**From:** Renee Christian
**To:** City Council
**Subject:** Redtail Ridge development
**Date:** Monday, July 27, 2020 1:15:32 PM

---

I am writing to ask that the Louisville City Council deny the application for the six million square foot development. Louisville's charm lies in its small town feel. The proposed massive development would destroy that charm. It would also negatively affect the environment and create traffic congestion.

Thank you, Renee Christian, Superior CO

Sent from my T-Mobile 5G Device
Get Outlook for Android

**From:** Lorena Soares
**To:** City Council
**Subject:** Red tail Ridge
**Date:** Monday, July 27, 2020 1:10:39 PM

---

Am a resident of Louisville for over 30 years and want to express my vote for the Redtail Ridge Development to be put into effect.
Lorena Soares

Sent from my iPad

**From:** Citizen Inquiries
**To:** City Council
**Cc:** Planning
**Subject:** FW: Feedback for City of Louisville, CO
**Date:** Monday, July 27, 2020 12:48:09 PM

---

This feedback from a resident came into Citizen Inquiries for City Council.

Gloria Handyside
Senior Communications Specialist
City of Louisville
Office 303-335-4814
Cell 720-590-3809
www.louisvilleco.gov | Twitter | Facebook

Join our eNotification list to customize emails with news and events that matter to you.

**From:** info@louisvilleco.gov <info@louisvilleco.gov>
**Sent:** Monday, July 27, 2020 12:04 PM
**To:** Citizen Inquiries <info@louisvilleco.gov>
**Subject:** Feedback for City of Louisville, CO

You have received this feedback from Dallas James DeVries < djdevries123@comcast.net > for the following page:

https://www.louisvilleco.gov/government/agendas-minutes

I would very much appreciate it if you would vote to reject the application to amend our comprehensive plan to accommodate the Retail Ridge plan. I don't see how that proposal will be of benefit to our fair city and its long time residents. Thank you! DJ Devries

**From:** Grace Gee
**To:** City Council
**Subject:** Redtail Ridge vote 8/4/20
**Date:** Monday, July 27, 2020 1:23:48 PM

---

Dear Louisville City Council Members,

I'm writing regarding the vote on August 4 on the Redtail Ridge development.

Please deny the application for six million square feet. Under the current comprehensive plan, the developer can have an already generous three million square feet of development. Medtronic only needs a half-million square feet.

The developer's proposal at six million square feet is way, way too big. We cherish our unique small-town character and this proposal is totally out of character with Louisville. The massive size will create significant environmental and climate impacts, create bad traffic congestion, put more pressure on housing and schools, and will be a long-term drain on city coffers.

The Planning Commission got it right when they unanimously voted to deny the six million square foot proposal because it is too big, is not consistent with the small town character of Louisville and would undermine the thousands of hours of citizen involvement the Comprehensive Plan that set the three million square foot limit.

In a pandemic, don't needlessly force about a thousand residents and city staff, who have families, to have to circulate, sign and verify a referendum petition to overturn any yes decision.

Thank you for listening to the citizens of Louisville that will be most affected by these changes.

Grace Gee
Ward 1

**From:** Ashley Stolzmann
**To:** djdevries123@comcast.net
**Cc:** Meredyth Muth
**Subject:** Fw: Feedback for City of Louisville, CO
**Date:** Monday, July 27, 2020 1:28:15 PM

---

Thank you for the feedback. Your comments will be entered into the public record so that City Council can consider them in the public hearing for this application.

All the best,

Ashley Stolzmann
Louisville Mayor
303-570-9614
AshleyS@LouisvilleCO.gov

---

**From:** Citizen Inquiries
**Sent:** Monday, July 27, 2020 12:48 PM
**To:** City Council
**Cc:** Planning
**Subject:** FW: Feedback for City of Louisville, CO

This feedback from a resident came into Citizen Inquiries for City Council.

Gloria Handyside
Senior Communications Specialist
City of Louisville
Office 303-335-4814
Cell 720-590-3809
www.louisvilleco.gov | Twitter | Facebook

Join our eNotification list to customize emails with news and events that matter to you.

**From:** info@louisvilleco.gov <info@louisvilleco.gov>
**Sent:** Monday, July 27, 2020 12:04 PM
**To:** Citizen Inquiries <info@louisvilleco.gov>
**Subject:** Feedback for City of Louisville, CO

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https://www.louisvilleco.gov/government/agendas-minutes

I would very much appreciate it if you would vote to reject the application to amend our comprehensive plan to accommodate the Retail Ridge plan. I don't see how that proposal will be of benefit to our fair city and its long time residents. Thank you! DJ Devries

**From:** Beth Kearns
**To:** City Council
**Subject:** Redtail Ridge development
**Date:** Monday, July 27, 2020 3:36:39 PM

---

I'm writing to ask you to got deny the application for the 6 million square foot development of Red tail Ridge. It is inconsistent with our small town feel in Louisville. It would have too severe of a negative environmental impact. the environment should be our top priority as we all know. Also, it would make the area even more congested which greatly increases stress levels and quality of life.

The current plan is already approved for a generous 3 million square feet. Please deny this application.

Sincerely,
Elizabeth Kearns

--
Sent from my Android phone with mail.com Mail. Please excuse my brevity.

**From:** LILLIAN CRAZE
**To:** City Council
**Subject:** Redtail Ridge
**Date:** Monday, July 27, 2020 3:33:18 PM

---

Dear Council,

I am writing to ask you to deny the application to amend the City of Louisville's Comprehensive Plan and to reject the Redtail Ridge plan.

I am particularly concerned that the Redtail Ridge plan is too dense. I also have concern that it would negatively impact traffic and our already taxed air quality, as well as destroy the site's many natural features.

In the already-paved-over core of the city we have sites that are underutilized and could be developed to meet some of the needs being addressed here such as senior living.

Thank you for your consideration and for all you all do for our city.

Sincerely,
Lillian Craze
470 Jefferson Avenue
Louisville CO 80027

**From:** Peter Dunlap
**To:** City Council
**Subject:** Red Tail Ridge
**Date:** Monday, July 27, 2020 3:28:33 PM

---

Hi, I just wanted to voice my support of the Red Tail Ridge development. I lived in Louisville from 2003-2012 and just moved back into Louisville this past June. The StorageTek campus has long been a wasted under-utilized piece of land and it would be great to see it developed into something positive for the area.

-Peter Dunlap

**From:** Chris Stange
**To:** City Council
**Subject:** Please reject the Redtail Ridge plan
**Date:** Monday, July 27, 2020 3:23:32 PM

---

Hello,
My wife and I have been residents of Louisville for 15 years. We have watched the population of the town grow significantly over the past few years. It has gone from a nice quiet small town to a fairly crowded Bay Area/Long Island suburb. I'm asking you to please reject the Redtail Ridge development plan. Louisville is already very full!

Sincerely,
Chris Stange

**From:** Kevin Owocki
**To:** City Council
**Subject:** No on Red Tail Ridge Proposed Development
**Date:** Monday, July 27, 2020 2:26:04 PM

---

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,
Kevin Owocki
622 Bella Vista Drive
Louisville, CO 80027

--

@owocki

gitcoin is live and has generated over $5mm for Open Source Software - see our results

**From:** Tonya Johnson
**To:** City Council
**Subject:** Redtail Ridge
**Date:** Monday, July 27, 2020 1:55:58 PM

---

Dear City Council,

I am writing about the consideration for Redtail Ridge. While I am not entirely opposed to the use of the land per se, I feel that a smaller, less-dense footprint would be better and that the current rural designation should be kept.

We are not short of commercial space or residential units in the city. Louisville benefits from having open space, and highway 36 is already congested. The proposed development is too big and too dense. The development across the street in Broomfield is frankly awful and should not be used as a model.

If I had a preference, I would rather see a proposal to keep the land as permanent open-space. Since I realize that that is likely not possible, I urge to to keep that development there as conservative as possible.

Respectfully,
Tonya Johnson
509 La Farge Ave

**From:** Joe Turnbow MD
**To:** City Council
**Subject:** Redtail Ridge
**Date:** Monday, July 27, 2020 1:45:53 PM

---

**Dear City Council,**

**On August 4th please deny the current Redtail Ridge application for development of 6 million square feet of buildings.**

**That is way too much. It will be big and ugly and does not fit with Louisville's character. I do not want to see much more development in our sparkling small town. Nor do we (or US 36) need anymore traffic.**

**I have lived in Dutch Creek in Louisville over 18 years and I enjoy it here. Please do not allow the developers to spoil it.**

**Sincerely,**
**Joe Turnbow, M.D.**

Sent from Mail for Windows 10

**From:** Katharine Rhodes
**To:** City Council
**Subject:** No on Red Tail Ridge Proposed Development
**Date:** Monday, July 27, 2020 1:45:45 PM

---

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

**From:** Sally McMahon
**To:** City Council
**Subject:** Red Tail Ridge plan
**Date:** Monday, July 27, 2020 1:33:01 PM

---

Hi,

I live in Louisville and am concerned about the size of the proposed development called Red Tail Ridge on the old ConocoPhillips location.

The increase in traffic congestion on 36 and other nearby areas will be difficult to manage, especially when the highways are already busy.

What has made Louisville special is the clean air, great combination of residential, commercial, and open areas. This proposal would tip the city toward too much development and congestion.

I ask that you reject the Redtail Ridge plan.

Thank you,
Sally McMahon
691 W. Hickory Street
Louisville

**From:** Tammy
**To:** City Council
**Subject:** Fwd: No on RedTail Ridge
**Date:** Monday, July 27, 2020 1:31:40 PM

---

Hello,

Please do NOT allow the current RedTail Ridge proposal to move forward as it is currently proposed. Developers continue to seek variances from current building guidelines and comprehensive plans in cities such as Louisville and Boulder -- and they seem to always get some sort of compromise that STILL is in excess of the guidelines. Tell me: why are such guidelines/comprehensive plans in place if City Councils can simply override them?

This development is HUGE relative to the city of Louisville. It would significantly change the character of our town. I understand the want/need to develop the plot of land, but we should ensure that the development is done in a thoughtful way -- and in a "Louisville" way! It should incorporate what Louisvillinians (is that a word?) value and consider to be the character of their town. The current plan is anything but that: it is oversized and appears to be an entirely different entity than our small town.

So please, do NOT approve the current plans for development. Instead, consider Louisville's values and character - and ensure that the development does too.

Sincerely,
Tammy Fredrickson
834 Lincoln Avenue
Louisville, CO 80027

**From:** Keith Robinson
**To:** City Council
**Subject:** Redtail Ridge
**Date:** Monday, July 27, 2020 1:29:11 PM
**Attachments:** image001.png

---

Hello,

My name is Keith Robinson, and I've lived in Louisville for almost 20 years. I have been following the plans for Redtail Ridge, and would like to ask the council to re-consider the rejection of the plans.

It is my hope that the council will work with the developers to come to a solution for that site and move forward with the development. It is really frustrating to hear that the plan was rejected because of a few very outspoken people who are in opposition to it. Surely there must be a way to come to some agreement between what the developer needs and what is best for the city. Why would we turn away all of the income from developing that land? I would like to see us do something constructive with the land, as opposed to leaving it vacant and unused. I have had many discussions with friends and clients in town, and everyone I talk to is overwhelmingly in favor of approving some version of the plan that is being considered.

I would also love to see something happen with the vacant building next to Safeway. That is prime real estate, and it has become an eye sore. It seems to me that we have yet another opportunity to do something there that would be good for the city.

Thank you for your consideration.

Regards,

signature_1298328776

**From:** Teresa Iacino
**To:** City Council
**Subject:** Redtail Ridge
**Date:** Monday, July 27, 2020 3:48:13 PM

---

I am longtime Louisville resident and I would like to express my feeling about the project. Please reject this application. This is just a monstrosity and would be horrible for Louisville.

Thank you for your time and consideration

Teresa Iacino
233 Lafayette St Louisville

**From:** Regina Macy
**To:** City Council
**Subject:** Redtail Ridge
**Date:** Monday, July 27, 2020 3:48:07 PM

---

Dear Council Members,

Please deny the application to amend the Comprehensive Plan and reject the Redtail Ridge plan.

Our citizens put great time, effort and thought into our Comprehensive Plan and it would be sad to amend it for the benefit of Brue Baukol Capital Partners.

Commercial development in conjunction with residential development, at the proposed scale, would produce LESS revenue for the city's General Fund than would commercial alone.

Thank you for your service to Louisville.

Be well. Best, Regina Macy

1021 Willow Place
Louisville, CO 80027

**From:** Carroll Meehan
**To:** Meredyth Muth
**Subject:** RedTail Ridge
**Date:** Monday, July 27, 2020 4:52:27 PM

---

Dear City Council,
As 34 year residents of Louisville, we have a statement to make about the development of RedTail Ridge.

We moved here in 1986 from Baltimore, MD and were so impressed by this wonderful " small" community. It has over the past several years become more populated, as we had expected it probably would.
But still, it has a great small city charm about it.

Now, we find it inconceivable that there would be any consideration given to developing such an enormous, out of character, "city within a city " in any location in Louisville.

**Please do not approve such a development.**

In our, and many others, opinion , this will absolutely ruin the Louisville that all of us have come to love so dearly.

I'm sure that in the near future, other more sensible proposals will be forthcoming.

Please heed the wishes of those of us who for many years have supported our Lovely "small city ".

Very truly yours,
Carroll and Ellen Meehan
501 Eisenhower Dr.
Louisville, CO 80027
PH 303-665-3550

**From:** Alex Kelso
**To:** City Council
**Subject:** Disapprove the RedTail Ridge development
**Date:** Monday, July 27, 2020 5:56:11 PM

---

Hello City Council,

My name is Alex Kelso -- I am a new home owner here in Louisville. I want to express my disapproval of the 5.2m sqft Redtail Ridge development being voted on 8/4 by Louisville's City Council.

The allure of Louisville is small town charm, safety, lower traffic, and open space preservation. While I am in favor of more sensible, higher density housing, it's excessive to build 2.25m sqft of office space when only 500k sqft is committed to, and two new hotels when there are already 6 hotels within 2 miles of the proposed site. All of this against the backdrop of COVID altering, potentially permanently, the need for office space and business travel infrastructure.

I hope the council votes no to the proposed development on 8/4.

Sincerely,
Alex Kelso

**From:** Nancy Martin
**To:** City Council
**Subject:** RedtailRidge
**Date:** Monday, July 27, 2020 5:48:21 PM

---

Please deny the application to amend the Comprehensive Plan and reject Redtail Ridge. It is zoned commercial and should stay that way. Leave Louisville the city it was intended to be.!!!!!!!! SMALL TOWN. Please don't ruin the work of all the previous councils and city planners accomplished . Why do you think Louisville was named the best place to live.. DA

**From:** Marsh Riggs
**To:** City Council
**Subject:** Redtail Ridge
**Date:** Monday, July 27, 2020 5:48:11 PM

---

I urge you to deny the application to amend the Comprehensive Plan and to reject the Redtail Ridge plan. The proposed plan is excessive, trying to squeeze out every last dollar. The property should be restricted mostly to major commercial. Otherwise The traffic congestion will remove Louisville from the list of best small cities.

Marsh Riggs
700 Club Place
Louisville

**From:** Sally Blair
**To:** City Council
**Subject:** Redtail Ridge- vote No
**Date:** Monday, July 27, 2020 5:37:09 PM

---

Hello City Council,

I implore you to ask the Redtail Ridge developers to go back to the drawing board and return with a proposal that is within the limits that have been approved by our community. I am not a fan that they are ignoring the vote of our Planning Commission & continuing to seek approval of their development without modification.

We have urban planning limits and guidelines for a reason and I expect the Council and any prospective developers to respect them.

Best regards,
Sally Blair
401 County Rd
Louisville 80027

**From:** DONNA VANDERWERKEN
**To:** City Council
**Subject:** Redtail Ridge and Plastic bags
**Date:** Monday, July 27, 2020 5:29:18 PM

---

I Respectfully request that you follow the recommendations of the Louisville Planning Commission who unanimously rejected the developer's request for changes to the city's Comprehensive Plan and the general Development Plan for RedTail Ridge.

In addition the proposed .25 cents plastic bag fee is a little excessive. I too would like to see less plastic in the land fill. It would be more appropriate having it a part of recycling.

Sincerely Donna VanDerWerken
698 Club Circle
Louisville,Co.80027

**From:** Conrad Thomaier
**To:** City Council
**Subject:** No on Redtail Ridge
**Date:** Monday, July 27, 2020 5:18:16 PM

---

This is Conrad Thomaier, a Louisville resident.

I am AGAINST the development on Redtail Ridge as currently planned. I believe this is just too big and out of character for Louisville. Please don't allow this development to take place.

I would also ask where the water will come from. Colorado in general has a water shortage. Redtail Ridge will not help.

Thank you.

Conrad Thomaier
504 La Farge Ave.

Apt. 1
Louisville, CO 80027

Cell: 303-886-8140

**From:** Johanna Renouf
**To:** City Council
**Subject:** Redtail Ridge proposal - NO!
**Date:** Monday, July 27, 2020 5:07:15 PM

---

To Whom it may concern:

I am totally against the development of Redtail Ridge as it is proposed at present. Louisville has already seen too much development in the last 10 years. We already have more road traffic than our roads can handle - and too much pollution too. Now that people are abandoning shopping in real stores and using online shopping, the current flatirons mall area should be redeveloped so that we don't lose precious natural open space.

Yours faithfully,

Johanna Renouf
417 Lincoln Circle
Louisville, 80027. Co.

**From:** Jeannie Hayward
**To:** City Council
**Subject:** Redtail
**Date:** Monday, July 27, 2020 5:04:52 PM

---

Please deny the application to amend our Comprehensive Plan and reject the Redtail Ridge plan.
Thank you.

Jean and Craig Hayward
582 Manorwood Lane
Louisville, CO 80027
303-666-1451 Home
303-588-3831 Cell
jeanniehayward@comcast.net

**From:** Meredyth Muth
**To:** City Council
**Subject:** FW: RedTail Ridge
**Date:** Monday, July 27, 2020 4:55:06 PM

---

**From:** Carroll Meehan [mailto:ctmee@comcast.net]
**Sent:** Monday, July 27, 2020 4:52 PM
**To:** Meredyth Muth <meredythm@louisvilleco.gov>
**Subject:** RedTail Ridge

Dear City Council,
As 34 year residents of Louisville, we have a statement to make about the development of RedTail Ridge.

We moved here in 1986 from Baltimore, MD and were so impressed by this wonderful " small" community. It has over the past several years become more populated, as we had expected it probably would.
But still, it has a great small city charm about it.

Now, we find it inconceivable that there would be any consideration given to developing such an enormous, out of character, "city within a city " in any location in Louisville.

**Please do not approve such a development.**

In our, and many others, opinion , this will absolutely ruin the Louisville that all of us have come to love so dearly.

I'm sure that in the near future, other more sensible proposals will be forthcoming.

Please heed the wishes of those of us who for many years have supported our Lovely "small city ".

Very truly yours,
Carroll and Ellen Meehan
501 Eisenhower Dr.
Louisville, CO 80027
PH 303-665-3550

**From:** Paul T. Little
**To:** City Council
**Subject:** thanks for your time, please vote no on Redtail Ridge
**Date:** Monday, July 27, 2020 4:44:25 PM

---

Hi, and thanks for all you do for Louisville. I'm writing to ask that you vote no on the Redtail Ridge plans. They are just way too big.

SAM's club and now Kohls are vacant. How would we fill even more retail space?

The dramatic increase in dense population, office worker commutes, and loss of habitat is just too much.

Thank you for listening.

Sincerely,

Paul Little

193 W. Elm St.

Louisville, CO 80027

16-year resident

--
Regards,
Paul

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

**From:** Maxine Most
**To:** City Council
**Subject:** Redtail Ridge
**Date:** Monday, July 27, 2020 4:17:29 PM

---

While I am not opposed to development on the Conoco/Phillios property, Redtail Ridge, as currently proposed, is not good fit for Louisville.

Beyond the fact that the developer has vastly increased the size and scope of this project from what was originally proposed to our community - This community has once again been promised future commercial development which never seems to materialize. Instead we see more and more residential which is highly profitable for developers and leaves the community paying the bill for the infrastructure required to support it.

I understand our water treatment plant cannot support the proposed growth. My bigger concern AND THE FIRST QUESTION that should be asked is "WHERE WILL THE WATER COME FROM?"

Furthermore, The City Council should not allow the developer to do an end-run around the Planning Commission decision which reflected extensive community input.

I ask that the City Council ...

1) **Deny** the application. Under the current comprehensive plan, the developer can have an already generous three million square feet of development. Medtronic only needs a half-million square feet.

2) The developer's proposal at six million square feet is **way, way too bi**g. We cherish our unique small-town character and this proposal is **totally out of character with Louisville**. The massive size will create significant environmental and climate impacts, create bad traffic congestion, put more pressure on housing and schools, and will be a long-term drain on city coffers.

3) **The Planning Commission got it right when they unanimously voted to deny** the six million square foot proposal because it is too big, is not consistent with the small town character of Louisville and would undermine the thousands of hours of citizen involvement the Comprehensive Plan that set the three million square foot limit.

4) **In a pandemic, don't needlessly force**about a thousand residents and city staff,

who have families, to have to circulate, sign and verify **a referendum petition** to overturn any yes decision.

C. Maxine Most
640 W Linden St
720 530 5836

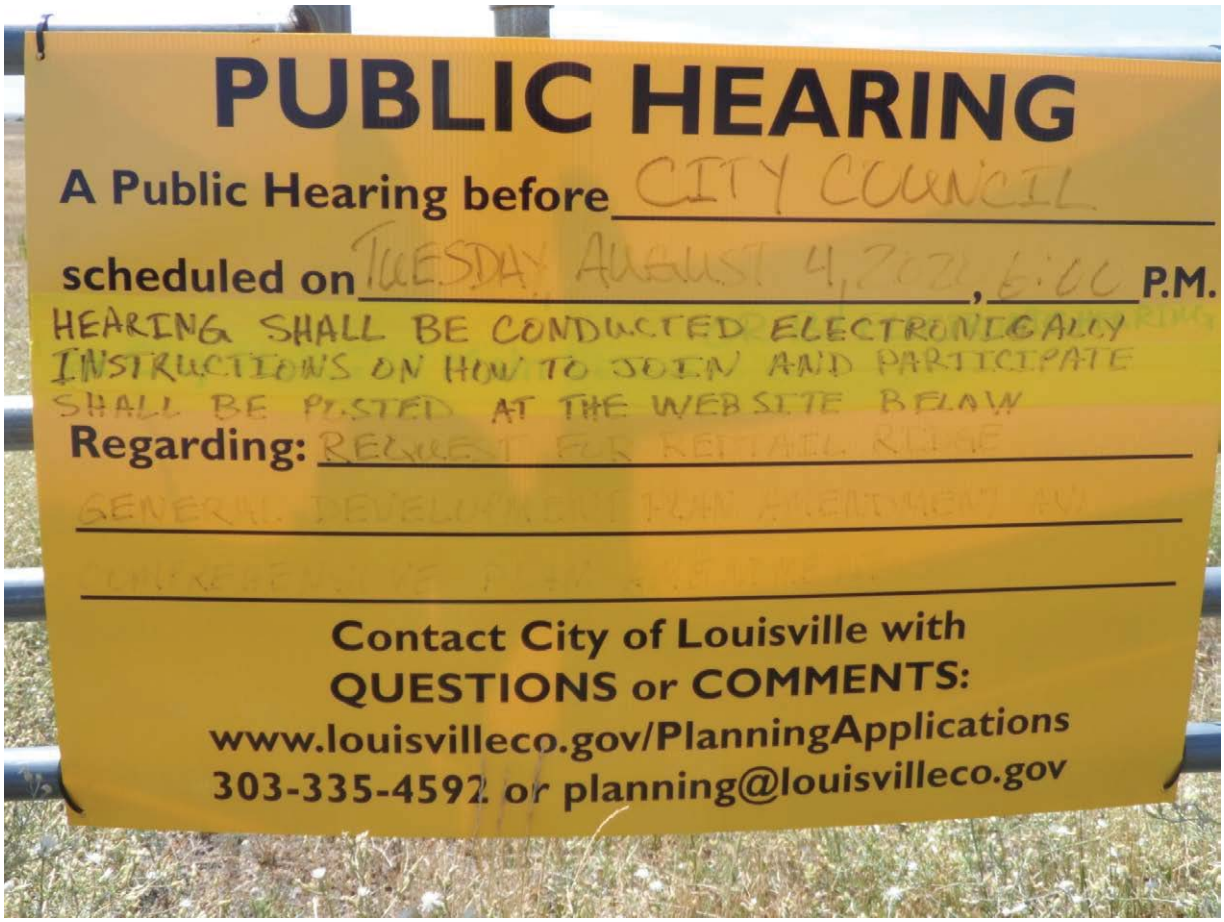
**From:** cindy Bedell
**To:** Rob Zuccaro; Lisa Ritchie; Meredyth Muth; Ashley Stolzmann; Deborah Fahey; Christopher Leh; Jeff Lipton; Dennis Maloney; Kyle Brown; Caleb Dickinson
**Subject:** Public Hearing notice signs for Red Tail Ridge. Are these visible and readable?
**Date:** Monday, July 27, 2020 6:24:38 PM

---

This is the Red Tail Ridge Public Hearing notice at the west entrance, off of closed road (S. 88th) only observable by bike path. Can you read this?

Sign where private road intersects the closed S.88th Street. View looking north up closed S 88th Street from bike path.

This is the public hearing notice sign posted on Campus Drive south of the Monarch Campus: Can you read this one?


PUBLIC HEARING
A Public Hearing before CITY COUNCIL
scheduled on TUESDAY AUGUST 4, 2020, 6:00 P.M.
HEARING SHALL BE CONDUCTED ELECTRONICALLY
INSTRUCTIONS ON HOW TO JOIN AND PARTICIPATE
SHALL BE POSTED AT THE WEBSITE BELOW
Regarding: REQUEST FOR RETAIL RIDGE
Contact City of Louisville with
QUESTIONS or COMMENTS:
www.louisvilleco.gov/PlanningApplications
303-335-4592 or planning@louisvilleco.gov

Thanks for your time and consideration!
Cindy Bedell
662 W. Willow St.
Louisville, CO 80027

| | |
|---|---|
| **From:** | Susan |
| **To:** | cindy Bedell |
| **Cc:** | Rob Zuccaro; Lisa Ritchie; Meredyth Muth; Ashley Stolzmann; Deborah Fahey; Christopher Leh; Jeff Lipton; Dennis Maloney; Kyle Brown; Caleb Dickinson |
| **Subject:** | Re: Public Hearing notice signs for Red Tail Ridge. Are these visible and readable? |
| **Date:** | Monday, July 27, 2020 6:26:52 PM |

Not really readable. That is a disgrace.
Susan

On Jul 27, 2020, at 6:24 PM, cindy Bedell <CyndiLarson@yahoo.com> wrote:

This is the Red Tail Ridge Public Hearing notice at the west entrance, off of closed road (S. 88th) only observable by bike path. Can you read this?

<1595894861197blob.jpg>

<1595894881738blob.jpg>
<1595894905668blob.jpg>

Sign where private road intersects the closed S.88th Street. View looking north up closed S 88th Street from bike path.

This is the public hearing notice sign posted on Campus Drive south of the Monarch Campus: Can you read this one?
<1595895275058blob.jpg>

<1595895309537blob.jpg>

Thanks for your time and consideration!
Cindy Bedell
662 W. Willow St.
Louisville, CO 80027
<1595894861197blob.jpg>
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<1595895275058blob.jpg>
<1595895309537blob.jpg>

**From:** Austin Gardner
**To:** City Council
**Subject:** Yes to Redtail Ridge
**Date:** Tuesday, July 28, 2020 7:55:35 AM

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Hello,

My wife and I have been following the news on Redtail Ridge since Day 1. We're Louisville residents, and we've been to several of the presentations by Brue Baukol.

We feel this is a great opportunity for Louisville, and may not come again for 20-30 years if rejected. This development would bring numerous jobs to the area, in a time when the economy and job prospects have been down.

It also seems like this campus could help revitalize the McCaslin corridor as it would draw more people to the area, who could support restaurants and retail.

We're excited by the prospect of more community fields for Louisville, a connection between trail systems to Broomfield and better road access to Monarch High School.

All around this seems like a well-thought out proposal and we are in support.

Sincerely,
Austin and Hilary Gardner

**From:** Tim Fromm
**To:** City Council
**Cc:** "Anita Fromm"
**Subject:** No On Redtail Ridge
**Date:** Tuesday, July 28, 2020 6:42:18 AM

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I'm writing to encourage the Louisville City Council to vote no on the application to amend our Comprehensive Plan and reject the Redtail Ridge plan proposed by Brue Bakol Capital Partners LLC. The Louisville Planning Commission already unanimously voted to reject the request to change the city's Comprehensive Plan and the General Development Plan. I've reviewed the developer's proposal, and it's way to dense for Louisville, turning a peaceful, beautiful tract of land into another example of urban sprawl like Arista across the NW Parkway from the proposed Redtail Ridge site, with twice the commercial density, and 5 story buildings that will block out the continuously shrinking Rocky Mountain skyline when looking to the West from the NW Parkway. I noted with interest the developer's density analysis didn't include a view from the east looking west, since it's not going to be pretty, and they know it.

I drive that way nearly every day to my job in Broomfield near the airport, and the currently limited development between Louisville and Highway 36 where the proposed site is located is a welcome reprieve from the monstrosities going up in Arista and already present all over Interlocken. Traffic is manageable, and except during rush hour, the NW parkway and 95th street might make you think you're still in rural America. Approving Redtail Ridge by amending the Comprehensive Plan will change all that, much for the worse. I understand development of the site is probably inevitable, but allowing a 150% increase to the previously approved ConocoPhillips development and 245% increase to the StorageTek site isn't the answer. Most of the people living and working there will do their shopping in Broomfield, but clog up traffic for people trying to get to or from Louisville. There are far more sensible ways to allow the site to be developed that better preserve the natural environment and blend with what makes Louisville so special. Please don't turn this section of Louisville into Broomfield and forever destroy a beautiful tract of land this developer is only interested in building to increase their profits. We'll be far worse off for it than the additional income the city will receive.

Sincerely,

Tim Fromm
511 Adams Ave
Louisville, CO 80027
(720) 799-7297

**From:** Frances Reda
**To:** City Council
**Subject:** NO on Redtail RIdge
**Date:** Monday, July 27, 2020 9:19:11 PM

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I am a registered voter and resident of 806 Owl Drive and I would like to ask the city council to deny the application to amend our Comprehensive Plan and to reject the Redtail Ridge plan. Thank you, Frances Reda

**From:** Yekaterina Leevan
**To:** City Council
**Subject:** Retail Ridge Development
**Date:** Monday, July 27, 2020 9:19:02 PM

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Dear City Council,

my family has been a Louisville resident since 2008 (Coal Creek Ranch). When we moved here from Nederland, we fell in love with a unique small-town (but close in proximity to Denver and major sites necessary for work/life balance) and a feel of a community. We are able to safely let our kids ride their bikes to downtown Louisville to meet with friends, go to the library, walk the dogs in a great open space etc.

This time around, a developer is pursuing an economic goal to build a huge development at the StorageTek site, which is way too big for this community and will completley destroy the uniqueness of this town and will turn it into another city that is no different from many others. It will create significant environmental and climate impacts on a negative side, create bad traffic congestion, put more pressure on housing and schools, and finally take a piece of mind away. We would ask you (plead) to deny this application. We believe that under the current comprehensive plan, the developer can have an already generous three million square feet of development, which should be more than enough.

Thank you in advance.

Katya

**From:** Diane Duffy
**To:** City Council
**Subject:** Reject Redtail Ridge
**Date:** Monday, July 27, 2020 9:05:01 PM

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Dear Council members,

Please deny the application to amend the Louisville Comprehensive Plan and reject the Redtail Ridge Plan. We agree with the planning commission's assessment.

Thank you for your consideration and for your service to our community.

Respectfully,

Diane Duffy and Mary Markowitz
411 Fairfield Lane
Louisville

Sent from my iPad

**From:** Harvey Benas
**To:** City Council
**Subject:** Redtail Ridge Development meeting on August 4
**Date:** Monday, July 27, 2020 8:49:41 PM

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My wife and I are adamantly against this development. Our vote is NO

Thanking you in advance
Harvey & Loraine Benas

**From:** Michael Schaller
**To:** City Council
**Subject:** In favor of Redtail Ridge
**Date:** Monday, July 27, 2020 8:41:53 PM

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Hello,

I just wanted to write an email stating my support of the Redtail Ridge project. I am an Old Town Louisville resident and I think this project would be very beneficial to Louisville in numerous ways. It would create jobs in the area, provide an eldery care center that the Front Range desperately needs, improve safety of Monarch schools via better road access, provide increased tax revenue to Louisville and specifically the schools and fire/police departments. And all of this comes from development on the edge of town such that the downtown and historic charm of Louisville is maintained.

Additionally, as a medical device professional myself, I believe that bringing a second headquarters for Medtronic to Louisville will have significant benefits to the city and surrounding area. Medtronic is the largest pure-play medical device manufacturer and this will create a new eco-system of innovation and entrepreneurship here. This has the potential to be monumental over the long run that go far beyond the limits of the area.

In short, I am strongly in support of this project.

Best,
Mike

**From:** T
**To:** City Council
**Subject:** Yes to Redtail Ridge
**Date:** Monday, July 27, 2020 8:27:07 PM

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Hello,

My husband and I have been following the news on Redtail Ridge since Day 1. We're Old Town Louisville residents, and we've been to several of the presentations by Brue Baukol.

We feel this is a great opportunity for Louisville, and may not come again for 20-30 years if rejected. This development would bring numerous jobs to the area, in a time when the economy and job prospects have been down.

It also seems like this campus could help revitalize the McCaslin corridor as it would draw more people to the area, who could support restaurants and retail.

We're excited by the prospect of more community fields for Louisville, a connection between trail systems to Broomfield and better road access to Monarch High School.

All around this seems like a well-thought out proposal and we are in support.

Sincerely,
Chris and Mike Schaller

**From:** m r rose
**To:** City Council
**Subject:** Redtail Ridge
**Date:** Monday, July 27, 2020 8:24:30 PM

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Dear Council members,
Please deny the current application for the Redtail Ridge development. The current proposal is more than double the approved Conoco-Phillips development. Do we truly need five story buildings scarring our landscape?

The Planning Commission acted wisely when they denied the six million square foot proposal. They understand that this would forever change the small-town feel of Louisville and lead to devastating environmental consequences. This development is too massive for our community. The increased traffic will add pollution and wear and tear on our roads, put pressure on our school system, and have negative impacts on the housing situation. The jobs created will not make up for the damage to the environment and our way of life.

There have been thousands of hours put in by local citizens to create the Comprehensive Plan, which sets a limit at three million square feet. Should not their efforts be honored by you, our Council?

Boulder County is also against this proposal due to the size of the project and the negative effects. It is also in conflict with the intent of the Northwest Parkway Intergovernmental Agreement. This Agreement needs to be honored.

Please do the right thing. Take a long-term view of life in Louisville. Do you really want urban sprawl, more pollution, more traffic problems, enormous buildings that will forever change us and the character of our town? There are places that have those characteristics, but Louisville should not be one of them.

Thank you,
Martha Parks
928 Arapahoe Ct
Louisville

**From:** shari.edelstein@gmail.com
**To:** City Council
**Subject:** Storage Tek Development
**Date:** Monday, July 27, 2020 8:23:50 PM
**Importance:** High

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I am writing to share my concerns about the developers plans for the Storage Tek development.

The Planning Commission denied the developer's plan for Storage Tek based upon community feedback and the fact that the developer is now presenting to the city on August 4 is unacceptable. The decision of the Commission should NOT be changed.

Louisville is a unique community with a small town feel. That should not change. This is not a case of reasoned and thoughtful development, which can address important needs and maintain the character of our community. The current plan is not in our best interest. It is much too big and will create environmental impact that will be irreversible, not to mention increased traffic, and a burden on our schools. Boulder County has also criticized the plan because of its size, traffic, housing and environmental impact.

Please listen to your residents, and not developers with financial interests.

Respectfully,
Shari Edelstein

Shari L. Edelstein
PO Box 270249
Louisville, CO 80027
Shari.edelstein@gmail.com

*I slept and dreamt that life was joy. I awoke and saw that life was service. I acted and behold, service was joy. Tagore*

**From:** Beth McQuie
**To:** City Council
**Cc:** Beth McQuie
**Subject:** No on Redtail Ridge
**Date:** Monday, July 27, 2020 8:19:41 PM

---

Dear Louisville City Council,

I am writing in strong opposition to the Redtail Ridge proposal. Please deny the application to amend the Comprehensive Plan and reject the Redtail Ridge proposal.

Redtail Ridge would not fit in with Louisville's small town feel and character. It is too big and too dense. It will have negative impacts on regional traffic and air quality as well as the natural environment. We do not need vast parking lots, more hotel rooms and much more retail space to compete with current Louisville retail.

The density and height limits are way too big. We should not more than double the amount of development currently allowed in the current GDP. We should also not allow the new height limits of 5 stories, when the current limit is 2-3 stories.

I am also quite concerned about the impact on traffic. I live near the proposed development and do not want to see my traffic times increase. The full build out of the project site is estimated to generate approximately 26,700 daily, 2,350 AM peak hour and 2,609 PM peak hour trips. This is quite a significant increase in traffic. It will also increase the noise level in my area, as I live near Monarch.

I am also concerned about the impact on wildlife. What will happen to the nesting raptors, songbirds and prairie dog colonies? Already, we are experiencing an extinction period for many species on the planet. We should be preserving open spaces, not destroying them.

I hope that instead of allowing the Redtail Ridge development, you will consider something much smaller. For example, maybe you could allow Medtronic to move in but purchase the rest of the land as open space, with walking and biking trails. That would protect the environment, protect the quality of life for Louisville residents, and still allow a new employer to move into the area.

Thank you for your consideration.

Beth McQuie

972 Saint Andrews Lane

Louisville, CO 80027

**From:** emessage13@gmail.com
**To:** City Council
**Subject:** Redtail Ridge - too big in scope
**Date:** Monday, July 27, 2020 7:28:14 PM

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Dear Louisville's City Council,

As a concerned resident I am writing to request you reject the current proposal for Redtail Ridge because it is too big.

Another big concern I have is the so-called "Senior Housing". Us aging locals don't want an expensive big business rental-unit retirement development!! If any rezoning is done to include residential development, it's much better to provide Louisville's citizens with the potential for aging-in-place home ownership rather than including a high-priced assisted living development. Residential development, if there is any, should provide true downsizing/senior friendly housing options such as single story homes, patio homes, townhomes, condos, etc. Such housing doesn't need to be 55+ age restricted because smaller-scale homes are appropriate for empty nesters and/or young families just starting out.

Lastly, I like the idea of a Medtronic campus being the anchor for the property's development. Therefore, it might be important for Medtronic to have their say in what they envision the new campus to look like.

Let's bring high paying jobs to our community and not high-cost, so called "Senior Housing".

Thank You,
Judy Koeber
532 Manorwood Ln

**From:** Karina Winnie
**To:** City Council
**Subject:** REDTAIL RIDGE
**Date:** Monday, July 27, 2020 6:55:11 PM

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Hi there,

My name is Karina Winnie, my address is148 Lincoln Circle, Louisville, Co 80027.
I'm writing to request that you deny the application to amend our Comprehensive Plan and to please reject the Redtail Ridge plan.
Thank you kindly.

Karina

**From:** Gail Hartman
**To:** City Council
**Subject:** Comments on the Redtail Ridge application—8/4/20 mtg.
**Date:** Monday, July 27, 2020 6:40:05 PM

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To the City Council,

I am writing to urge the Council to join the unanimous decision by the Louisville Planning Commission in **denying the Redtail Ridge application** which would require an amendment to our **citizen-created** Comprehensive Plan.

Simply put, the developer's proposal is way too enormous and entirely out of character with Louisville. The developer's plan would be 150% larger than ConocoPhillips would have been when it was approved in 2010 and 245% larger than Storage Tek. The traffic issue is appalling, increasing Louisville's traffic by 27,274 car trips daily—bringing with it increased congestion and choking air pollution. And I won't even get started on the environmental damage to wildlife habitats the development would cause, nor the massive drain on City coffers.

This is the biggest land use decision in decades for the City and far too important an issue for the City to play the games the developer is trying to play by ignoring the Planning Commission's denial AND by hiding behind the pandemic where virtual meeting attendance is simply not possible for many in this community.

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

Finally, the Council is wise enough to know that if it approves this horrendous development that has no place in Louisville, the public will be forced—during a pandemic—to put themselves, their families, and City staff at great risk to circulate, sign, and verify a referendum petition.

**We urge you to join the Planning Commission and the people of Louisville by denying the Redtail Ridge application.**

Thank you,

Gail Hartman
Louisville, CO

**From:** Scott Richards
**To:** City Council
**Subject:** Redtail Ridge
**Date:** Monday, July 27, 2020 6:36:36 PM

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Hi,
I've been in Louisville for over 12 years. Please deny the application to amend the Comprehensive Plan and please reject the Redtail Ridge plan.

This is a **citizen created** Comprehensive Plan. That says it all. The people of Louisville created it. Amending it for development is the wrong choice.

The massively increased amount of people and cars coupled with the detrimental effect on wildlife, along with the enormous footprint says that this is obviously a short sighted, for profit only endeavor. I see nothing that indicates anything good for this special community we live in. Who is this project for? Does Louisville want to become Highlands Ranch? I don't think so. Let's keep it special and awesome. That takes the ability to say no to short term gains and yes to long-term gains.

Thanks,
Scott
**Scott Richards**
**720-319-4392**

**From:** ROBIN MACLAUGHLIN
**To:** City Council
**Subject:** NO on Redtail Ridge
**Date:** Monday, July 27, 2020 6:33:22 PM

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HI City council,
by now you are probably well aware of all the reasons many residents of Louisville, (me included) don't want Redtail Ridge to be built. I am sending this email to confirm that I am a resident of Louisville and DO NOT WANT REDTAIL RIDGE TO BE BUILT. Nor does my family, who are also residents of Louisville. We don't want the traffic or more people. We would prefer the land to be left AS IT EXISTS NOW.
Thanks
Robin MacLaughlin
948 St Andrews Lane
Louisville CO

**From:** Patricia Lucey
**To:** City Council
**Subject:** Red tail/Medtronic development
**Date:** Tuesday, July 28, 2020 8:18:42 AM

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Hello,
My name is Patricia Lucey. Address is 527 Front St., Louisville, CO. I am currently employed by Medtronic in Gunbarrel, and am very excited by the idea that my employer may move within 2 miles of my house.
However, the current plan proposed by the developer is just too big. It will negatively affect the rural entrance to Louisville. The additional commercial space request should be denied-we have plenty of under utilized commercial buildings within Louisville right now.
I do not support the current plan as it stands, and request that the developer come back with a plan that is more in line with the Conoco plan.
Thank you,
Patricia Lucey

**From:** Ashley Stolzmann
**To:** Meredyth Muth
**Subject:** Fw: RedTail Ridge
**Date:** Tuesday, July 28, 2020 9:03:38 AM

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Ashley Stolzmann
Louisville Mayor
303-570-9614
AshleyS@LouisvilleCO.gov

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**From:** cheryl professionalplacementpartners.com <cheryl@professionalplacementpartners.com>
**Sent:** Monday, July 27, 2020 8:08 PM
**To:** Ashley Stolzmann
**Subject:** RedTail Ridge

Hi Mayor Stolzman,

I received a flyer at my house about "NO on Redtail Ridge". I understand that the Building Commission met and heard community comments, but then did not vote. As a business owner myself, I think that the City of Louisville is lucky to have a world class company like Medtronic want to bring thousands of jobs and revenue to our great city! It sounds like the opponents to this project think it is too large; however, when Storage Tek was on that campus, there were thousands of employees there and their business thrived (later being acquired by Sun/Oracle). This was the late 1990's and early 2000's.

Incredibly, all these many years later, that campus is still vacant!! Economically, Medtronic would need a "mixed use" for that site to support infrastructure, streets, etc. From public reports for our City revenue, it appears that revenues are down around 40% (YOY). We are using our Reserves and cutting back on services, and our property taxes continue to go up! Redtail Ridge is on private property, too--I doubt most residents realize that. The tax windfall that Medtronic and the Redtail Ridge project would bring to Louisville seems to be an obvious solution!

I adamantly support Medtronic and the Redtail Ridge project not only to make up for 15 years of vacancy and no contributions from that site to our City, but also to put Louisville "on the map" for current and future generations! Thank you for listening!

**Cheryl Merlino, President**
**Professional Placement Partners, Inc.**
**(303) 604-0600 Office**
**(425) 941-8581 Cell/Text**
**https://www.linkedin.com/in/cheryl-merlino-00a8224**

**From:** Bob Musslewhite
**To:** City Council
**Subject:** Redtail Ridge
**Date:** Tuesday, July 28, 2020 8:57:49 AM

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Hi,

As a resident of the City of Louisville, I request that the city council deny the application to amend the Comprehensive Plan for Redtail Ridge .

While proper development of the site could be beneficial to the city the developer's request from the beginning should have denied.

The density is way too much and the effect on air quality and traffic is not acceptable.

Regards,

Bob Musslewhite

**From:** Erin Carpenter
**To:** City Council
**Subject:** Redtail Ridge
**Date:** Tuesday, July 28, 2020 8:41:43 AM

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Hello,
I am writing to oppose the application for the Redtail Ridge development. I agree with Matt Jones, the Commissioner and will simply put his points below:

I am asking the council to:

1) **Deny** the application. Under the current comprehensive plan, the developer can have an already generous three million square feet of development. Medtronic only needs a half-million square feet.

2) The developer's proposal at six million square feet is **way, way too bi**g. We cherish our unique small-town character and this proposal is **totally out of character with Louisville**. The massive size will create significant environmental and climate impacts, create bad traffic congestion, put more pressure on housing and schools, and will be a long-term drain on city coffers.

3) **The Planning Commission got it right when they unanimously voted to deny** the six million square foot proposal because it is too big, is not consistent with the small town character of Louisville and would undermine the thousands of hours of citizen involvement in the Comprehensive Plan that set the three million square foot limit.

4) **In a pandemic, don't needlessly force** about a thousand residents and city staff, who have families, to have to circulate, sign and verify **a referendum petition** to overturn any yes decision.

Thank you for all your time and service to our community,

--
Erin Carpenter

**From:** Gordon Madonna
**To:** City Council
**Subject:** Redtail Ridge Development
**Date:** Tuesday, July 28, 2020 8:39:05 AM

---

Hello Mayor & City Council Members,

Concerning the proposed Redtail Ridge development I am asking that you deny this request.

The proposed development is against any and all previous planning and ideals for Louisville. This project is too massive and will destroy everything our Louisville forefathers have meticulously planned for Louisville.

Yes, we need to increase our sales tax base but this is not the way to accomplish that.

I have attended the previous meeting(s) in reference to this development and it was clear from the majority of citizens that we do not want this for Louisville!

The transportation nightmare alone would cause our citizens extreme frustration. The transportation corridor is extremely deficient at present and in desperate need of improvements. This development will only exacerbate the problem not improve it.

If acceptable proposals cannot be reached then we need to find a way to join with Boulder County and purchase the property as open space.

The planning department was correct in rejecting this development.

This is the most prime, last remaining pieces of land we have.

Let’s not cave in to the developers and approve a blight on our city.

Thank You,
Gordon Madonna

**From:** Ashley Stolzmann
**To:** Deborah Applegate
**Cc:** Meredyth Muth
**Subject:** Re: Keep Medtronic in Louisville – Support Redtail Ridge
**Date:** Tuesday, July 28, 2020 9:06:03 AM

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Thank you for the feedback. Your comments will be entered into the public record so that City Council can consider them in the public hearing for this application.
Best,

Ashley Stolzmann
Louisville Mayor
303-570-9614
AshleyS@LouisvilleCO.gov

_____
From: Deborah Applegate <mojobilliejr23@yahoo.com>
Sent: Tuesday, July 28, 2020 5:43 AM
To: Ashley Stolzmann; Kyle Brown; Caleb Dickinson; Deb Fahey; Christopher Leh; Jeff Lipton; Dennis Maloney
Cc: info@louisvilleforredtailridge.com
Subject: Keep Medtronic in Louisville – Support Redtail Ridge

Dear Mayor and City Council,

I'm writing to ask that you share my support for the Redtail Ridge project. I believe it's a positive step forward for Louisville because … Redtail Ridge keeps Medtronic in Louisville -Medtronic will not stay in Louisville if Redtail Ridge doesn't go forward, which means you're actively pushing 500 of our neighbors out of this community. -Our city will lose the additional 1,500 jobs this campus will create if Redtail Ridge is not approved. -Medtronic cannot wait indefinitely for Redtail Ridge to be approved – millions of patients around the world cannot wait either. Redtail Ridge enhances much-needed access to our schools and hospitals -For the first time in Louisville history; students, families, and faculty at Monarch's K-8 and high school campus will have safety improvements and much-needed access to the school as the Redtail Ridge plan includes enhancing Campus Drive from single-access to a two-way boulevard. -Increased access also benefits patients, first responders, medical teams, and staff at Avista Adventist Hospital who will also see improved connectivity on Campus Drive. Redtail Ridge provides open spaces, parkland, and trails for our families, and neighbors -Redtail Ridge will add nearly 40 acres to the city's open space network. -Redtail Ridge will be home to the city's largest park – more than 15 acres – ideal for parents, children, friends, and families. -More than 15 miles of trails will be created, including first-time-ever access to the Rock Creek Regional Trail. -Multi-use sports fields for soccer, baseball, lacrosse, and more. Redtail Ridge increases our city's coffers -Taxes from the empty land have plunged from $924,000 a year to only $10,700 a year and will remain low until ideas and plans are approved for the area. -Tax revenue from Redtail Ridge bolsters our coffers to help ongoing funding for our schools, roads, and other civic services. Redtail Ridge creates senior-friendly homes -Redtail Ridge includes senior-friendly neighborhoods and homes for our parents, grandparents, and community members who have grown up in Louisville and want to stay in -Louisville near their loved ones. Medtronic is only too aware that the Planning Commission voted against their Louisville jobs when they cast their votes on the Master Developer's Redtail Ridge proposal. I'm asking that you vote for Redtail Ridge, which is a vote for your neighbors' careers. In addition to keeping more than 500 jobs, you're adding 1,500 additional ones to the City. By supporting Redtail Ridge, the area eliminates fenced off, useless land and gains parkland and trails for families. Grandparents can stay in town rather than find housing far from their families. And you'll be adding tax dollars to the city's bottom line, rather than adding taxes to citizens. Thank you for listening and for your support for Louisville's Redtail Ridge project.

--
Deborah Applegate
mojobilliejr23@yahoo.com

**From:** Ashley Stolzmann
**To:** Michael McPheron
**Cc:** Meredyth Muth
**Subject:** Re: Keep Medtronic in Louisville – Support Redtail Ridge
**Date:** Tuesday, July 28, 2020 9:05:47 AM

---

Thank you for the feedback. Your comments will be entered into the public record so that City Council can consider them in the public hearing for this application.
Best,

Ashley Stolzmann
Louisville Mayor
303-570-9614
AshleyS@LouisvilleCO.gov

_____
From: Michael McPheron <coyotem28@aol.com>
Sent: Monday, July 27, 2020 10:36 PM
To: Ashley Stolzmann; Kyle Brown; Caleb Dickinson; Deb Fahey; Christopher Leh; Jeff Lipton; Dennis Maloney
Cc: info@louisvilleforredtailridge.com
Subject: Keep Medtronic in Louisville – Support Redtail Ridge

Dear Mayor and City Council,

I'm writing to ask that you share my support for the Redtail Ridge project. I believe it's a positive step forward for Louisville because … Redtail Ridge keeps Medtronic in Louisville -Medtronic will not stay in Louisville if Redtail Ridge doesn't go forward, which means you're actively pushing 500 of our neighbors out of this community. -Our city will lose the additional 1,500 jobs this campus will create if Redtail Ridge is not approved. -Medtronic cannot wait indefinitely for Redtail Ridge to be approved – millions of patients around the world cannot wait either. Redtail Ridge enhances much-needed access to our schools and hospitals -For the first time in Louisville history; students, families, and faculty at Monarch's K-8 and high school campus will have safety improvements and much-needed access to the school as the Redtail Ridge plan includes enhancing Campus Drive from single-access to a two-way boulevard. -Increased access also benefits patients, first responders, medical teams, and staff at Avista Adventist Hospital who will also see improved connectivity on Campus Drive. Redtail Ridge provides open spaces, parkland, and trails for our families, and neighbors -Redtail Ridge will add nearly 40 acres to the city's open space network. -Redtail Ridge will be home to the city's largest park – more than 15 acres – ideal for parents, children, friends, and families. -More than 15 miles of trails will be created, including first-time-ever access to the Rock Creek Regional Trail. -Multi-use sports fields for soccer, baseball, lacrosse, and more. Redtail Ridge increases our city's coffers -Taxes from the empty land have plunged from $924,000 a year to only $10,700 a year and will remain low until ideas and plans are approved for the area. -Tax revenue from Redtail Ridge bolsters our coffers to help ongoing funding for our schools, roads, and other civic services. Redtail Ridge creates senior-friendly homes -Redtail Ridge includes senior-friendly neighborhoods and homes for our parents, grandparents, and community members who have grown up in Louisville and want to stay in -Louisville near their loved ones. Medtronic is only too aware that the Planning Commission voted against their Louisville jobs when they cast their votes on the Master Developer's Redtail Ridge proposal. I'm asking that you vote for Redtail Ridge, which is a vote for your neighbors' careers. In addition to keeping more than 500 jobs, you're adding 1,500 additional ones to the City. By supporting Redtail Ridge, the area eliminates fenced off, useless land and gains parkland and trails for families. Grandparents can stay in town rather than find housing far from their families. And you'll be adding tax dollars to the city's bottom line, rather than adding taxes to citizens. Thank you for listening and for your support for Louisville's Redtail Ridge project.

--
Michael McPheron
coyotem28@aol.com

**From:** Ashley Stolzmann
**To:** Chris Lamoreaux
**Cc:** Meredyth Muth
**Subject:** Re: Keep Medtronic in Louisville – Support Redtail Ridge
**Date:** Tuesday, July 28, 2020 9:05:32 AM

---

Thank you for the feedback. Your comments will be entered into the public record so that City Council can consider them in the public hearing for this application.
Best,

Ashley Stolzmann
Louisville Mayor
303-570-9614
AshleyS@LouisvilleCO.gov

_____
From: Chris Lamoreaux <chris.lamoreaux@gmail.com>
Sent: Monday, July 27, 2020 9:48 PM
To: Ashley Stolzmann; Kyle Brown; Caleb Dickinson; Deb Fahey; Christopher Leh; Jeff Lipton; Dennis Maloney
Cc: info@louisvilleforredtailridge.com
Subject: Keep Medtronic in Louisville – Support Redtail Ridge

Dear Mayor and City Council,

I'm writing to ask that you share my support for the Redtail Ridge project. I believe it's a positive step forward for Louisville because … Redtail Ridge keeps Medtronic in Louisville -Medtronic will not stay in Louisville if Redtail Ridge doesn't go forward, which means you're actively pushing 500 of our neighbors out of this community. -Our city will lose the additional 1,500 jobs this campus will create if Redtail Ridge is not approved. -Medtronic cannot wait indefinitely for Redtail Ridge to be approved – millions of patients around the world cannot wait either. Redtail Ridge enhances much-needed access to our schools and hospitals -For the first time in Louisville history; students, families, and faculty at Monarch's K-8 and high school campus will have safety improvements and much-needed access to the school as the Redtail Ridge plan includes enhancing Campus Drive from single-access to a two-way boulevard. -Increased access also benefits patients, first responders, medical teams, and staff at Avista Adventist Hospital who will also see improved connectivity on Campus Drive. Redtail Ridge provides open spaces, parkland, and trails for our families, and neighbors -Redtail Ridge will add nearly 40 acres to the city's open space network. -Redtail Ridge will be home to the city's largest park – more than 15 acres – ideal for parents, children, friends, and families. -More than 15 miles of trails will be created, including first-time-ever access to the Rock Creek Regional Trail. -Multi-use sports fields for soccer, baseball, lacrosse, and more. Redtail Ridge increases our city's coffers -Taxes from the empty land have plunged from $924,000 a year to only $10,700 a year and will remain low until ideas and plans are approved for the area. -Tax revenue from Redtail Ridge bolsters our coffers to help ongoing funding for our schools, roads, and other civic services. Redtail Ridge creates senior-friendly homes -Redtail Ridge includes senior-friendly neighborhoods and homes for our parents, grandparents, and community members who have grown up in Louisville and want to stay in -Louisville near their loved ones. Medtronic is only too aware that the Planning Commission voted against their Louisville jobs when they cast their votes on the Master Developer's Redtail Ridge proposal. I'm asking that you vote for Redtail Ridge, which is a vote for your neighbors' careers. In addition to keeping more than 500 jobs, you're adding 1,500 additional ones to the City. By supporting Redtail Ridge, the area eliminates fenced off, useless land and gains parkland and trails for families. Grandparents can stay in town rather than find housing far from their families. And you'll be adding tax dollars to the city's bottom line, rather than adding taxes to citizens. Thank you for listening and for your support for Louisville's Redtail Ridge project.

--
Chris Lamoreaux
chris.lamoreaux@gmail.com

**From:** Ashley Stolzmann
**To:** Judy Bergsgaard
**Cc:** Meredyth Muth
**Subject:** Re: Keep Medtronic in Louisville – Support Redtail Ridge
**Date:** Tuesday, July 28, 2020 9:35:10 AM

---

Thank you for the feedback. Your comments will be entered into the public record so that City Council can consider them in the public hearing for this application.
Best,

Ashley Stolzmann
Louisville Mayor
303-570-9614
AshleyS@LouisvilleCO.gov

_____
From: Judy Bergsgaard <jbergsgaard@gmail.com>
Sent: Tuesday, July 28, 2020 8:12 AM
To: Ashley Stolzmann; Kyle Brown; Caleb Dickinson; Deb Fahey; Christopher Leh; Jeff Lipton; Dennis Maloney
Cc: info@louisvilleforredtailridge.com
Subject: Keep Medtronic in Louisville – Support Redtail Ridge

Dear Mayor and City Council,

I'm writing to ask that you share my support for the Redtail Ridge project. I believe it's a positive step forward for Louisville because … Redtail Ridge keeps Medtronic in Louisville -Medtronic will not stay in Louisville if Redtail Ridge doesn't go forward, which means you're actively pushing 500 of our neighbors out of this community. -Our city will lose the additional 1,500 jobs this campus will create if Redtail Ridge is not approved. -Medtronic cannot wait indefinitely for Redtail Ridge to be approved – millions of patients around the world cannot wait either. Redtail Ridge enhances much-needed access to our schools and hospitals -For the first time in Louisville history; students, families, and faculty at Monarch's K-8 and high school campus will have safety improvements and much-needed access to the school as the Redtail Ridge plan includes enhancing Campus Drive from single-access to a two-way boulevard. -Increased access also benefits patients, first responders, medical teams, and staff at Avista Adventist Hospital who will also see improved connectivity on Campus Drive. Redtail Ridge provides open spaces, parkland, and trails for our families, and neighbors -Redtail Ridge will add nearly 40 acres to the city's open space network. -Redtail Ridge will be home to the city's largest park – more than 15 acres – ideal for parents, children, friends, and families. -More than 15 miles of trails will be created, including first-time-ever access to the Rock Creek Regional Trail. -Multi-use sports fields for soccer, baseball, lacrosse, and more. Redtail Ridge increases our city's coffers -Taxes from the empty land have plunged from $924,000 a year to only $10,700 a year and will remain low until ideas and plans are approved for the area. -Tax revenue from Redtail Ridge bolsters our coffers to help ongoing funding for our schools, roads, and other civic services. Redtail Ridge creates senior-friendly homes -Redtail Ridge includes senior-friendly neighborhoods and homes for our parents, grandparents, and community members who have grown up in Louisville and want to stay in -Louisville near their loved ones. Medtronic is only too aware that the Planning Commission voted against their Louisville jobs when they cast their votes on the Master Developer's Redtail Ridge proposal. I'm asking that you vote for Redtail Ridge, which is a vote for your neighbors' careers. In addition to keeping more than 500 jobs, you're adding 1,500 additional ones to the City. By supporting Redtail Ridge, the area eliminates fenced off, useless land and gains parkland and trails for families. Grandparents can stay in town rather than find housing far from their families. And you'll be adding tax dollars to the city's bottom line, rather than adding taxes to citizens. Thank you for listening and for your support for Louisville's Redtail Ridge project.

--
Judy Bergsgaard
jbergsgaard@gmail.com

**From:** Tiffany Tasset
**To:** City Council
**Subject:** Reject Redtail Ridge Plan
**Date:** Tuesday, July 28, 2020 9:48:44 AM

---

Hello Louisville City Council,

I am writing to encourage you to to deny the application to amend our Comprehensive Plan and reject the Retail Ridge development plan. As a 10-year resident of Louisville and lifetime resident of Boulder County, the proposed plan does not match the character and values of our city and county as it is overly big and dense. I would love to see a plan that allows for some development, but also maintains some of the natural habitat and features of the site. I would also be in support of additional open space designation for the area. Thank you for your time and consideration.

Regards,
Tiffany Tasset
150 Monarch St.

**From:** Norman Thompson
**To:** City Council; Planning Commission
**Subject:** Comments on the redevelopment proposal for the former StorageTek property
**Date:** Tuesday, July 28, 2020 9:42:42 AM

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To the Mayor, City Council, and Planning Commission:

I want to start by thanking the Planning Commission for rejecting the proposal presented by Brue Baukol for the redevelopment of the former StorageTek site in Louisville. I fully agree with the commission that this proposal does not fit within the current vision of Louisville's future.

I wish to share my concerns and recommendations related to this property. As you will see with what I write below, I feel passionate about this.

- Most important, I ask that you always keep foremost in your mind that you should be representing the best interests of the citizens of Louisville, not any developer.
- I also recommend that you keep the following perspective: Pretty much any developer is primarily interested in maximizing their profit. They will ask for the world, knowing that it is a negotiating position. Thus, by asking for twice as much developed square footage as the city has indicated they want for the property, they hope to, perhaps, get the city to compromise and give them 75% of what they originally proposed. Please don't flinch. Stand your ground.
- I'd be perfectly happy for this property to be preserved as open space. Indeed, that would be my first preference. That is what the City of Louisville did with the Harney-Lastoka property. The owners of that property wanted to sell it to a developer, but the city had the guts to stand up to the owner and the developer and say, "No, we want this to be open space. We want this as a buffer between Louisville and Lafayette." The owners of the property didn't make as much money as they would have if they had sold it to a developer, but they still made a lot of money selling it to the city for open space. Hooray for those in power in the city at that time for having done the right thing. Unfortunately, something similar did not happen with the developments along 95th Street north of South Boulder Road. We have now blended with Lafayette along 95th Street and I can't tell where Louisville leaves off and Lafayette begins. I shake my head when I drive up 95th Street – there is a sign that says "Welcome to Louisville" and then just a few feet away is a sign that says "Welcome to Lafayette." So we have already kinda become "LafayetteLouisville." Note that I have put Lafayette first in the amalgamated name because it is the larger of the two cities. This redevelopment of the StorageTek property will similarly blend us with Broomfield. We will simply become "BroomfieldLafayetteLouisville" and become part of the great urban sprawl of BroomfieldWestministerNorthglennThornton... that all just blob together.

- Any development must have a positive cash flow for the Louisville government.
- Absolutely no NO ***NO*** residential development. This is just wrong, wrong, wrong. NO senior housing, NO condos, NO apartments, NO stand-alone houses. Any and all future residential development should be kept contiguous with the current core of development in Louisville. This is crucial to maintaining our small-town character. This is crucial to this being a walkable community. This is crucial to keeping us from becoming Broomfield Louisville.
- I'm OK with this site being an outlier site from the core of Louisville development if it is a business park. The only commercial/retail space that makes sense to me for this site would be these things:
    - Restaurant/food court that would primarily serve the employees in the business park.
    - Services that would be used primarily by the employees of the business park, such as a dry cleaner or an auto repair shop where an employee could drop off their car in the morning and then walk to work.
- NO height exceptions. I shake my head in bafflement when I drive through Broomfield and see all the hodgepodge of building heights, mixed development, mish-mash. Stick with the rules we have now. In fact, I would like to see even tighter restrictions on building heights and density of development than what is currently allowed in Louisville.

Thank you for taking the time to read and consider my comments.

Norman Thompson
545 Manorwood Lane
Louisville

28 July 2020

**From:** Lisa Ritchie
**To:** City Council
**Subject:** FW: In favor of Redtail Ridge
**Date:** Tuesday, July 28, 2020 9:27:42 AM

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***Lisa Ritchie, AICP***
*Senior Planner*
*City of Louisville*
*303-335-4596*

**From:** Michael Schaller [mailto:michaelpschaller@gmail.com]
**Sent:** Monday, July 27, 2020 8:44 PM
**To:** Planning <planning@Louisvilleco.gov>
**Subject:** Fwd: In favor of Redtail Ridge

Hello,

I just wanted to write an email stating my support of the Redtail Ridge project. I am an Old Town Louisville resident and I think this project would be very beneficial to Louisville in numerous ways. It would create jobs in the area, provide an eldery care center that the Front Range desperately needs, improve safety of Monarch schools via better road access, provide increased tax revenue to Louisville and specifically the schools and fire/police departments. And all of this comes from development on the edge of town such that the downtown and historic charm of Louisville is maintained.

Additionally, as a medical device professional myself, I believe that bringing a second headquarters for Medtronic to Louisville will have significant benefits to the city and surrounding area. Medtronic is the largest pure-play medical device manufacturer and this will create a new eco-system of innovation and entrepreneurship here. This has the potential to be monumental over the long run that go far beyond the limits of the area.

In short, I am strongly in support of this project.

Best,
Mike

**From:** Erin Lindsay
**To:** City Council
**Subject:** Storage Tek Proposal
**Date:** Tuesday, July 28, 2020 9:25:34 AM

---

Hello Louisville City Council,

I'm writing to ask that you please DENY the current application to develop the Storage Tek property. This current proposal is many, many time bigger than it needs to be. I moved to Louisville for its small town feel. I could have moved somewhere else for a lot less money. In the few short years I've lived here I've noticed a staggering decline in the presence of hawks - a conspicuous and saddening loss. Noise and traffic has become much worse. My view has way less open space in it. These changes are already terrible. Don't add to them by approving this proposal, please. I do not want the added traffic, congestion, drain on our city's resources, and negative impact on our environment that the current proposal will bring.

Approving this six million square foot proposal would undermine the hours that our citizens (including myself) have put in to preserving the small town character of Louisville. Part of what I cherish about living here is that the city listens to the citizens' voices and implements choices that are in keeping with the desires of its residents.

I know that Boulder County does not support this proposal. Please, listen to them.

Lastly, since we have a pandemic in progress it would be highly irresponsible to push this proposal through right now. Residents, city staff, and families would have to forgo sound medical advice to socially distance in order to sign and verify a referendum petition to overturn a yes vote. We'd have to circulate, increasing the risk of spreading COVID-19 and surpassing hospital capacity. Don't do this to us during a pandemic. Pushing this through would be viewed as an opportunistic attempt to bypass the voice of the people.

Thank you for your time and consideration. Stay healthy.

Erin Lindsay

Sent from my iPhone

**From:** Brian Nordstrom Lane
**To:** City Council
**Subject:** oppose the Redtail Ridge development
**Date:** Tuesday, July 28, 2020 9:20:18 AM

---

Dear City Council-

I oppose the proposed Redtail Ridge development. It's much too large and will strain our infrastructure and change our small town. Please vote no.

Brian Nordstrom Lane

Sent from my iPhone

**From:** Erin Trendler
**To:** City Council
**Subject:** Deny Redtail Ridge
**Date:** Tuesday, July 28, 2020 9:09:20 AM

---

Please vote to deny the application for Redtail Ridge! Keep the beauty and small town feel of Louisvile strong.

Erin Trendler
Eisenhower Drive

**From:** Freya Henry
**To:** City Council
**Subject:** deny Redtail Ridge application
**Date:** Tuesday, July 28, 2020 10:46:54 AM

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Dear Council members,

As a proud citizen of Louisville since 2007, I am writing to express a request that the application for developing Redtail Ridge be denied in it's current state.
I recently read an interesting article about some of Boulder's history, including the creation of the "blue line" that limited development in the foothills, and the purchase of the Enchanted Mesa property as open space (rather than a large hotel complex that was being planned by the owner). This took place in the 1960s, and the positive results of limiting development are more than evident today. I am so grateful to the forward-thinking citizens who worked to make this happen, and I trust that Lousiville can take appropriate pause and consideration for the kind of landscape that we hope to offer to future generations. When the right development proposal comes along, it will be clear. Redtail Ridge is not in alignment with our values.
Thank you as always for your service to our city and community!

Sincerely,

Freya Henry
freya.henry@gmail.com

**From:** Cari Arneson
**To:** City Council
**Subject:** No on Redtail Ridge
**Date:** Tuesday, July 28, 2020 10:42:49 AM

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City Council,

Please deny the application to amend our Comprehensive Plan. Redtail Ridge is too big for Louisville! I am especially concerned about the effects it would have on our traffic and air quality. It doesn't seem this development would benefit our city. Thank you.

Cari Arneson, citizen of Louisville

**From:** don metzler
**To:** City Council
**Subject:** Redtail Ridge
**Date:** Tuesday, July 28, 2020 10:29:54 AM

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Dear Louisville City Council,

As a long time resident, I am interested in having Louisville maintain the "small town" feel that it has. With this in mind, I feel the plans for the Redtail Ridge development will be too large for the Louisville area.

I am writing to encourage you to deny the Redtail Ridge application.

Thank you.

Regards,

Don Metzler
1101 W. Enclave Circle
Louisville

**From:** Shelagh Turner
**To:** City Council
**Subject:** Redtail Ridge
**Date:** Tuesday, July 28, 2020 10:14:37 AM

---

Dear Council Members,

Please deny the Redtail Ridge application. This type of development with its massive density just doesn't fit well in our small town of Louisville. It seems to be more conducive to a city like Thornton, Westminster or Aurora. The additional traffic, noise, and pollution would be awful.

I'm all for senior housing, rentals, and retail space -- just at a smaller scale.

Thank you for your consideration into this matter.
Sincerely,
Shelagh Turner

**From:** Carie Whalen
**To:** City Council
**Subject:** Redtail Ridge - DENY APPLICATION
**Date:** Tuesday, July 28, 2020 10:02:43 AM

---

To the Louisville City Council,

My husband, Matt Whalen and I have been homeowners in Louisville since 2004. We oppose the Redtail Ridge development. We do not have the infrastructure or support needed to absorb this kind of development.

It is also against all of the reasons why we settled and started a family in Louisville - we moved from the city for a small town - neighborhoods and main street - not giant high rise developments. Please listen to your citizens and:

1) **Deny** the application. Under the current comprehensive plan, the developer can have an already generous three million square feet of development. Medtronic only needs a half-million square feet.

2) The developer's proposal at six million square feet is **way, way too big**. We cherish our unique small-town character and this proposal is **totally out of character with Louisville**. The massive size will create significant environmental and climate impacts, create bad traffic congestion, put more pressure on housing and schools, and will be a long-term drain on city coffers.

3) **The Planning Commission got it right when they unanimously voted to deny** the six million square foot proposal because it is too big, is not consistent with the small town character of Louisville and would undermine the thousands of hours of citizen involvement the Comprehensive Plan that set the three million square foot limit.

4) **In a pandemic, don't needlessly force** about a thousand residents and city staff, who have families, to have to circulate, sign and verify **a referendum petition** to overturn any yes decision.

Thank you for your attention to this matter.

Carie Whalen
1149 Harper Lake Drive, Louisville, CO

**From:** Casey Johns
**To:** City Council
**Subject:** Redtail Ridge
**Date:** Tuesday, July 28, 2020 11:22:09 AM

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Good Afternoon,

We have been following the news on Redtail Ridge since the beginning. We're downtown Louisville residents, and we've been to several of the presentations by Baukol as well.

We strongly feel this is a great opportunity for Louisville, and the time is right! This development would bring numerous jobs to the area, in a time when the economy and job prospects have been down.

It also seems like this campus could help revitalize the McCaslin corridor as it would draw more people to the area, who could support restaurants and retail.

We're excited by the prospect of a connection between trail systems to Broomfield and better road access to Monarch High School.

All around this seems like a great opportunity for our community!

Sincerely,
Dr. Andrew and Casey Johns

**From:** Ashley Stolzmann
**To:** Meredyth Muth
**Subject:** Phone Message
**Date:** Tuesday, July 28, 2020 11:32:17 AM

---

Hi Meredyth,

I got a phone message that a resident can not e-mail or do the electronic meeting but they wanted to let me know they were against Red-Tail

Bruce & Inger-Johanne Gerwig 400 Fairfield Lane

Thank you.

Ashley Stolzmann
Louisville Mayor
303-570-9614
AshleyS@LouisvilleCO.gov

**From:** Daisy He
**To:** City Council
**Subject:** Against the plan!
**Date:** Tuesday, July 28, 2020 12:42:26 PM

---

1) **Deny** the application. Under the current comprehensive plan, the developer can have an already generous three million square feet of development. Medtronic only needs a half-million square feet.

2) The developer's proposal at six million square feet is **way, way too bi**g. We cherish our unique small-town character and this proposal is **totally out of character with Louisville**. The massive size will create significant environmental and climate impacts, create bad traffic congestion, put more pressure on housing and schools, and will be a long-term drain on city coffers.

3) **The Planning Commission got it right when they unanimously voted to deny** the six million square foot proposal because it is too big, is not consistent with the small town character of Louisville and would undermine the thousands of hours of citizen involvement the Comprehensive Plan that set the three million square foot limit.

4) **In a pandemic, don't needlessly force** about a thousand residents and city staff, who have families, to have to circulate, sign and verify **a referendum petition** to overturn any yes decision.

**From:** Jim & Barbara Gigone
**To:** City Council
**Subject:** "Redtail Ridge" development
**Date:** Tuesday, July 28, 2020 12:37:07 PM

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**As residents of Boulder County for over 60 years (and Louisville for 14 years), we are concerned about the proposed GDP and Comprehensive Plan amendment now before the Louisville City Council. We do not oppose the Medtronics office headquarters proposal but a high density development with 5-story buildings, hotels, over 2,000 total rental units, a terrific increase in traffic—this destroys comprehensive planning and ideals for the City of Louisville. Yes, improving the present commercial structure, some additional housing components, etc., make sense, but please hear the citizens of Louisville and do not hasten to approve this amendment without considerable more study and public input.**
**Thank you,**
**Jim and Barbara Gigone, 801 Lincoln Av, Louisville**

**From:** Margo
**To:** City Council
**Subject:** No On Redtail Ridge PLEASE!!!
**Date:** Tuesday, July 28, 2020 12:32:18 PM

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PLEASE DENY THE APPLICATION TO AMEND OUR COMPREHENSIVE PLAN AND REJECT REDTAIL RIDGE PLAN.

IT'S TOO BIG FOR LOUISVILLE AND WILL RUIN OUR QUALITY OF LIFE- TRAFFIC, AIR QUALITY…….

THANK YOU FOR LISTENING TO LOUISVILLE RESIDENTS WHO ABSOLUTELY LOVE OUR SMALL TOWN!

Best Wishes,

Margo Bachman

**From:** Laura Pederson
**To:** City Council
**Subject:** DENY the Redtail Ridge Proposal
**Date:** Tuesday, July 28, 2020 12:26:59 PM

---

Hello,

The massive Redtail Ridge Proposal is contrary to our values and would severely degrade what makes Louisville so special to all of us.

A development of that density and height with the resulting air pollution, congestion, traffic gridlock, climate degradation, increased pressure on schools and infrastructure is completely out of step with what Louisville residents love about our home town.

**We Don't Want This in Louisville**.

Please do the right thing and DENY the Redtail Ridge Proposal.

Thanks and Regards,

Laura and Pete Pederson

2297 Cliffrose Lane

Louisville, Co.

80027

**From:** jhowell@indra.com
**To:** City Council
**Subject:** Deny Redtail Ridge Proposal
**Date:** Tuesday, July 28, 2020 12:24:51 PM

---

To the Louisville City council,

The proposed plan for the Storage-Tec site coming before you is way to large. Please deny this proposal on behalf of the citizens of Louisville who want to maintain a small town feel and as much open space as our economy can afford. I know a better plan is possible that still offers some residential and commercial growth. The Redtail plan is sprawling and out of sinc. I have live here for 18 years, and while Louisville has grown a great deal and some of the small town feel has been effected, this council has made many good decisions to pace our growth intelligently. I hope it will continue to do so starting with denying this massive new development.

Jennifer Howell
542 Hoptree Court
Louisville, CO 80027

**From:** Janette Kotichas
**To:** City Council
**Subject:** Redtail Ridge Massive Development
**Date:** Tuesday, July 28, 2020 12:23:40 PM

---

Dear Mayor Stolzmann and Valued, Elected City Council Members:

Please deny the most recent application from Ryan Companies to expand the size of their development, Redtail Ridge. Under the current comprehensive plan, these developers are already allotted a generous three million square feet of development. Medtronic needs only 500,000 square feet.

Ryan Companies' proposal of six million square feet is massive. We cherish our unique small-town character and this proposal is totally out of character with Louisville. Lifting the height limitations will set a dangerous precedent, opening Louisville up to more over-sized structures. The proposed size will create significant environmental and climate impacts, create increased traffic congestion, put more pressure on housing and schools, and create a demand for more police, fire department, and maintenance employees. This will cause an immediate and long-term drain on city funds which have already been greatly impacted from COVID.

The Planning Commission got it right when they unanimously voted to deny the six million square foot proposal. A “yes” vote from you will undermine the thousands of hours of residents' involvement in the Comprehensive Plan that set the three million square foot limit.

This latest proposal is also 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…"

In the middle of this devastating pandemic, please don’t needlessly force some 1,000 residents and city staff to have to circulate, sign, and verify a referendum petition to overturn any “yes" decision.

Thank you for your service to our community. See you on August 4th via Zoom.

Sincerely,

Janette Kotichas
278 Juniper Street
Louisville, CO 80027
303.929.0930

**From:** Fallon Hanley
**To:** City Council
**Subject:** No on Redtail Ridge
**Date:** Tuesday, July 28, 2020 12:03:14 PM

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I have been a Louisville resident for 14yrs now and have owned a home here for going on 13yrs. This type of development is the last thing we need to do to our beautiful city. I could go into detail on why I fee this way but won't take up more of your time than I have to. Please reject this project.

James Fallon Hanley

**From:** D.Cristopher Benner
**To:** City Council
**Subject:** No on Redtail Ridge
**Date:** Tuesday, July 28, 2020 11:51:51 AM

---

Dear City Council, I am writing in regards to No on Redtail Ridge. I ask that you:

1) Deny the application. Under the current comprehensive plan, the developer can have an already generous three million square feet of development. Medtronic only needs a half-million square feet.

2) The developer's proposal at six million square feet is way, way too big. We cherish our unique small-town character and this proposal is totally out of character with Louisville. The massive size will create significant environmental and climate impacts, create bad traffic congestion, put more pressure on housing and schools, and will be a long-term drain on city coffers.

3) The Planning Commission got it right when they unanimously voted to deny the six million square foot proposal because it is too big, is not consistent with the small town character of Louisville and would undermine the thousands of hours of citizen involvement the Comprehensive Plan that set the three million square foot limit

Thank you, Cris, Ward 2

**From:** Sandra Chandler
**To:** City Council
**Subject:** NO on Redtail Ridge!
**Date:** Tuesday, July 28, 2020 11:57:03 AM

---

To Louisville City Council,

I am a 25-year resident of Louisville and I am asking you to DENY the application to amend our Comprehensive Pan and also to REJECT the Ridgetail Ridge plan.

The size and density of this project would negatively impact our quality of life here in Louisville (and Boulder County) in nearly every way that makes Louisville such a

desirable place to live and raise a family.

It is too dense and large and would negatively impact our traffic, air, and do harm in ways that densely populated areas often do. It would burden the water supply, public

services, create possible waste disposal issues, and impact wildlife and natural habitats in harmful ways.

I grew up in Houston, TX, which is just a developer's paradise, and I witnessed all of the above ill effects of these kinds of projects on the surrounding areas. We raised our

family here because of the quality of life we couldn't find there. It is now our home and the special place our children were born. Please protect it for their children, as well.

As our elected officials, you have a duty to do what's best for Louisville and this is NOT it.

Respectfully,

Sandy Chandler
for Wendy Carle, Evan Chandler, Matt Chandler

**From:** Carol Anderson
**To:** City Council
**Subject:** Redtail Ridge
**Date:** Tuesday, July 28, 2020 11:43:22 AM

---

To Whom It May Concern:

I am urging you to vote no on the application to amend our Comprehensive Plan and reject the Redtail Ridge plan. It is too big, too residential heavy, too disruptive to our lives in Louisville. I have lived in Louisville for over 30 years. I am not anti development but this is too much. Please vote no on Redtail Ridge in this plan. Maybe something smaller in scope.

Sincerely,

Carol Anderson
303-665-5747

**From:** Paulette Bolles
**To:** City Council
**Subject:** Red tail Ridge-NO!
**Date:** Tuesday, July 28, 2020 1:58:35 PM

---

Please vote no on the red tail ridge application. It's way too big for our small town.
Thank you
Paulette Bolles
723 Ponderosa Ct

**From:** Gayle Schack
**To:** City Council
**Subject:** Redtail Ridge.
**Date:** Tuesday, July 28, 2020 1:55:58 PM

---

Dear Louisville Planning Commission,

I am contacting you to share my concerns with the size of Redtail Ridge.

My family has lived in Louisville for 26 years and I'm already saddened by the growth and building of additional housing we have seen. There are too many multi-family housing sites already. The town has become too crowded. There are too many cars on the road and more and more people drive too fast. There is also more crime now. And I am constantly picking up trash as I walk around town. I now make it a habit to carry a bag to pick up trash. This is not what Louisville was like in the past.

I absolutely do NOT want Louisville to move away from a rural designation. I don't want to lose any more open space and areas available for wildlife.

Please vote 'NO' on August 4th regarding the too, too large proposal that Redtail Ridge presents.

Thank you.
Gayle Schack
793 W. Pinyon Way
Louisville, CO 80027
gmschack@gmail.com

**From:** Kara Edwards
**To:** City Council
**Subject:** Redtail Ridge development plan
**Date:** Tuesday, July 28, 2020 1:49:33 PM

---

Good afternoon,
As a resident of Louisville, I would like to take the opportunity to request that you reject the current expansive plan presented by the Redtail Ridge developer. I completely support development at the former StorageTek property and encourage you to request other ideas, offers, and plans, including from this developer. However the Redtail Ridge plan exceeds the Comprehensive Plan that our town and Planning Commission worked so hard to establish and does not fall within the character and guidelines of the rest of the city.

Thank you for considering my opinion when making your decision!
Kind regards,

Kara Edwards
511 Sunset Dr, Louisville, CO 80027

**From:** Sonia Call
**To:** City Council
**Subject:** NO on Redtail Ridge
**Date:** Tuesday, July 28, 2020 1:33:48 PM

---

Good afternoon.

We join other Louisville residents, the Louisville Planning Commission and Boulder County in saying NO to the Redtail Ridge application and ask that the Council, too, reject this application for the sake of Louisville. Please, carefully consider the short-term and long-term ramifications of this development, deliberate among yourselves honestly and apolitically. Please do the right thing and say NO.

Sonia and Jeff Call

**From:** Indra Khalsa
**To:** City Council
**Subject:** Proposed changes to development plan
**Date:** Tuesday, July 28, 2020 1:29:55 PM

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Dear Council Members,

I have been hearing about the proposed changes to the General Development Plan for Redtail Ridge from my neighbors for a while now.

Many of us are very concerned.

I want to go on record opposing this change and recommend that you reject changes to the GDP for this development.

I have a number of concerns. The main ones are:

1) the requested changes to the height limits; Two or three stories is high enough

2) the dramatic increase, doubling the overall density, going from a FAR of 0.25 to 0.50 and

3) how likely is this development to succeed with such high density located out by itself from the rest of Louisville.

**Please consider the long term consequences of this decision. Please do not make decisions that experiment with Louisville's future in ways that cannot be undone.**

Thank you,

Indra Khalsa
277 S. Carter Ave.
Louisville, CO 80027

303-665-6170

**From:** Carey, Nate (Nate)
**To:** City Council
**Cc:** carey.melissajo@gmail.com
**Subject:** Resident"s view of Retail Ridge
**Date:** Tuesday, July 28, 2020 1:24:35 PM

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Hi,

I am a resident of Louisville and live at 540 Coventry ln, in Coal Creek Ranch. I strongly encourage the Louisville City Council to deny the application to amend our Comprehensive Plan and to reject the Redtail Ridge plan. The Louisville Planning Commission unanimously rejected the developer's request for changes to the city's Comprehensive Plan and the General Development Plan because Retail Ridge is TOO BIG FOR Louisville. I could not agree more!!

I am a native of Colorado, and have lived in San Jose, CA, New York, NY, Austin, TX and Houston, TX. I know what it is like to live in and around huge buildings, and "strip malls" that are designed and built by developers who are chasing profits instead of community culture.

I support developing this land, but not as proposed. What we have at Louisville is special, unique and leaves a lasting impressing on anyone that visits. You do not get the same feeling when visiting Broomfield, superior, etc. Do not put what makes Louisville so special at risk.

Please call my cell phone if you have any questions or comments.

Regards,

Nate Carey
Vice President and Controller
Ball Corporation http://www.ball.com
Office: (303) 460-2425
Mobile: (303) 319-3271

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**From:** Shazreen Meor Danial
**To:** City Council
**Subject:** Redtail Ridge development
**Date:** Tuesday, July 28, 2020 1:18:28 PM

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Hello Louisville City Council,

I have been a resident of Louisville for 10 years now, have two kids in the Louisville school system, now work in Louisville and will continue to be in Louisville for the long term. Both of my kids will eventually move to Monarch (we are Fireside Elementary school family).

I am writing to oppose the Redtail Ridge development.

We moved and chose to settle down in Louisville due to its small town feel. It has been great to be able to enjoy our walks and bike rides without feeling like we are walking or biking along side hundreds and thousand of cars. We are also environmental conscious thus would like to see the use of many of the unoccupied building/office space before new ones are being built and leaving those still empty.

Please take this into consideration. Thanks in advance.

shazreen

**From:** Bradley Latham
**To:** City Council
**Subject:** Retail Ridge Development
**Date:** Tuesday, July 28, 2020 2:35:59 PM

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Hello Louisville City Council,
I am concerned with the proposed development of Retail Ridge at the city's Southeast gateway. I've been a proud homeowner since 2005 and the development goes against everything our small town stands for.

I urge you to please not approve this development as it will have impact on our environment, density and overcrowding of our small town. Please do not approve the plans just as the planning commission already did.

Thank you,

Bradley Latham
450 Orchard Drive

**From:** Mike Martin
**To:** City Council
**Subject:** NO on Redtail ridge
**Date:** Tuesday, July 28, 2020 4:01:07 PM

---

Hi:

I live at 597 Manorwood Lane in Louisville and have been a resident for 12+ years.

Please deny the applicaiton to amend our comprehensive plan and reject the Redtail Ridge plan.

It is WAY too dense and will negatively impact the community. I'm for responsible development. This is not.

The tax upside does not justify the building of this large, dense development.

We can do better.

Thanks,
Michael J Martin

m48martin@yahoo.com

**From:** Jennifer Shedd
**To:** City Council
**Subject:** Redtail ridge/Storage tek application amendment
**Date:** Tuesday, July 28, 2020 3:57:44 PM

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City Council members,
I'm asking you to represent the interests of your citizens and deny the application to amend the comprehensive plan and reject the Redtail Ridge plan.

We have a planning commission for a reason and need to be firm with the developers that they will not be rewarded for bypassing the voice of the community and the commission.

Based on the scale of the proposal, 3 million square feet is sufficient and even questionable in it's alignment to the demand for the types of commercial and retail space that are being proposed.

Given the new development in Superior and existing struggling commercial and retail space in Broomfield, the data just doesn't confirm that the city and extended community can viably support the levels of additional retail, hotel and office space that is planned for Redtail ( let alone an increase to 6 million square feet.) Based on economic forecasts many of the sectors this development targets in their plan are in a steady decline.

In addition, we have existing areas in Louisville, particularly the former Sam's club and the area that houses Mud Rocks, that are in immediate need of redevelopment focus.

Aside from economic viability challenges, Citizens, the planning commission and Boulder county are all concerned about the impact on traffic, air quality and general quality of life Redtail ridge would have on Louisville.

With the questionable value and benefit this development provides our community, it's seems the clear response is to deny any further expansion.

Thank you for your service to the community,
Jenny Shedd
280 S. Madison

**From:** Maryan Jaross
**To:** City Council
**Subject:** Redtail Ridge
**Date:** Tuesday, July 28, 2020 3:47:53 PM

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To every member of the City Council:

We attended the entire hearing and presentations about Redtail Ridge before the Planning Commission.

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

We hope there will be more inclusive management of public comment before the City Council.

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

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

Concerns are:

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

Again, we would like Medtronic to have their corporate headquarters there but do not like Ryan trying to circumvent the Comprehensive Plan nor the process.

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

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

Respectfully,

Maryan Jaross
Tom Lepak

846 St. Andrews Lane
Louisville, Co

**From:** Linda Du
**To:** City Council
**Subject:** deny the application to amend our Comprehensive Plan and to reject the Redtail Ridge plan/GDP
**Date:** Tuesday, July 28, 2020 3:43:09 PM

---

Hi, Council,

As Louisville residents, we strongly against the Redtail Ridge site plan, please vote "NO" for such big project.

Thank you.

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

**From:** Rebecca Laverdure
**To:** City Council
**Subject:** Please Deny Redtail Rideg"s Application - It"s Too Big
**Date:** Tuesday, July 28, 2020 3:42:51 PM

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Dear Louisville City Council,

Please deny the application for Redtail Ridge's massive development. It's completely out of character with Louisville and its small town feel. Under the current comprehensive plan, the developer can have an already generous three million square feet of development. Medtronic only needs a half-million square feet. Also, the proposed size will create significant environmental and climate impacts, create bad traffic congestion, put more pressure on housing and schools, and will be a long-term drain on city coffers.

The Planning Commission got it right when they unanimously voted to deny the six million square foot proposal because it is too big, is not consistent with the small town character of Louisville and would undermine the thousands of hours of citizen involvement the Comprehensive Plan that set the three million square foot limit.

In a pandemic, don’t needlessly force about a thousand residents and city staff, who have families, to have to circulate, sign and verify a referendum petition to overturn any yes decision. We care about our residents and city staff and don't want to put them in harm's way!

Sincerely,

Rebecca Laverdure

**From:** Stephanie Nevarez
**To:** City Council
**Subject:** No on Red Tail Ridge Development
**Date:** Tuesday, July 28, 2020 3:42:37 PM

---

Dear Council,
Please do not proceed with this development. We have many vacant commercial buildings. There is no need to develop this beautiful (should be open space) area. Please, I urge you, vote NO.

--
Stephanie Nevarez
Primary Guide and EC Director
Community Montessori of BVSD
Public pre-k to 5th grade
720-561-3723

| | |
|---|---|
| **From:** | Meredyth Muth |
| **To:** | City Council |
| **Subject:** | FW: City Email |
| **Date:** | Tuesday, July 28, 2020 4:28:01 PM |
| **Attachments:** | image001.png |

**From:** Brian Topping [mailto:brian.topping@gmail.com]
**Sent:** Tuesday, July 28, 2020 4:25 PM
**To:** Meredyth Muth <meredythm@louisvilleco.gov>
**Subject:** Re: City Email

**Brian Topping**
No on Redtail Ridge
To: Council@louisvilleco.gov <Council@LouisvilleCO.gov>, Cc: Ashley Stolzmann & 7 more

4:14 PM
Details

[NOTE: I am CCing individual members as well as Meredyth Muth after having problems with the system that logs the emails to public record and forwards to all members.]

Dear Louisville City Council,

Here we are, back for another round of saying "NO" to a developer that gave us the bait-and-switch from their original plans. A developer whose plan the Louisville Planning Commission unanimously rejected as incompatible with the Louisville Comprehensive Plan.

You may remember me in favor of letting Brue Bakol move forward with their metro district needs to arrange funding at an earlier council meeting. This was a split vote and the only thing that got it over the hump was the explicit assurances by the developer that if this project came back to Council, it was STILL under no obligation to approve it.

We find ourselves testing that litmus now. Planning has firmly rejected this project and it's time for Council to follow, regardless of the pressure to the contrary.

My personal objections to this were summed up to Roger Sherman:

> I feel like we were successful at getting city council "over the hump" with allowing BB to start on their metro district funding needs. It was a split vote and Chris Leh visibly deliberated before agreeing with the tenor we brought to the room that there was no reason not to let BB move ahead, so long as council retained rights to cancel the project at a later date.
>
> If I had known that these "market studies" were going to indicate that the "diverse and interesting retail" was going to be chopped in half, I may not have been at that meeting. I can't speak for others, but I doubt I am the only one.
>
> As a resident on a PUD with a developer (Markel) that has blown off their obligations to the city for ten years running, I am personally pretty tired of what has amounted to bait-and-switch by them and have no intent to allow it to continue by any developer. I have no doubt that smart people are putting their best effort toward studies that will make a very profitable development and within project risk tolerances that make the difference between sloppy and good business.
>
> We are quickly running out of options for creating a community nexus that is on par with a Stanley Market or Belmar. We are also running out of options for generating better sales tax revenue. These two are inexorably linked. I'm already spending more and more time in Superior, and if I didn't just finish home customizations last year, I'd consider moving to a townhome there and leaving Louisville behind. We need to invigorate what we have and make it a draw for a 5-10 mile radius, instead of the other way around where people have to go to other times to find intellectual and environmental vitality. Downtown Superior is far better than anything we have on the drawing board and RTR needs to change that for my vote.
>
> On the upside, while I am a supporter of wildlife and put a month or two of part time work into the Louisville prairie dog incident on Paschal last year, the difference here is the colonies can be humanely moved if they aren't poisoned first. One can argue there is never enough space for wildlife, but reality is a mean mistress. The StorageTek land has been commercial far longer than most can remember it being vacant, and there's no reason in my mind it should not return to a proper commercial hub. Having Medtronic on the RTR campus just means there are going to be more "thinkers" concentrated around the "diverse and interesting retail" that emerges there. If allowed to bloom, it could easily become far more than the sum of its parts. On the other hand, it would be easy to shortchange just a few of the interesting components and watch the entire effort turn into the same retail monstrosity that was the Broomfield Best Buy that you mentioned.

So this is a little different take than a lot of my neighbors who are against this project. I believe that this project should not just be a mild breakeven for the city, but a solid winner in all regards. We've waited this long for a good project. This one isn't it, and we should wait some more. The land isn't getting less valuable, and if Brue Bakol wanted to get the job done, they should have paid closer attention to reality.

Thank you for your attention and consideration of this position! I am always open to additional reflection and expect to be at the meeting on the 4th to support these views if the Commission does not summarily reject the proposal as it stands.

Kind regards,

Brian Topping
North End

**From:** Michael Smith
**To:** City Council
**Subject:** Redtail Ridge Development
**Date:** Tuesday, July 28, 2020 4:26:31 PM

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My wife and I have been residents of Louisville at our address for nearly 35 years. We OPPOSE approval of the Redtail Ridge Development. This intensive development
Is out of character with the small town image of Louisville. This includes up to 5 story buildings, extensive apartments, senior facilities, etc. I am skeptical of the economic analysis that has been presented and think this type of development will result in more cost to city taxpayers. As I understand the plan, a PUD will issue bonds that will be repaid out of property taxes. It is unclear if their costs will include necessary modifications to infrastructure such as water and sewer. Are they funding acquisition of additional water rights? The impacts on traffic are also a concern. Based on their plan, it is more likely that much of their sales tax will go to Broomfield. There is also a relatively small amount of open space in the plan. The large development and increase in population will also require additional municipal services, how will these be supported if much of the property tax goes to paying off bonds? Louisville does not need a development of this magnitude. Please do not approve overriding the unanimous recommendation of the planning commission.

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

**From:** Robin Goldstein-Lincoln
**To:** City Council
**Subject:** No on Redtail Ridge
**Date:** Tuesday, July 28, 2020 4:16:51 PM

---

Hi! We are long time residents of Louisville and quite concerned about the proposed development-Retail Ridge. Please deny the application for Redtail Ridge. That is NOT in the best interests of this town.

Thank you so much for your attention to our concerns.
Robin

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

**From:** William G. Falardeau
**To:** Ashley Stolzmann; City Council
**Subject:** Redtail Project
**Date:** Tuesday, July 28, 2020 4:15:14 PM

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Dear Mayor Stolzmann and City Council Members,
I am a resident of Superior, but have made many close friends while belonging to the Louisville Recreation Center and also while working with residents on RMMA issues. I think of Louisville and Superior as the Twin Cities of Colorado, separated by Highway 36, instead of the Mississippi River. So it is with love for both these cities, that I write to urge you to **vote no on the Redtail Project. Please protect our small town feel. This project is much too large for that site.**

At 5,886,000 square feet of built area, Redtail Ridge is completely out of character with Louisville and its small town feel. It includes:

- 900 rental apartments
- 1,326 senior-living rental units
- 2,250,000 sq. ft. office space
- 240 hotel rooms
- 70,000 sq. ft. retail space
- Vast parking lots

1) The developer's proposal at six million square feet is **way, way too bi**g. We cherish our unique small-town character and this proposal is **totally out of character with Louisville**. The massive size will create significant environmental and climate impacts, create bad traffic congestion, put more pressure on housing and schools, and will be a long-term drain on city coffers.

2) **The Planning Commission got it right when they unanimously voted to deny** the six million square foot proposal because it is too big, is not consistent with the small town character of Louisville and would undermine the thousands of hours of citizen involvement the Comprehensive Plan that set the three million square foot limit.

3) It is the middle of a pandemic and a depression is in the offing with the high levels of unemployment. How do we know the future needs of businesses or the demand for homes? ( It will take 20 years to complete the development. What will be the demand in 20 years?)

4) With all available open space developed at StoageTek, what happens in the next 100 year flood? Coal Creek flooded during 2013.

**Redtail is too large of a project, at the wrong time, adding only noise, pollution, and traffic congestion near a school and hospital.**

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

Please vote **no** on the Redtail Proposal.

Thank you,

Respectfully,
Karen Falardeau
Superior, CO 80027

**From:** Lisa Ritchie
**To:** City Council
**Subject:** FW: Against the plan
**Date:** Tuesday, July 28, 2020 4:50:10 PM

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***Lisa Ritchie, AICP***
*Senior Planner*
*City of Louisville*
*303-335-4596*

**From:** Daisy He [mailto:daisyhe56@gmail.com]
**Sent:** Tuesday, July 28, 2020 12:02 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Against the plan

1) **Deny** the application. Under the current comprehensive plan, the developer can have an already generous three million square feet of development. Medtronic only needs a half-million square feet.

2) The developer's proposal at six million square feet is **way, way too bi**g. We cherish our unique small-town character and this proposal is **totally out of character with Louisville**. The massive size will create significant environmental and climate impacts, create bad traffic congestion, put more pressure on housing and schools, and will be a long-term drain on city coffers.

3) **The Planning Commission got it right when they unanimously voted to deny** the six million square foot proposal because it is too big, is not consistent with the small town character of Louisville and would undermine the thousands of hours of citizen involvement the Comprehensive Plan that set the three million square foot limit.

4) **In a pandemic, don't needlessly force** about a thousand residents and city staff, who have families, to have to circulate, sign and verify **a referendum petition** to overturn any yes decision.

**From:** Danielle Young
**To:** City Council
**Subject:** Redtail Ridge
**Date:** Tuesday, July 28, 2020 4:37:46 PM

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Please deny the application. I love the small-town feel of Louisville, and this development is way too big. Please reconsider.

Danielle Young

**From:** Ashley Stolzmann
**To:** Frank Harney
**Cc:** Meredyth Muth
**Subject:** Re: Keep Medtronic in Louisville – Support Redtail Ridge
**Date:** Tuesday, July 28, 2020 9:39:16 PM

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Thank you for the feedback. Your comments will be entered into the public record so that City Council can consider them in the public hearing for this application.
Best,

Ashley Stolzmann
Louisville Mayor
303-570-9614
AshleyS@LouisvilleCO.gov

_____
From: Frank Harney <fharney863@gmail.com>
Sent: Tuesday, July 28, 2020 11:55 AM
To: Ashley Stolzmann; Kyle Brown; Caleb Dickinson; Deb Fahey; Christopher Leh; Jeff Lipton; Dennis Maloney
Cc: info@louisvilleforredtailridge.com
Subject: Keep Medtronic in Louisville – Support Redtail Ridge

Dear Mayor and City Council,

I'm writing to ask that you share my support for the Redtail Ridge project. I believe it's a positive step forward for Louisville because … Redtail Ridge keeps Medtronic in Louisville -Medtronic will not stay in Louisville if Redtail Ridge doesn't go forward, which means you're actively pushing 500 of our neighbors out of this community. -Our city will lose the additional 1,500 jobs this campus will create if Redtail Ridge is not approved. -Medtronic cannot wait indefinitely for Redtail Ridge to be approved – millions of patients around the world cannot wait either. Redtail Ridge enhances much-needed access to our schools and hospitals -For the first time in Louisville history; students, families, and faculty at Monarch's K-8 and high school campus will have safety improvements and much-needed access to the school as the Redtail Ridge plan includes enhancing Campus Drive from single-access to a two-way boulevard. -Increased access also benefits patients, first responders, medical teams, and staff at Avista Adventist Hospital who will also see improved connectivity on Campus Drive. Redtail Ridge provides open spaces, parkland, and trails for our families, and neighbors -Redtail Ridge will add nearly 40 acres to the city's open space network. -Redtail Ridge will be home to the city's largest park – more than 15 acres – ideal for parents, children, friends, and families. -More than 15 miles of trails will be created, including first-time-ever access to the Rock Creek Regional Trail. -Multi-use sports fields for soccer, baseball, lacrosse, and more. Redtail Ridge increases our city's coffers -Taxes from the empty land have plunged from $924,000 a year to only $10,700 a year and will remain low until ideas and plans are approved for the area. -Tax revenue from Redtail Ridge bolsters our coffers to help ongoing funding for our schools, roads, and other civic services. Redtail Ridge creates senior-friendly homes -Redtail Ridge includes senior-friendly neighborhoods and homes for our parents, grandparents, and community members who have grown up in Louisville and want to stay in -Louisville near their loved ones. Medtronic is only too aware that the Planning Commission voted against their Louisville jobs when they cast their votes on the Master Developer's Redtail Ridge proposal. I'm asking that you vote for Redtail Ridge, which is a vote for your neighbors' careers. In addition to keeping more than 500 jobs, you're adding 1,500 additional ones to the City. By supporting Redtail Ridge, the area eliminates fenced off, useless land and gains parkland and trails for families. Grandparents can stay in town rather than find housing far from their families. And you'll be adding tax dollars to the city's bottom line, rather than adding taxes to citizens. Thank you for listening and for your support for Louisville's Redtail Ridge project.

--
Frank Harney
fharney863@gmail.com

**From:** Ashley Stolzmann
**To:** Donald Ingermann
**Cc:** Meredyth Muth
**Subject:** Re: Keep Medtronic in Louisville – Support Redtail Ridge
**Date:** Tuesday, July 28, 2020 9:17:17 PM

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Thank you for the feedback. Your comments will be entered into the public record so that City Council can consider them in the public hearing for this application.
Best,

Ashley Stolzmann
Louisville Mayor
303-570-9614
AshleyS@LouisvilleCO.gov

_____
From: Donald Ingermann <dsden1@comcast.net>
Sent: Tuesday, July 28, 2020 5:35 PM
To: Ashley Stolzmann; Kyle Brown; Caleb Dickinson; Deb Fahey; Christopher Leh; Jeff Lipton; Dennis Maloney
Cc: info@louisvilleforredtailridge.com
Subject: Keep Medtronic in Louisville – Support Redtail Ridge

Dear Mayor and City Council,

I'm writing to ask that you share my support for the Redtail Ridge project. I believe it's a positive step forward for Louisville because …

Redtail Ridge keeps Medtronic in Louisville
-Medtronic will not stay in Louisville if Redtail Ridge doesn't go forward, which means you're actively pushing 500 of our neighbors out of this community.
-Our city will lose the additional 1,500 jobs this campus will create if Redtail Ridge is not approved.
-Medtronic cannot wait indefinitely for Redtail Ridge to be approved – millions of patients around the world cannot wait either.

Redtail Ridge enhances much-needed access to our schools and hospitals
-For the first time in Louisville history; students, families, and faculty at Monarch's K-8 and high school campus will have safety improvements and much-needed access to the school as the Redtail Ridge plan includes enhancing Campus Drive from single-access to a two-way boulevard.
-Increased access also benefits patients, first responders, medical teams, and staff at Avista Adventist Hospital who will also see improved connectivity on Campus Drive.

Redtail Ridge provides open spaces, parkland, and trails for our families, and neighbors
-Redtail Ridge will add nearly 40 acres to the city's open space network.
-Redtail Ridge will be home to the city's largest park – more than 15 acres – ideal for parents, children, friends, and families.
-More than 15 miles of trails will be created, including first-time-ever access to the Rock Creek Regional Trail.
-Multi-use sports fields for soccer, baseball, lacrosse, and more.

Redtail Ridge increases our city's coffers
-Taxes from the empty land have plunged from $924,000 a year to only $10,700 a year and will remain low until ideas and plans are approved for the area.
-Tax revenue from Redtail Ridge bolsters our coffers to help ongoing funding for our schools, roads, and other civic services.

Redtail Ridge creates senior-friendly homes

-Redtail Ridge includes senior-friendly neighborhoods and homes for our parents, grandparents, and community members who have grown up in Louisville and want to stay in -Louisville near their loved ones.

Medtronic is only too aware that the Planning Commission voted against their Louisville jobs when they cast their votes on the Master Developer's Redtail Ridge proposal.

I'm asking that you vote for Redtail Ridge, which is a vote for your neighbors' careers. In addition to keeping more than 500 jobs, you're adding 1,500 additional ones to the City. By supporting Redtail Ridge, the area eliminates fenced off, useless land and gains parkland and trails for families. Grandparents can stay in town rather than find housing far from their families. And you'll be adding tax dollars to the city's bottom line, rather than adding taxes to citizens.

Thank you for listening and for your support for Louisville's Redtail Ridge project.

--
Donald Ingermann
dsden1@comcast.net

**From:** Ashley Stolzmann
**To:** Chris
**Cc:** Meredyth Muth
**Subject:** Re: Article on Proposed Redtail Ridge/Monarch HS
**Date:** Tuesday, July 28, 2020 9:16:07 PM

---

Thank you for the feedback. Your comments will be entered into the public record so that City Council can consider them in the public hearing for this application.
Best,

Ashley Stolzmann
Louisville Mayor
303-570-9614
AshleyS@LouisvilleCO.gov

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**From:** Chris <chris@greatdividepictures.com>
**Sent:** Tuesday, July 28, 2020 9:06 PM
**To:** Ashley Stolzmann; Caleb Dickinson; Christopher Leh; Dennis Maloney; Kyle Brown
**Cc:** Rob Zuccaro
**Subject:** Article on Proposed Redtail Ridge/Monarch HS

Hi Councilmembers,

I hope you will take time to read this. It is an article I wrote that features three Monarch HS students who have serious concerns about the proposed Redtail Ridge. The impact the 20 year construction project will have on Monarch High School is immense. These 15-year olds are smart, articulate and worried. https://sites.google.com/view/public-engagement-louisville/new

Chris Wheeler
525 La Farge Ave.

____

**THE PROPOSED REDTAIL RIDGE – Wisdom from Monarch High**
By Chris Wheeler, a Louisville photojournalist and producer of the 9News documentary, "Coronavirus Winter: A Small Town Portrait in Black and White."
--

Last November, when three Monarch High School girls attended an Open Space Advisory Board Meeting as part of a school assignment, they had no idea that it would provide them a front row seat at one of Louisville's most explosive issues in the past decade.

On the agenda in that November 2019 meeting was the proposed development of the nearly 400-acre old StorageTek site in southeast Louisville. Denver-based Brue Baukol Capital Partners is hoping to transform it into what they call "Redtail Ridge," into a massive development of nearly 6 million square feet of office, commercial, retail and residential space. The land is today owned by Phillips 66. To give you an idea of the size of the space in question, the 389 acres of the old StorageTek/Phillips 66 site is 45% larger than Davidson Mesa, which is 246 acres.

"We didn't think it would be such a big thing," said 15-year old Ava Carter of Louisville. But it did not take long for Ava, and classmates Tessa Awald (15) and Katherine Marsella (15), to realize the potential impact of a massive development in their backyard. And when I say 'backyard,' I mean it literally. The proposed Redtail Ridge/old StorageTek land runs along the southern boundary of Monarch High School.

After the Open Space Advisory Board meeting, the three teenagers were inspired to compose an email to Mayor Ashley Stolzmann. "We are writing to address the issue with you," the freshmen wrote, "because the impact of this decision will not just affect us as students going to Monarch High School, but all the members of the Louisville Community."

Nine months after the students attended the meeting of the Open Space Advisory Board, the Redtail Ridge issue is barreling down on Louisville like a freight train on the BSNF tracks (cue the 4am train horn). Developer Brue Baukol is proposing a small city to be built on the old StorageTek lands. City Council will vote on August 4 whether to accept or deny the developer's plan. One Boulder County government official calls it "the largest land use issue Louisville has faced in over a decade."

Tessa, Katherine and Ava are too young to vote, but old enough to have smart opinions. In the proposed Redtail Ridge, they see a threat. And they are not afraid to take a stand. As the younger generation, they have more at stake than the rest of us.

Their immediate concern is the impact the huge construction project will have on the learning

environment at Monarch. The Redtail Ridge plan includes 2 million square feet of office space, 900 multi-family residential areas, 70,000 square feet of retail space and over a thousand senior living apartments "The smells and sounds will be disruptive," says Tessa. " We often have lunch outside. Every student uses the outdoor spaces of our school." Even more worrisome are concerns about the potential health concerns from dust and debris sent airborne over the 389-acre construction site. And then there is the noise. Katherine says, "We already hear airplanes flying overhead while in class." Tessa is concerned about the daily, earth-shaking sounds of heavy construction equipment: "What happens to a conducive learning environment when all we will hear are loud drills?" she asks. The scale and enormity of Brue Baukol's nearly six million square-foot construction project is simply unimaginable to the three Monarch High School teens. Tessa, Ava, and Katherine are also concerned about how traffic from the proposed development will impact not just the high school, but the K-8 school also on the Monarch campus. Anyone who has been anywhere near the Monarch campus on a school day understands the meaning of the word "gridlock." "I live in Superior and on school days it takes at least 15 minutes to drive just a few miles to school," says Katherine.

For now, Campus Drive dead ends at Monarch's southeast corner. A key part of the Redtail Ridge plan is to connect Campus eastward to 96th Street. The "new" Campus Drive will include four roundabouts, and likely four lanes. Developer Brue Baukol sees the new Campus Drive as an avenue to alleviate traffic problems. Tessa, Ava, and Katherine fear it will cause *additional* ones. They think the new Campus Drive could become another Dillon Road. "You have a lot of drivers in this area who have just received their licenses," says Ava." The volume of traffic and speed of cars traveling the new Campus Drive worries the teens. Tessa believes Campus Drive could also become a shortcut for travelers navigating around the proposed Redtail Ridge. "More cars will make it more hazardous," says Ava.

Buried in the debate over the Redtail Ridge development is how it will impact the miles of open space that encircle most of Louisville. It's certainly not lost on these bright Monarch High students. "A big part of living in Louisville is that it is a place where open space is important," says Ava. Most would agree that our designated Open Space areas take on added importance in the midst of a pandemic.

The three students were pre-schoolers when the StorageTek buildings came down over a decade ago. For most of their lives, they have not viewed it as private land, but simply as 'open space.' To Ava, Tessa, and Katherine, the old StorageTek lands to the south and east of the Monarch campus are not much different than Davidson Mesa, Warembourg, or any of our city's other designated open spaces. After all, as citizens of Louisville, open space is in their DNA.

"It's refreshing," says Katherine. For students , a walk outside to breathe the clean air and take in the open views help them deal with the stress of school. "After all day in class, it calms you down," said Katherine. "Development here will be a disaster." Developer Brue Baukol touts the benefits of the plan having about 40 acres of open space. Forty acres out of nearly 400? As they say on ESPN Sportscenter: "C'mon man!"

For all three teens, the calming quietude of the former StorageTek property is an important piece of the educational experience at Monarch. The rhythms of the seasons work in unison with the rhythms of the school year. Tessa, Katherine, Ava and other students can look to the lands and witness the colorful changes of autumn as the trees and grasses turn Colorado gold. During winter, they can study the beauty a fresh snowfall blanketing the 400 acres of lands. In spring, they can see the new green leaves emerging on the trees and wildflowers sprouting from the prairie.

For Tessa, Ava, and Katherine, the StorageTek lands are an aesthetic that is inseparable from the Monarch campus. "It gives you a sense of freedom," says Tessa. She believes the natural sanctuary of open spaces is an integral part of the learning sanctuary of Monarch schools. Though private lands, the open spaces adjacent to Monarch provide an important buffer that these students say promote learning. Their hope is that City Council will find a way to acquire at least some of 389-acre the StorageTek track and turn it into open space that is accessible to all.

To Ava, the Redtail Ridge issue is a quality of life issue. She says the shield of open space that the old StorageTek lands provide bring "comfort.' Katherine believes "the benefits of preserving these lands as open space outweigh those of the proposed development. To have it taken away will completely change our ideals and perspectives."

The build out of Redtail Ridge is expected to last 20 years. By the time it is completed, Tessa, Katherine and Ava will be nearing 40 years old. Perhaps they will have their own families then. If so, their children will be attending school at Monarch. Their wish is for their children to be able to have the same wonderful learning opportunities that they have had. "I want them to have the same experience of being connected to the natural world that I have had," says Ava.

Take a look at the photos of Ava, Tessa, and Katherine. Study their faces. I see three bright young women who are poised to one day be leaders in our community. They are the faces of wisdom, courage, and conviction. Talking to these intelligent ladies, you cannot help but feel they have the maturity of adults who have experienced many life lessons.

On the issue of Redtail Ridge, their voices deserve to be heard. The groundbreaking development proposed by Brue Baukol will affect every citizen in Louisville. But we really need to pay

attention to the generation of Ava, Katherine and Tessa. The decisions our city leaders make today will have the most impact on them. If there are consequences that come with a car-dependent development, their generation will have to live with them.

"We need to realize that we cannot get it back after its been destroyed by development," says Tessa.

No matter what happens with the Redtail Ridge proposal, after spending time with Ava Carter, Tessa Awald, and Katherine Marsella, you cannot help but feel that the future of our city is in good hands.

**From:** Steve Gasser
**To:** City Council
**Cc:** noredtailridge@gmail.com
**Subject:** Please Reject RedTail Ridge Plan
**Date:** Wednesday, July 29, 2020 9:16:34 AM

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Please reject the RedTail Ridge plan on August 4. The quality of life in Louisville has significantly declined in the 21 years I have been a resident. This project will only make the situation worse and remove what is left of the small town feel of Lousiville. The project proposal reminds me of so many other regions (Denver Tech Center, Silicon Valley, Chicago O'Hare Suburbs) that provide little to no quality of life. This project will stress our roads and our open space systems while providing minimal financial impact for Louisville. Please reject this proposal.

I would attend the council meeting on Zoom to share my thoughts but my family will be on vacation. Please do the right thing and vote no on RedTail Ridge!

Steve and Melissa Gasser

**From:** roblevinson@comcast.net
**To:** City Council
**Subject:** Redtail Ridge Proposal
**Date:** Wednesday, July 29, 2020 8:59:32 AM

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Dear City Council Members: I am writing to encourage you to respect and support the UNANIMOUS decision by Louisville Planning Commission to reject the Redtail Ridge proposal. (I wonder how is it even possible that this proposal can continue on to City Council after such a thorough rejection by Planning Commission?) Anyway, please respect the decision of your neighbors who volunteer their time to serve on Planning Commission, and support their vision for the City of Louisville, like I do. Please VOTE NO on Redtail Ridge. Let's keep Louisville rural, not suburban. It's what makes it special.
Thanks for your consideration,
Rob

rob levinson, principal
rob levinson architecture, llc
303.570.9623
roblevinson@comcast.net

**From:** amber_allen@comcast.net
**To:** City Council
**Subject:** Red Tail Ridge
**Date:** Wednesday, July 29, 2020 8:47:22 AM

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Please limit the size of the development in this area to 3 million square feet to avoid urban sprawl. When we have so many vacant buildings in our community already, it seems needless to maximize the development of what's left of the unoccupied land.

Thank you.
-Amber Allen
545 Adams Avenue
Louisville

**From:** Chris Gabriel
**To:** City Council
**Subject:** Redtail Ridge
**Date:** Wednesday, July 29, 2020 8:39:29 AM

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Hello
I wanted to voice my support for the Redtail Ridge development. I do not want to see Louisville become a millionaire-only town like Boulder. By keeping the housing and job supply on an upward trajectory we will be able to be a town where families can still affordably live. More jobs, more housing, and more people will keep this community thriving.

Thanks

Chris Gabriel
217 Short Pl, Louisville, CO 80027

**From:** Rob Zuccaro
**To:** City Council
**Subject:** FW: Article on Proposed Redtail Ridge/Monarch HS
**Date:** Wednesday, July 29, 2020 8:29:02 AM

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**From:** Chris <chris@greatdividepictures.com>
**Sent:** Tuesday, July 28, 2020 9:07 PM
**To:** Ashley Stolzmann <ashleys@louisvilleco.gov>; Caleb Dickinson <cdickinson@louisvilleco.gov>; Christopher Leh <leh@louisvilleco.gov>; Dennis Maloney <DennisM@louisvilleco.gov>; Kyle Brown <kbrown@louisvilleco.gov>
**Cc:** Rob Zuccaro <rzuccaro@louisvilleco.gov>
**Subject:** Article on Proposed Redtail Ridge/Monarch HS

Hi Councilmembers,

I hope you will take time to read this. It is an article I wrote that features three Monarch HS students who have serious concerns about the proposed Redtail Ridge. The impact the 20 year construction project will have on Monarch High School is immense. These 15-year olds are smart, articulate and worried. https://sites.google.com/view/public-engagement-louisville/new

Chris Wheeler
525 La Farge Ave.

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**THE PROPOSED REDTAIL RIDGE – Wisdom from Monarch High**
By Chris Wheeler, a Louisville photojournalist and producer of the 9News documentary, "Coronavirus Winter: A Small Town Portrait in Black and White."
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Last November, when three Monarch High School girls attended an Open Space Advisory Board Meeting as part of a school assignment, they had no idea that it would provide them a front row seat at one of Louisville's most explosive issues in the past decade.

On the agenda in that November 2019 meeting was the proposed development of the nearly 400-acre old StorageTek site in southeast Louisville. Denver-based Brue Baukol Capital Partners is hoping to transform it into what they call "Redtail Ridge," into a massive development of nearly 6 million square feet of office, commercial, retail and residential space. The land is today owned by Phillips 66. To give you an idea of the size of the space in question, the 389 acres of the old StorageTek/Phillips 66 site is 45% larger than Davidson Mesa, which is 246 acres.

"We didn't think it would be such a big thing," said 15-year old Ava Carter of Louisville. But it did not take long for Ava, and classmates Tessa Awald (15) and Katherine Marsella (15), to realize the potential impact of a massive development in their backyard. And when I say 'backyard,' I mean it literally. The proposed Redtail Ridge/old StorageTek land runs along the southern boundary of Monarch High School.

After the Open Space Advisory Board meeting, the three teenagers were inspired to compose an email to Mayor Ashley Stolzmann. "We are writing to address the issue with you," the freshmen wrote, "because the impact of this decision will not just affect us as students going to Monarch High School, but all the members of the Louisville Community."

Nine months after the students attended the meeting of the Open Space Advisory Board, the Redtail Ridge issue is barreling down on Louisville like a freight train on the BSNF tracks (cue the 4am train horn). Developer Brue Baukol is proposing a small city to be built on the old StorageTek lands. City Council will vote on August 4 whether to accept or deny the developer's plan. One Boulder County government official calls it "the largest land use issue Louisville has faced in over a decade."

Tessa, Katherine and Ava are too young to vote, but old enough to have smart opinions. In the proposed Redtail Ridge, they see a threat. And they are not afraid to take a stand. As the younger generation, they have more at stake than the rest of us.

Their immediate concern is the impact the huge construction project will have on the learning

environment at Monarch. The Redtail Ridge plan includes 2 million square feet of office space, 900 multi-family residential areas, 70,000 square feet of retail space and over a thousand senior living apartments "The smells and sounds will be disruptive," says Tessa. " We often have lunch outside. Every student uses the outdoor spaces of our school." Even more worrisome are concerns about the potential health concerns from dust and debris sent airborne over the 389-acre construction site. And then there is the noise. Katherine says, "We already hear airplanes flying overhead while in class." Tessa is concerned about the daily, earth-shaking sounds of heavy construction equipment: "What happens to a conducive learning environment when all we will hear are loud drills?" she asks. The scale and enormity of Brue Baukol's nearly six million square-foot construction project is simply unimaginable to the three Monarch High School teens. Tessa, Ava, and Katherine are also concerned about how traffic from the proposed development will impact not just the high school, but the K-8 school also on the Monarch campus. Anyone who has been anywhere near the Monarch campus on a school day understands the meaning of the word "gridlock." "I live in Superior and on school days it takes at least 15 minutes to drive just a few miles to school," says Katherine.

For now, Campus Drive dead ends at Monarch's southeast corner. A key part of the Redtail Ridge plan is to connect Campus eastward to 96th Street. The "new" Campus Drive will include four roundabouts, and likely four lanes. Developer Brue Baukol sees the new Campus Drive as an avenue to alleviate traffic problems. Tessa, Ava, and Katherine fear it will cause *additional* ones. They think the new Campus Drive could become another Dillon Road. "You have a lot of drivers in this area who have just received their licenses," says Ava." The volume of traffic and speed of cars traveling the new Campus Drive worries the teens. Tessa believes Campus Drive could also become a shortcut for travelers navigating around the proposed Redtail Ridge. "More cars will make it more hazardous," says Ava.

Buried in the debate over the Redtail Ridge development is how it will impact the miles of open space that encircle most of Louisville. It's certainly not lost on these bright Monarch High students. "A big part of living in Louisville is that it is a place where open space is important," says Ava. Most would agree that our designated Open Space areas take on added importance in the midst of a pandemic.

The three students were pre-schoolers when the StorageTek buildings came down over a decade ago. For most of their lives, they have not viewed it as private land, but simply as 'open space.' To Ava, Tessa, and Katherine, the old StorageTek lands to the south and east of the Monarch campus are not much different than Davidson Mesa, Warembourg, or any of our city's other designated open spaces. After all, as citizens of Louisville, open space is in their DNA.

"It's refreshing," says Katherine. For students , a walk outside to breathe the clean air and take in the open views help them deal with the stress of school. "After all day in class, it calms you down," said Katherine. "Development here will be a disaster." Developer Brue Baukol touts the benefits of the plan having about 40 acres of open space. Forty acres out of nearly 400? As they say on ESPN Sportscenter: "C'mon man!"

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Take a look at the photos of Ava, Tessa, and Katherine. Study their faces. I see three bright young women who are poised to one day be leaders in our community. They are the faces of wisdom, courage, and conviction. Talking to these intelligent ladies, you cannot help but feel they have the maturity of adults who have experienced many life lessons.

On the issue of Redtail Ridge, their voices deserve to be heard. The groundbreaking development proposed by Brue Baukol will affect every citizen in Louisville. But we really need to pay

attention to the generation of Ava, Katherine and Tessa. The decisions our city leaders make today will have the most impact on them. If there are consequences that come with a car-dependent development, their generation will have to live with them.

"We need to realize that we cannot get it back after its been destroyed by development," says Tessa.

No matter what happens with the Redtail Ridge proposal, after spending time with Ava Carter, Tessa Awald, and Katherine Marsella, you cannot help but feel that the future of our city is in good hands.

**From:** Jon Sumida
**To:** City Council
**Subject:** No on Redtail Ridge
**Date:** Wednesday, July 29, 2020 8:00:40 AM

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Hello,

Please deny the application to amend the comprehensive plan and reject the redtail ridge plan.

I understand the need to have a development for increased revenue but this seems too dense. We moved here because of the low density and hometown feeling. We do not want to give that up because we really enjoy and am proud to live here.

Best Regards,

Jon+Lindsey+Noa Sumida

**From:** Kelly Landen
**To:** City Council
**Subject:** Please STOP Redtail Ridge
**Date:** Wednesday, July 29, 2020 7:27:56 AM

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Hello Council Members,

As a member of the Louisville community for nearly 10 years, I ask that you do not allow this development to happen. Please deny the application to reject this project. Thank you!

Kelly Landen

**From:** Laura Page
**To:** City Council
**Subject:** Redtail Ridge
**Date:** Wednesday, July 29, 2020 7:21:17 AM

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Dear Mayor and Members of Council,

I ask that you deny the application to amend our Comprehensive Plan and to reject the Redtail Ridge plan/GDP. Please keep the rural designation.

This development is too extensive, too tall, and too destructive to the environment. There is too much asphalt dedicated to cars, and, with the addition of residential units, too costly to Louisville.

Where will we get the additional water to accommodate a development of this size? How much more will current residents pay for water and expanded wastewater facilities?

I always admired how StorageTek was nearly invisible. It's low buildings blended - as much as possible - with the environment. I bemoan the destruction of those buildings. Such a waste.

With the success of our Colorado Tech Center, do we need this monstrosity? I would think there would be a corporation that would love to surround itself with, not highrises and more asphalt, but rather a natural landscape with an amazing view of the Rockies.

Surveys show that residents don't want more resource-taxing residential. We don't need more hotels; a new one will likely just take business away from our existing hotels. Retail is available across the highway; please work with Broomfield towards revenue-sharing, rather than duplication.

With the pandemic, the business climate is sure to change. Let's be patient and wait it out instead of building a behemoth that could become the next failed development wasteland.

Please deny this application.

Laura Page
920 Rex St

**From:** Michael Oberding
**To:** City Council
**Date:** Wednesday, July 29, 2020 6:15:06 AM

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Good morning,

This email is another request to deny the application to amend the Comprehensive Plan and reject the Redtail Ridge plan. There is enough of that going on we don't need another.

Thank you for your time,

Michael

**From:** Salinda
**To:** City Council
**Subject:** Fwd: Red Tail Ridge
**Date:** Wednesday, July 29, 2020 4:55:07 AM

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Sent from my iPhone

Begin forwarded message:

> **From:** Salinda <salinda.fertig@gmail.com>
> **Date:** July 29, 2020 at 4:53:46 AM MDT
> **To:** "Council@louisvillegov.com" <Council@Louisvillegov.com>
> **Subject: Red Tail Ridge**
>
> Please vote NO on this development. We have 3 children in the Monarch school district and this changes the small town atmosphere, the air quality, the serene beauty of the landscape, cows grazing and wildlife surrounding the school itself and the town itself. It will cause a disruption in education for many students in many years to come. Please consider voting No.
> Salinda Fertig-Pechaitis
> Louisville resident
>
> Sent from my iPhone

**From:** Chad DeRosa
**To:** City Council
**Subject:** Redtail Ridge Development
**Date:** Tuesday, July 28, 2020 9:23:05 PM

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Dear Louisville City Council,

1) Deny the application. Under the current comprehensive plan, the developer can have an already generous three million square feet of development. Medtronic only needs a half-million square feet.

2) The developer's proposal at six million square feet is way, way too big! We cherish our unique small-town character and this proposal is totally out of character with Louisville. The massive size will create significant environmental and climate impacts, create bad traffic congestion, put more pressure on housing and schools, and will be a long-term drain on city coffers.

3) The Planning Commission got it right when they unanimously voted to deny the six million square foot proposal because it is too big, is not consistent with the small town character of Louisville and would undermine the thousands of hours of citizen involvement the Comprehensive Plan that set the three million square foot limit.

4) In a pandemic, don't needlessly force about a thousand residents and city staff, who have families, to have to circulate, sign and verify a referendum petition to overturn any yes decision (we will do it if we have to though).

Best,

Chad A. DeRosa, MD
Louisville Resident

**From:** Jennifer Singer-Rupp
**To:** City Council
**Subject:** No on "RedTail Ridge"
**Date:** Tuesday, July 28, 2020 9:20:18 PM

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Dear Mayor, Dear City Council members,

I am writing to renew my opposition to how the Red Tail Ridge development has evolved and urge you to vote against it in its current form. I urge you to NO on (i.e., reject) this development plan and PUD re-zoning from commercial/rural to suburban and to leave the citizen driven comprehensive plan as is.
.
I sat through the Planning Commission meeting on June 11th, to be honest, in utter shock. For the good reason that this project is not consistent with Louisville's small town feel nor good for our community as a whole. The Planning Commission then did the right thing and unanimously rejected this proposal on June 25th - bravo to the Planning Commission! The decision to continue with this discussion after the Planning Commission unanimously rejected the current proposal and bring it to the City Council of Louisville is confusing, questionable and concerning. The divisive nature of the proposal (it is much, much too big) and the change of process and decisions has put a tremendous stress on the community. **It would be utterly wrong and questionable for the Louisville City Council to pass the Brue Baukol proposal after the Louisville Planning Commission unanimously rejected it.** Rules and processes have been changing with this new city council and people are noticing it. The citizens of Louisville are being put at a disadvantage to make the Council comfortable while rules and processes are changed. In a pandemic, it would be **irresponsible to needlessly force about a thousand residents and city staff, who have families, to circulate, sign and verify a referendum petition to overturn any yes decision.** Your vote on this issue will be remembered because citizens will have to put themselves at risk if it comes to a referendum.

The developer does not meet the criteria for a comprehensive plan change. Furthermore, the developer must meet every one of the four criteria to be able to vote yes. Here are some of the comprehensive plan "values" that show "intent" related to criterion A.: The Brue Baukol proposal meets none of these.

· "A Sense of Community . . . where residents, property owners, business owners, and visitors feel a connection to Louisville and to each other, and where the City's character, physical form and accessible government contribute to a citizenry that is actively involved in the decision-making process to meet their individual and collective needs.
· Our Livable Small Town Feel . . . where the City's size, scale, and land use mixture and government's high-quality customer service encourage personal and commercial interactions. A Healthy, Vibrant, and Sustainable Economy . . . where the City understands and appreciates the trust our residents, property owners, and business owners place in it when they invest in Louisville, and where the City is committed to a strong and supportive business climate which fosters a healthy and vibrant local and regional economy for today and for the future.
· Sustainable Practices for the Economy, Community, and the Environment . . . where we challenge our government, residents, property owners, and our business owners to be innovative with sustainable practices so the needs of today are met without compromising the needs of future generations. Unique
· Balanced Transportation System . . . where the City desires to make motorists, transit customers, bicyclists and pedestrians of all ages and abilities partners in mobility, and where the City intends to create and maintain a multimodal transportation system to ensure that each user can move in ways that contribute to the economic prosperity, public health, and exceptional quality of life in the City.
· Integrated Open Space and Trail Networks . . . where the City appreciates, manages and preserves the natural environment for community benefit, including its ecological diversity, its outstanding views, clear-cut boundaries, and the interconnected, integrated trail network which makes all parts of the City accessible.
· Ecological Diversity . . . where the City, through its management of parks and open space and its development and landscape regulations, promotes biodiversity by ensuring a healthy and resilient natural environment, robust plant life and diverse habitats.
· Open, Efficient and Fiscally Responsible Government . . . where the City government is

approachable, transparent, and ethical, and our management of fiscal resources is accountable, trustworthy, and prudent."

**After so much input from the public it would also be grossly wrong to change the Comprehensive Plan that was set forth.**

The expansion of size of the development is much too large. The re-zoning to include residential units goes against the original intent of this property. There are many other serious concerns about this project including short and long term impacts on traffic, infrastructure, wildlife, pollution, environmental, schools, property taxes, and water availability and rates. It was even mentioned in the June 11 meeting that the proposed development would increase our population by 25% - straining our current water sources and forcing us to expand our water works (which costs taxpayer money). We have no idea what this development will "cost" Louisville.

I ask that the Louisville City Council please vote NO on (i.e., reject) this development plan and PUD and leave the citizen involved Comprehensive Plan as it is.

**One other point: During the Planning Commission meetings I noticed that the number of public attendees was never communicated. I would like to ask the City Council to communicate the number of public attendees joining the call intermittently during the meeting. Mayor Stolzmann also spoke to this at the last City Council meeting.**

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

Sincerely,

Jennifer Singer Rupp
466 Muirfield Circle
Louisville, 80027

**From:** Megan DeRosa
**To:** City Council
**Subject:** Redtail Ridge Development
**Date:** Tuesday, July 28, 2020 8:59:03 PM

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Dear Louisville City Council,

1) Deny the application. Under the current comprehensive plan, the developer can have an already generous three million square feet of development. Medtronic only needs a half-million square feet.

2) The developer's proposal at six million square feet is way, way too big. We cherish our unique small-town character and this proposal is totally out of character with Louisville. The massive size will create significant environmental and climate impacts, create bad traffic congestion, put more pressure on housing and schools, and will be a long-term drain on city coffers.

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4) In a pandemic, don't needlessly force about a thousand residents and city staff, who have families, to have to circulate, sign and verify a referendum petition to overturn any yes decision.

Best,

Megan DeRosa
Louisville Resident

**From:** Jennifer Geiger
**To:** City Council
**Subject:** Deny Redtail Ridge
**Date:** Tuesday, July 28, 2020 8:40:03 PM

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Good evening,

I've been following the information about the proposed Redtail Ridge development. Please deny the application. It is way too big and inconsistent with Louisville's character, and it will cause negative environmental impacts.

Sincerely,
Jennifer Geiger, Louisville resident and business owner

**From:** Cameron Harrison
**To:** City Council
**Cc:** Keely
**Subject:** support for redtail ridge
**Date:** Tuesday, July 28, 2020 8:30:03 PM

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Hello -

My wife and I have been following the news on Redtail Ridge. We're Louisville residents.

We feel this is a great opportunity for Louisville, and may not come again for 20-30 years if rejected. This development would bring numerous jobs to the area, in a time when the economy and job prospects have been down.

It also seems like this campus could help revitalize the McCaslin corridor as it would draw more people to the area, who could support restaurants and retail.

We're excited by the prospect of more community fields for Louisville, a connection between trail systems to Broomfield and better road access to Monarch High School.

All around this seems like a well-thought out proposal and we are in support.

Sincerely,

Cameron and Keely Harrison

**From:** Pam Chappell
**To:** City Council
**Subject:** No on Redtail Ridge
**Date:** Tuesday, July 28, 2020 8:27:40 PM

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Dear Council members,

I am writing to ask you to deny the application to amend the city's Comprehensive Plan and reject the Redtail Ridge plan. The density of this plan does not fit with the small town feel of the city I have lived in and loved for more than 20 years. Also, as a parent of a student attending Monarch HS who is just beginning to drive, I am concerned about the noise and the traffic it will inevitably create and disrupt his high school learning experience. Please keep our children in mind and vote no to this proposal. Let's keep Louisville in character with that which we love about out town.

Pam Chappell
Louisville resident

**From:** Terri Kazanjian
**To:** City Council
**Subject:** Red tail ridge
**Date:** Tuesday, July 28, 2020 8:18:43 PM

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I am writing to please request a no  vote on the redtail ridge proposal. This is an unsightly use of the large piece of land that does not feel like Louisville , CO. Please reject this plan. Thank you, Terri Kazanjian

Sent from my iPhone

**From:** Amy Black Dexter
**To:** City Council
**Subject:** Redtail Ridge
**Date:** Tuesday, July 28, 2020 7:45:18 PM

---

Dear Louisville City Council,

Please deny the application to amend our Comprehensive Plan and to reject the Redtail Ridge plan/GDP.

The project is much too large for Louisville and will distort who we are.

Amy Dexter
246 S Adams Dr
Louisville, CO 80027
(970) 485-9544

**From:** Jeff Regier
**To:** City Council
**Subject:** No on Redtail Ridge
**Date:** Tuesday, July 28, 2020 7:29:28 PM

---

I'm writing to the city council to voice my opinion on the Redtail Ridge project. My wife and I both feel the council should deny the application to amend our Comprehensive Plan and to reject the Redtail ridge plan. This plan does not at all fit or represent the look, feel and character of Louisville. Additionally, with the current pandemic still playing out, if built there could be 10's of thousands of empty square feet of office and retail space as the retail / office model will surely evolve in the coming years.

Thank you,
Jeff & Kim Regier
294 Matchless St, Louisville, CO 80027

**From:** Marty Mccloskey
**To:** City Council
**Subject:** Request to deny Redtail Ridge development
**Date:** Tuesday, July 28, 2020 7:13:32 PM

---

Dear Louisville City Council,

As a long-time citizen of Louisville, I sincerely request that you deny the Redtail Ridge development plan currently under consideration. The developer's proposal is way to big for Louisville, and will destroy our unique small-down character. There will be significant negative impacts on traffic, housing and schools, and the environment.

Respectfully,

Martin McCloskey
767 Club Circle, Louisville

**From:** ldraper01@gmail.com
**To:** City Council
**Cc:** Doug Johnson
**Subject:** No on Redtail Ridge
**Date:** Tuesday, July 28, 2020 5:54:55 PM

---

Dear City Council,

My husband and I are long time (26 year) residents of Louisville and live in Coal Creek Ranch, a mile from the property in question. We oppose Redtail Ridge as currently planned.

Please vote no on Redtail Ridge for the following reasons:

1. Redtail Ridge will be 150% larger than ConocoPhillips would have been when it was approved in 2010. It will be 245% larger than StorageTek.

2. The Louisville Planning Commission unanimously rejected the developer's request for changes to the city's Comprehensive Plan and the General Development Plan on July 9 because Redtail Ridge is too big for Louisville.

3. Redtail Ridge requires Louisville to amend its citizen-created Comprehensive Plan, changing the area's designation from rural to suburban. We vehemently oppose this change.

4. A rural designation allows for commercial development but not residential. Suburban development allows for both. Commercial development in conjunction with residential development, at the proposed scale, would produce less revenue for the city's General Fund than would commercial alone.

5. Redtail Ridge's location means the people who work and live there will shop in Broomfield and Superior more than in Louisville.

6. Redtail Ridge will increase traffic in Louisville by 27,274 car trips daily, resulting in worse congestion and air pollution.

7. This 389 acre site is rich in wildlife. Redtail Ridge's enormous footprint and scant open space dedication will destroy habitat.

8. Boulder County objects to Redtail Ridge based on density, its negative impacts on regional traffic and air quality, and the destruction of the site's natural features.

Thank you,

Laurie and Doug Johnson
804 Spyglass Circle
Louisville CO 80027

Laurie Draper
Feldenkrais® Practitioner
www.Feldenkrais5280.com

**From:** zvohs
**To:** City Council
**Subject:** Redtail Ridge
**Date:** Tuesday, July 28, 2020 5:38:17 PM

---

Hello,

Please deny the application for development at Redtail Ridge. As a resident and home owner here, I love the small-town character of Louisville and do not feel that this new development is beneficial for the community.

Best regards,
Zac Vohs

**From:** G. Brown
**To:** City Council
**Subject:** No on Redtail Ridge
**Date:** Tuesday, July 28, 2020 5:31:36 PM

---

Hello:

I am a longtime (33 years) Louisville resident. I ask Louisville City Council to deny the application to amend Louisville's citizen-created Comprehensive Plan, and reject the Redtail Ridge plan. Thank you.

Gary Brown
636 Garfield Ave.

**From:** BETTY SCHACHT
**To:** City Council
**Subject:** No On Redtail Ridge
**Date:** Tuesday, July 28, 2020 5:01:43 PM

---

To Whom It May Concern:

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

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

Sincerely,

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

**From:** Betsy Gerich
**To:** City Council
**Subject:** Deny red tail ridge plan
**Date:** Wednesday, July 29, 2020 9:35:12 AM

---

PLEASE deny the proposed developers plan for huge Redtail Ridge expansion! It is way too big for our small town and will introduce increased population, traffic and stress on our resources.
Thank you,
Betsy Gerich
673 w mulberry St, Louisville, CO 80027
--

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**From:** Ashley Stolzmann
**To:** Kim Kenney
**Cc:** Meredyth Muth
**Subject:** Re: Keep Medtronic in Louisville – Support Redtail Ridge
**Date:** Wednesday, July 29, 2020 10:37:34 AM

---

Thank you for the feedback. Your comments will be entered into the public record so that City Council can consider them in the public hearing for this application.
Best,

Ashley Stolzmann
Louisville Mayor
303-570-9614
AshleyS@LouisvilleCO.gov

_____
From: Kim Kenney <kimkenney5280@gmail.com>
Sent: Wednesday, July 29, 2020 12:51 AM
To: Ashley Stolzmann; Kyle Brown; Caleb Dickinson; Deb Fahey; Christopher Leh; Jeff Lipton; Dennis Maloney
Cc: info@louisvilleforredtailridge.com
Subject: Keep Medtronic in Louisville – Support Redtail Ridge

Dear Mayor and City Council,

I'm writing to ask that you share my support for the Redtail Ridge project. I believe it's a positive step forward for Louisville because …

Redtail Ridge keeps Medtronic in Louisville
-Medtronic will not stay in Louisville if Redtail Ridge doesn't go forward, which means you're actively pushing 500 of our neighbors out of this community.
-Our city will lose the additional 1,500 jobs this campus will create if Redtail Ridge is not approved.
-Medtronic cannot wait indefinitely for Redtail Ridge to be approved – millions of patients around the world cannot wait either.

Redtail Ridge enhances much-needed access to our schools and hospitals
-For the first time in Louisville history; students, families, and faculty at Monarch's K-8 and high school campus will have safety improvements and much-needed access to the school as the Redtail Ridge plan includes enhancing Campus Drive from single-access to a two-way boulevard.
-Increased access also benefits patients, first responders, medical teams, and staff at Avista Adventist Hospital who will also see improved connectivity on Campus Drive.

Redtail Ridge provides open spaces, parkland, and trails for our families, and neighbors
-Redtail Ridge will add nearly 40 acres to the city's open space network.
-Redtail Ridge will be home to the city's largest park – more than 15 acres – ideal for parents, children, friends, and families.
-More than 15 miles of trails will be created, including first-time-ever access to the Rock Creek Regional Trail.
-Multi-use sports fields for soccer, baseball, lacrosse, and more.

Redtail Ridge increases our city's coffers
-Taxes from the empty land have plunged from $924,000 a year to only $10,700 a year and will remain low until ideas and plans are approved for the area.
-Tax revenue from Redtail Ridge bolsters our coffers to help ongoing funding for our schools, roads, and other civic services.

Redtail Ridge creates senior-friendly homes

-Redtail Ridge includes senior-friendly neighborhoods and homes for our parents, grandparents, and community members who have grown up in Louisville and want to stay in -Louisville near their loved ones.

Medtronic is only too aware that the Planning Commission voted against their Louisville jobs when they cast their votes on the Master Developer's Redtail Ridge proposal.

I'm asking that you vote for Redtail Ridge, which is a vote for your neighbors' careers. In addition to keeping more than 500 jobs, you're adding 1,500 additional ones to the City. By supporting Redtail Ridge, the area eliminates fenced off, useless land and gains parkland and trails for families. Grandparents can stay in town rather than find housing far from their families. And you'll be adding tax dollars to the city's bottom line, rather than adding taxes to citizens.

Thank you for listening and for your support for Louisville's Redtail Ridge project.

--
Kim Kenney
kimkenney5280@gmail.com

**From:** Ashley Stolzmann
**To:** Norma Anderson
**Cc:** Meredyth Muth
**Subject:** Re: The proposed Brue Bakol Redtail Ridge development in Louisville
**Date:** Wednesday, July 29, 2020 10:34:04 AM

---

Thank you for the feedback. Your comments will be entered into the public record so that City Council can consider them in the public hearing for this application.
Best,

Ashley Stolzmann
Louisville Mayor
303-570-9614
AshleyS@LouisvilleCO.gov

_____
From: Norma Anderson <norma22@me.com>
Sent: Wednesday, July 29, 2020 9:57 AM
To: Ashley Stolzmann; Caleb Dickinson; Christopher Leh; Deb Fahey; Jeff Lipton; Kyle Brown; Dennis Maloney
Subject: The proposed Brue Bakol Redtail Ridge development in Louisville

Dear Mayor Stolzmann, Councilman Dickinson, Councilman Leo, Councilwoman Fahey, Councilman Lipton, Councilman Brown and Councilman Maloney,

I have been following the news reports about the proposed Brue Bakol Redtail Ridge development for the former StorageTek property in Louisville, and I'd like to add my negative vote to this development.

I hope our mayor and council members will take into consideration the nature of our community, one that embraces the open character and lower density that makes our city so valuable and and unique.

I come from Silicon Valley, and saw with my own eyes how over-development can ruin a beautiful place to live and thrive.

This development, as proposed by Brue Bakol, is too dense and will establish a precedence for further development of this kind in our community.

Please either reject Brue Bakol's proposal out of hand, or require it to scale down its proposal to meet the well-established quality of life that makes Louisville such a wonderful place to live.

Sincerely,

Norma Anderson

1904 Steel Street
Louisville, Colorado 80027
303-954-9373
norma22@me.com

**From:** Margaret O"donnell
**To:** City Council
**Subject:** Deny Redtail Ridge
**Date:** Wednesday, July 29, 2020 12:49:55 PM

---

Please deny the application to amend the comprehensive Plan to change the Redtail Ridge area from rural to suburban. Also please vote against the proposed development called Redtail Ridge. I do not want my property taxes increased to pay for the water and sewer infrastructure required for this large suburban development. Thank you.

**From:** Raja Ziady
**To:** City Council
**Subject:** Redtail Ridge
**Date:** Wednesday, July 29, 2020 12:44:27 PM

---

Dear Louisville City Council,

I want to urge the council not to approve the application to amend the Comprehensive Plan and to reject the Redtail Ridge plan, at least until the full impact of COVID-19 on the economy and specifically real estate is fully understood, which may take 2-3 years to unfold.

I work in institutional investments industry in Denver and it has become widely known that large and long-lasting, possibly permanent changes are taking place in the commercial real estate sector of the economy, among others. This uncertainty centers on the future demand for the real estate subsectors of hospitality (hotel), office, and retail. All three of these sectors figure prominently in the Redtail Ridge plan.

Unless this impact is taken into account, I view it as an irresponsible gamble for the council to move ahead and approve such a large real estate development in Louisville, and I trust this is not what the current council members would like their legacy to be.

Raja Ziady
463 Lincoln Court
Louisville CO 80027

**From:** Sheree Burcar
**To:** City Council
**Subject:** Opposition to Redtail Ridge Project
**Date:** Wednesday, July 29, 2020 12:42:38 PM

---

Mayor Stolzmann and Louisville City Council,

I am a 37 year resident of Louisville and value our small town atmosphere and community.

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

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

The Planning Committee rightly denied this six million square foot proposal, recognizing that it is too big and inconsistent with our small town character. As proposed, the project would require a change to the citizen created Comprehensive Plan which designates the area as rural, limits the development to three million square feet, and prohibits residential development. I urge you not to disregard the voices of the Planning Commission and the citizens of Louisville.

Thank you,
Sheree Burcar

Sent from my iPad

| | |
|---|---|
| **From:** | Katherine Marsella |
| **To:** | City Council; Tessa Awald; Ava Carter |
| **Subject:** | Saying No to the Development of Redtail Ridge |
| **Date:** | Wednesday, July 29, 2020 12:06:32 PM |

Dear Louisville City Council,

We are a group of high school students (Tessa A, Ava C, and Katherine M) who wanted to address the proposed development of Redtail Ridge. In November 2019, the three of us took part in a project called Project Citizen where we chose an issue in the local government that interested us, attended a meeting on it, and proposed a solution to it. We had sent an email to Mayor Stolzmann and Ms. Brignull about our concerns that the development of this land would have not only on Monarch High School, but on the entire Louisville community at large.

Nine months later, the proposed development has become a large issue that the community is grappling with. That is why we have been interviewed by photojournalist and journalist Chris Wheeler to get our opinions and perspectives on Redtail Ridge. The article can be found here and on Facebook. In addition, another article about Redtail Ridge by Mr. Wheeler can be found on that same website (from another developer's perspective).

We would like to preserve Redtail Ridge as open space for a couple of important reasons, including concerns about traffic density, the health, happiness, and learning environment of students attending Monarch PK-8 and Monarch High School (which could be influenced by the construction work), a blow to Louisville's identity as a small town, the environmental impact (destroying bird nests, relocating a huge prairie dog nest, and potentially dealing with contaminated ground water), and the large and costly operation of going through with the developer's plans (which would take up to 20 years to finish, and would become a small city).

We understand that our ideas for Redtail Ridge may not be 100% possible, but as students of Monarch High School, we believe that preserving Redtail Ridge would be beneficial to the entire Louisville community, and will be enjoyed by generations to come.

We would love to hear your thoughts about Redtail Ridge and your hopes for it. Thank you for taking the time to make Louisville the amazing town it is and for reading our email.

Sincerely,
Tessa Awald, Ava Carter, and Katherine Marsella

**From:** Seeber, Allison
**To:** City Council
**Subject:** Redtail Ridge vote
**Date:** Wednesday, July 29, 2020 11:39:39 AM

---

City Council Members,

I ask you to consider and **vote in favor** of the Redtail Ridge development. I work for Medtronic and have long enjoyed my employment in Louisville. I utilize Louisville's existing trails behind Medtronic and look forward to expanded trails and open space in Redtrail Ridge. I also attend worship service and utilize the recreation center in Louisville with my family. This is my community and I desire to continue to work in Louisville on an expanded campus. They're so many benefits to the program especially the additional $4-5M in tax revenue that will support all of the great amenities that make Louisville such a great community.

I look forward to your "Yes" vote during the August 4th meeting.

Thanks for your consideration,
Allison Seeber

**Medtronic**

**LET'S TAKE HEALTHCARE**
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**From:** Jean Hoefling
**To:** City Council
**Subject:** Regarding Redtail Ridge proposal
**Date:** Wednesday, July 29, 2020 11:28:07 AM

---

Honorable Council Members:

Thank you for all you do to attend to community needs and serve the citizens of Louisville. I know that most of what you do is never seen.

I'd like to add my objection to that of many others' regarding the proposed Redtail Ridge complex. Like the downtown parking garage proposal of several years ago, something like this doesn't fit Louisville. It sounds like a logistical nightmare and from the looks of the artist's rendering, seems utterly undesirable aesthetically for a community like Louisville. All other objections aside, I'm amazed that the Council would even consider adding this much new traffic to our already concerning traffic situation. If the scope of the proposal were smaller I could possibly understand, but this has the feel of a disaster waiting to happen on any number of levels.

I trust you will all vote NO. Let us keep our unique and beautiful town!

Respectfully,

Jean Hoefling
231 Hoover Ave.
Louisville

Jean Hoefling
Author and Copyeditor
Certificate in Professional Editing, UC Berkeley
303-808-1154
http://www.jeanhoefling.com

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**From:** R BOYAN
**To:** City Council
**Subject:** Reject Redtail Ridge - Downscale the project!
**Date:** Wednesday, July 29, 2020 11:02:43 AM

---

Hello City Council,
Simply stated, I urge the City Council to deny the current Redtail Ridge development proposal and ask the developer to scale it down significantly. I think the current proposal is an abomination for the people of Louisville. The enormity of the project, at 5.9 million square feet, over 2,000 apartments, hotels and huge parking lots, 2.25 million square feet of office space is way out of character for Louisville, often voted as a top 5 best small town in America. This project, at its current proposed scale, will ruin the town with horrid traffic congestion, severely impact our resources, and destroy the critical buffer between Louisville and neighboring towns. Please require the developer to re-submit the project at a scope and scale that benefits Louisville and Boulder County.

As elected officials, it is your duty to listen to and fairly represent the citizens of Louisville. By even considering the proposed scope and scale of Redtail Ridge, you are ignoring both the citizen-created Comprehensive Plan and our Planning Commission's unanimous decision to reject the current Redtail Ridge proposal. You are failing to uphold your governmental duty. Are you not elected to serve the people and perform the will of the people? Why did the city even ask its citizens for input in creating the Comprehensive Plan? Why have a Planning Commission if you don't listen to them? If I am wrong, please tell me "No, Mr. Boyan, the City Council is not elected to serve the people of Louisville. We can do whatever we want."

We need more development in Louisville, but it must be responsible and meet the needs and desire of our citizens. 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 follow the unanimous recommendation of the Planning Commission and vote No again on the Redtail Ridge proposal. We need to force the developer to listen to the community and bring back a more modest, workable development proposal for the old StorageTek site.

I am optimistic that you will vote the right way, for the people of Louisville. Thank you again for your consideration and for responsible service to our fantastic community.
Regards,
Rich Boyan
resident since 2001

**From:** Joe Falace
**To:** City Council
**Cc:** barb_falace@rocketmail.com
**Subject:** Redtail Ridge Development
**Date:** Wednesday, July 29, 2020 10:54:20 AM

---

Madam Mayor and Council Members;

My wife Barbara and I live at 539 Wildrose CT. and have been residents of Louisville for nearly 38 years, moving here when I worked for StorageTek. We raised our three daughters in Louisville and always appreciated the small town that it was and still is. We've seen a lot of growth in that time, I often would tell friends we lived in a rural community with the benefits of urban nearby. The Redtail Ridge development at the old StorageTek site threatens the very charter of Louisville, which has already seen adverse effects of neighboring cities' growth (Broomfield and Superior) and the expansion of US36. The added traffic congestion, noise, light pollution, air pollution as well as site pollution (5 story building are too tall, we would see these building from our home), and the crime that comes with that are not in keeping with the rural feel of our city.

I therefore urge you to reject the application for the Redtail Ridge development and send the developers back to the drawing board to drastically scale down their vision and come back with one that better aligns with our city!

Thank you.
Joseph Falace
Barbara Falace

303-666-9407 (h)
303-204-8407 (m)

**From:** carruz@juno.com
**To:** City Council
**Subject:** Redtail Ridge
**Date:** Wednesday, July 29, 2020 10:25:49 AM

---

NO!!!!!!!!! Too much! Too dense!

Good Health,
Bob Carruthers
103 Fairfield Ln
Louisville

**From:** Ryan Ellis
**To:** City Council
**Subject:** Redtail Ridge Rejection
**Date:** Thursday, July 30, 2020 8:24:00 AM

---

To whom it may concern,

Hello, my name Is Ryan and I am a proud resident of Louisville. I am emailing you today to discuss my disapproval of Redtail Ridge, and to urge the council to deny its construction.

I believe this site will undermine the very essence of what makes Louisville a special place to live. The magic of this small town is real, and the construction of Redtail Ridge will rob each and everyone of us of its character.

The citizens of this town take immense pride in its immersion in nature, and preservation of a certain way of life that is dwindling into extinction. 400 acres of nature may not seem like a lot in the grand scheme of things, but with rampant metro expansion and destruction of our planet, we need all we can get.

Solidarity and simplicity, not construction and concrete, is what makes this town rare in the American landscape. There is enough consumption in this world as it is, lets not turn or town into another bland, lifeless metro like everywhere else. keep the magic here, with us.

I wholeheartedly urge you to vote no during the Aug 4th meeting.

I believe this construction more tremendous harm then good to our community, in more ways then one. Environmentally, ethically, Increased congestion and traffic, loss of a small town feel, urbanization of the plains, consumerism of Louisville's soul, etc.

I will leave it at this, and will pray Redtail Ridge does not come to pass

Thank you so much for your time, and all that you do for this community, it does not go unnoticed. I appreciate all of you.

Best Regards,

Ryan Ellis

**From:** Van Pollock
**To:** City Council
**Subject:** Redtail Ridge
**Date:** Thursday, July 30, 2020 7:46:34 AM

---

Dear Louisville Council,

I'm writing to you as a concerned citizen of Louisville for the past 37 years.
Please, do not allow this development.
The project has been rejected by Louisville Planning Commission, as well as County Commissioners, weighing in to also deny the proposal in it's current form.
The scale of this development is too large, and impacts our City on every level. If you vote to allow change to the comprehensive plan, you are changing Louisville, and we all loose.
Please, take more time. Do not allow the amendment to the comprehensive plan.
Thank you,
Leigh Ann Pollock

475 Eisenhower Drive
Louisville, Colorado

**From:** John Cartwright
**To:** City Council
**Subject:** Redtail Ridge development
**Date:** Thursday, July 30, 2020 7:43:05 AM

---

Hello,

I am a longtime Louisville resident and am writing to urge you to deny the application to build the Redtail Ridge development in its current form. After reviewing the plan, I am very concerned about the size of the proposed development and the negative impact that it will have on our City's character and the adverse financial consequences. Aside from the substantial increase in traffic and demand for City services, it seems that there is considerable risk of the commercial spaces failing to produce tax revenue for the City - one has to just look at all the vacancies across US36 at Interlocken and Flatirons.

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

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

John Cartwright
120 W Pine St
Louisville, CO. 80027

**From:** Joey Geiger
**To:** City Council
**Subject:** Please limit the Redtail Ridge development to the current plan
**Date:** Thursday, July 30, 2020 7:40:21 AM

---

There was a decision to approve a much smaller plan. Follow that decision and deny the expanded request.

As a Louisville resident I am concerned about the increase of traffic, especially along the Highway 42/96th Street route. While we have a number of access points to StorageTek, that route runs parallel to downtown and will be the choke point for commuters from the north.

Thank you.

**From:** Gena Cline
**To:** City Council
**Subject:** Redtail Ridge
**Date:** Thursday, July 30, 2020 7:08:57 AM

---

Dear Louisville City Council,

Last February my partner and I sold our respective homes in Louisville and Boulder and bought a house together in Louisville. The reason we chose Louisville over Boulder is our observation that developers are taking over Boulder, and Boulder is rapidly on its way to losing all the former historic small town character and charm that drew me to it years ago.

We were dismayed to learn recently about the nearly 6 million (!) square foot Redtail Ridge Development being proposed in Louisville. We were shocked to imagine that such a development, so grotesquely out of scale for Louisville, was even being considered. We would hope that Louisville would take its lessons from what is happening to Boulder and say no to developers. Please say no for the sake of Louisville's continuation as a beautiful town, as well as for the protection of the natural environment in and around Louisville. We love Louisville and want to spend the rest of our lives here. We hope we don't ever feel inclined to leave it for the reasons we left Boulder. We're counting on the Louisville City Council to say no to this proposal.

Sincerely,
Gena Cline
Robert Thompson
222 Short Place
Louisville, CO 80027

**From:** Betty Simpson
**To:** City Council
**Subject:** NO NO NO on Redtail Ridge
**Date:** Thursday, July 30, 2020 6:35:36 AM

---

As a happy Louisville resident since 1989, I request that the Council vote against the Redtail Ridge development proposal on August 4, 2020.

I understand the need to balance economic growth and quality of life. This proposed development is not the answer for Louisville. We are smarter and better than this. The Redtail Development would imbalance life in Louisville, degrading the quality of life past the tipping point.

Thank you for your work and your consideration,

Betty Simpson
182 Lois Circle
Louisville, CO

303.665.0185

**From:** Roberta Reinfeld
**To:** City Council
**Subject:** REDTAIL RIDGE
**Date:** Wednesday, July 29, 2020 10:35:10 PM

---

Dear Council Members,

I and my husband moved to Louisville to stay away from the traffic and congestion of Boulder. We love it here - the beauty, the peace, the neighborliness, the small town feeling. Redtail Ridge would ruin what all of us moved here for and the City Council has a responsibility to deny the application to amend our Comprehensive Plan and to reject the Redtail Ridge plan.

Please listen to our wonderful community and do not let this monstrosity ruin our Louisville.

Thank you for your consideration.

Roberta Reinfeld
203 Springs Drive
Louisville

**From:** Hilary Merina
**To:** City Council
**Subject:** Please reject the Redtail Ridge plan
**Date:** Wednesday, July 29, 2020 10:01:19 PM

---

Dear Louisville City Council members,

I live in Louisville with my family and we are very grateful for this community. My appreciation for this city is why I'm strongly urging you to deny the application to amend our Comprehensive Plan, and to reject the Redtail Ridge plan.

We do not need more traffic congestion. Or air pollution. Or 5,886,000 more square feet of commercial/residential development.

I hope you will listen to the people who live here when we say 'no more' to developments that are way too big for our city.

Please deny the application to amend our Comprehensive Plan, and reject the Redtail Ridge plan. Please do what's right for our city, and our community.

Thank you,

Hilary Merina

**From:** Michelle Stein Kralj
**To:** City Council
**Subject:** Redtail Ridge development
**Date:** Wednesday, July 29, 2020 9:59:39 PM

---

To whom it may concern,

I have been a Louisville resident and homeowner for 6 years. I love living in Louisville for many reasons one of which is Louisville's charm and small-town feel.

I am writing to implore you to deny the application for the Redtail Ridge development that is under consideration. The proposed development is way too big and would destroy the character of Louisville. It will further create significant environmental impacts that would threaten the natural beauty and wildlife in and around Louisville. I have 2 children enrolled in Louisville's public schools. There is already overcrowding in the classrooms with class sizes at capacity. Adding a development of this size to an already strained school system is untenable, especially in the midst of a pandemic.

Please act in the same manner as the Planning Commision already has and act in the best interest of our community by denying this proposal.

Sincerely,
Michelle Kralj
Spruce Circle, Louisville

**From:** David Shelton
**To:** City Council
**Subject:** No On Redtail Ridge
**Date:** Wednesday, July 29, 2020 9:02:24 PM

---

Dear Council,

As a member of the Louisville community I would like to express my feeling towards the proposed Redtail Ridge development plan. I ask that you will deny the application to amend our Comprehensive Plan and to reject the Redtail Ridge plan. Louisville is a special place, and I would hate to see it be drastically changed due to this proposed development plan. So again, I ask you to please reject the Redtail Ridge plan and to protect the interests and hearts of your neighbors.

Regards,
David Shelton

**From:** Eric Witte
**To:** City Council
**Subject:** NO to Redtail Ridge Plan
**Date:** Wednesday, July 29, 2020 8:13:29 PM

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To the Louisville City Council,

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

We ask that the Louisville City Council, at your August 4th Meeting, please DENY the developer's application to amend Louisville's citizen-created Comprehensive Plan, and please vote NO on (REJECT) the developer's proposed Redtail Ridge Plan/General Development Plan.

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

Regards,

Eric and Paulette Witte
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**From:** Shirley Rosenblum
**To:** City Council
**Subject:** No on Redtail Ridge
**Date:** Wednesday, July 29, 2020 8:04:52 PM

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Dear Council Members,

I am respectfully requesting the City Council to reject the Redtail Ridge Plan. There is no need to elaborate on this issue as you are all well aware of the dire consequences of such a massive development project in our city.

Thank you for your time.

Sincerely,

Shirley Rosenblum
388 Owl Drive
Louisville, CO. 80027

Sent from my iPad

**From:** Jill Ruggles
**To:** City Council
**Subject:** No to Redtail
**Date:** Wednesday, July 29, 2020 7:54:51 PM

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To Whom It May Concern,

Louisville City Council please say NO to the giant development called Redtail. We live here because of the quality of life and Louisville's size. This size of this development cannot be supported.

Traffic, school size and infrastructure in Louisville is not equipped nor prepared for the size of this development. The impact on wildlife would be significant and contrary to preserving open space goals.

We attended an OSAB board meeting where the developers discussed plans for the area. Little regard was given to preserving any open space areas. It was all about paths, more paths and moving large amounts of people. They spent so much time discussing the preservation of the little pond on ST property that the board forgot to think or question just how MANY people would be congregated in one area. It would destroy and displace any animals and obstruct views.

Please...say smaller.
1) Deny the application. Under the current comprehensive plan, the developer can have an already generous three million square feet of development. Medtronic only needs a half-million square feet.
2) The developer's proposal at six million square feet is way, way too big. We cherish our unique small-town character and this proposal is totally out of character with Louisville. The massive size will create significant environmental and climate impacts, create bad traffic congestion, put more pressure on housing and schools, and will be a long-term drain on city coffers.
3) The Planning Commission got it right when they unanimously voted to deny the six million square foot proposal because it is too big, is not consistent with the small town character of Louisville and would undermine the thousands of hours of citizen involvement the Comprehensive Plan that set the three million square foot limit.
4) In a pandemic, don't needlessly force about a thousand residents and city staff, who have families, to have to circulate, sign and verify a referendum petition to overturn any yes decision.

Regards,

Jill Ruggles
893 Larkspur Ct.
(720) 254-0535

**From:** Robert Mosca
**To:** City Council
**Subject:** Redtail Ridge
**Date:** Wednesday, July 29, 2020 6:57:24 PM

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City council members

The subject proposal is too big an not appropriate for Lousville. The subject development will become a small sub city of Louisville with no real benefit to Louisville residents. In addition the size and density will likely cause an increase in the fire district and the need for another building, equipment and staffing. The subject development should not be approved and the development scaled back

Sincerely
Bob Mosca
Louisville

Sent from my iPhone

**From:** Celeste Niehaus
**To:** City Council
**Subject:** Red tail Ridge
**Date:** Wednesday, July 29, 2020 7:35:59 PM

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I urge you to deny the application to amend the comprehensive plan and vote no on the Redtail Ridge plan. This is not what Louisville needs.

**From:** Maria R. Vinall
**To:** City Council
**Subject:** No
**Date:** Wednesday, July 29, 2020 5:33:17 PM

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No on Redtail Ridge.

Sent from my iPad

**From:** Sarah Diamond
**To:** City Council
**Subject:** Redtail Ridge - request to reject plans
**Date:** Wednesday, July 29, 2020 5:26:02 PM

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Hello,

I understand that Council will be considering a request regarding plans to develop 'Redtail Ridge' in Louisville next week.

My husband and I are Louisville residents and would like you to strongly reject the plans.

We are concerned about a negative effect on the quality of life for Louisville residents, with increased traffic, damage to surrounding wildlife, as well as a negative impact on housing prices.

Louisville is currently one of America's best small towns, but this development if approved will severely jeopardize that.

With so many additional residents projected in the development plans, our downtown will need to be further developed and expanded, roads widened, traffic lights installed, and the essence of Louisville will be forever changed for the worse.

As our local council representatives we ask you to reject these plans.

Best regards,

Sarah and Abram Diamond
838 W Willow St
LOUISVILLE

**From:** Catherine Culkar Leavell
**To:** City Council
**Subject:** No on Redtail Ridge
**Date:** Wednesday, July 29, 2020 5:22:37 PM

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Good afternoon. I'm writing to implore you to deny the application to amend the City Council's Comprehensive Plan, and to reject the Redtail Ridge Plan. The density and impacts will have a permanent negative impact on the reasons people move to and want to live in Louisville -- this would increase traffic, erode air quality and destroy this beautiful natural site.

Thank you for your consideration.
Catherine Culkar Leavell
Louisville Resident

**From:** Lisa Atallah
**To:** City Council
**Subject:** Redtail Ridge plan
**Date:** Wednesday, July 29, 2020 5:14:36 PM

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Dear Louisville City Council,

Please deny the application for Redtail Ridge. It is WAY too dense of a plan for our community. Traffic and air quality will both suffer negative consequences from this large of a plan.

thank you,

Lisa and Dario Atallah
936 West Alder Street
Louisville, CO 80027
lisa.atallah@gmail.com

**From:** Robbie Cartwright
**To:** City Council
**Subject:** NO on Redtail Ridge!
**Date:** Wednesday, July 29, 2020 4:12:22 PM

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Dear City Council Members,

I believe that you should follow our planning commission's unanimous denial for this enormous development.

A Zoom meeting is insufficient community access for consideration of a development proposal with such wide-ranging impacts to our town. Further, the pandemic is rapidly changing the way our businesses and senior centers will be operating in the future. The proposal's big corporate headquarters could be obsolete already, and sit as empty as Kohl's by the time it is built. However, as you are holding the meeting on Zoom:

I urge you to **vote against the Redtail development as it is currently proposed.**

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

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

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

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

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

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

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

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

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

forward to eventually resuming the Street Faires and Art Walks and Concerts in the Park.

This town is doing so many things right.

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

Sincerely,

Robbie Cartwright
120 W Pine St
Louisville, CO  80027

**From:** Missy Gasser
**To:** City Council
**Subject:** Reject Redtail ridge plan - please!!!
**Date:** Wednesday, July 29, 2020 3:49:18 PM

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Hello,

I have lived in Louisville for over 20 years. I am shocked and saddened that a development plan like Redtail Ridge is even being considered. It is not reflective of the Louisville that residents know and love. We are known as a small town, so please do not let the plan go forward. Otherwise, we will look like an ugly city.

I beg of you, please keep Louisville a small town and deny the application to amend our Comprehensive Plan.

Melissa Gasser

**From:** brookins177@comcast.net
**To:** City Council
**Subject:** Redtail Ridge Plan
**Date:** Wednesday, July 29, 2020 3:41:57 PM

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I am a homeowner in Louisville and ask that you deny the application to amend the city's comprehensive plan and to reject the Redtail Ridge plan when it is before you on August 4. Thank you. Nancy Brookins

**From:** John Obremski
**To:** City Council
**Subject:** Redtail Ridge
**Date:** Wednesday, July 29, 2020 3:31:01 PM

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Please deny the application to amend our Comprehensive Plan and please reject the Redtail Ridge plan.

Thank you.

John Obremski
248 Centennial Drive
Louisville, CO 80027
720-237-1147

**From:** ellen@frii.com
**To:** City Council
**Subject:** PLEASE deny the RedTail Ridge application...
**Date:** Wednesday, July 29, 2020 2:59:52 PM

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...For the simple reason that this project is too big for our community and can be summed up by one simple word. **More**.

More density

More traffic

More air pollution

More light pollution

More noise pollution

More asphalt

More garbage

More destruction to wildlife habitat

More global warming

More stress on our water supply

More stress on our city utilities

More competition for affordable housing

More use of city services, rec center and library

More students at MHS

More unsustainable development where we have an opportunity to develop that parcel in a responsible, environmentally sustainable way. Despite what the developer says, this project has not been crafted alongside the community.

MORE $$$ FOR THE DEVELOPER

This does not make sense for our community. How can you say yes to all of that?

Thank you,

Ellen Jardine

390 Owl Dr.

Louisville

**From:** William Coffee
**To:** City Council
**Subject:** "No" on Redtail Ridge
**Date:** Wednesday, July 29, 2020 2:58:30 PM

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To Whom It May Concern,

I am writing in opposition to the Redtail Ridge site plan. Redtail Ridge is too big for Louisville. As a long-term resident of Louisville, I am concerned about the negative impacts on regional traffic and air quality, in addition to the destruction of the site's natural features.

A recent environment report noted the abundance of wildlife on or near the proposed development site. This report documented approximately 142 acres of active prairie dog colonies. The total planned undeveloped open space is 39.7 acres and is not contiguous. Thus it is insufficient and too fragmented to support a healthy colony.

Also, commercial development in conjunction with the residential development, at the proposed scale, would produce less revenue for the city's General Fund, than commercial alone. Redtail Ridge's location means the people who work and live there will shop in Broomfield and Superior more than Louisville, while increasing traffic in Louisville, resulting in worse congestion and air pollution. Parking in non-COVID times is/was already at a premium in downtown Louisville. Louisville's public infrastructure is not equipped to handle this increased traffic. For example, parking in non-COVID times is/was already at a premium in downtown Louisville.

In addition, the General Development plan is asking for a waiver on building height limits. If granted, this will diminish the surrounding views, not to mention the problems that come with the creation of a metro district. We all have seen the information signs deployed around Louisville, warning of the increase in crime. Redtail Ridge will only make it worse.

I am asking and encouraging the Louisville City Council to deny the application to amend the Comprehensive Plan and to reject the General Development Plan. This plan runs counter to Louisville's small town character and pastoral surroundings.

Sincerely,

Bill Coffee

**From:** joy brook
**To:** City Council
**Subject:** Deny red tail ridge
**Date:** Wednesday, July 29, 2020 2:39:48 PM

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Please deny the current red tail Ridge development as it is totally out of character with Louisville and would have a severe impact on our quality of life. It is important to look at the environmental impact and go by the plan that our city has. Please do not sell out our quality of life! I've worked all my life to retire and pay off my house and now our city is being developed into a mess.The planning commission is right; it is too big for Louisville and does not follow our guidelines. Selling out is not appropriate!And it is not beneficial to the city's long term health. Please do not change the zoning!!! Help the planet and our environment. Have integrity and respect for our future.No more congestion and air pollution. The air pollution has a very big affect on our health! It is getting so bad there are many days I can't even go outside or see the mountains. The density and destruction of this idea is unbelievable! Save our quality of life!!!

Tane Mahuta E Tu!
Blessings to the Creator, trees! Stand Tall!

**From:** Cindy Bernal
**To:** City Council
**Subject:** Vote NO on Redtail Ridge
**Date:** Wednesday, July 29, 2020 2:13:19 PM

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**I encourage the board to do the right thing for Louisville and to deny the application to amend the comprehensive plan in regards to Redtail Ridge. Having grown up in Louisville back in the early seventies and just moving back within the past year, I would hate to see the growth not only take away from the small town charm but the additional negative impacts of traffic, air quality and the potential for more crime. I ask for the City Council to VOTE NO ON REDTAIL RIDGE!!!! It surely would be the beginning of ruin for what has been a great place to live.**

Cindy Bernal
607 Lois Dr

**From:** Matt Landen
**To:** City Council
**Subject:** Please STOP Redtail Ridge
**Date:** Wednesday, July 29, 2020 2:02:19 PM

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Greeting Council Members,

Please deny the application to amend our Comprehensive Plan and reject the Redtail Ridge plan. I have serious concerts expanding retail space and hotel rooms in our community, especially given current office space vacancies in Louisville, COVID's long-term impacts on both brick & mortar retail, and the changing landscape of personal & business travel.

Sincerely,
Matt Landen

**From:** Ashley Stolzmann
**To:** City Council
**Subject:** Fw: The Natwatny Ridge Open Space Development Concerns
**Date:** Wednesday, July 29, 2020 1:22:01 PM

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Ashley Stolzmann
Louisville Mayor
303-570-9614
AshleyS@LouisvilleCO.gov

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**From:** Ashley Stolzmann
**Sent:** Saturday, November 30, 2019 9:20 PM
**To:** Tessa Awald; Ember Brignull
**Cc:** Katherine Marsella; Ava Carter; Heather Balser; Rob Zuccaro
**Subject:** Re: The Natwatny Ridge Open Space Development Concerns

Hello Tessa, Katherine, and Ava,

Thank you so much for taking the time to provide us this feedback. The Mayor and the City Council will consider this development in a quasi judicial capacity, so in a sense, we will act as judges that will consider the application against our municipal laws to determine if the conditions (if any) for approval, denial, or remanding it to planning. I am copying our Planning Director, Rob Zuccaro, on this note, so he can include your comments in the public record for Council and the Planning Commission to consider. Because the Mayor and Council are judges in a pending case, we cannot have conversations about the application outside of the official public hearing (like a judge or jury in a court case).

You can talk about the application or the property in general with our excellent city staff- Ms. Brignull or Mr. Zuccaro (copied on this note). The City Council will consider your comments when the application comes forward.

In addition to the judicial process- there may be a concurrent legislative process with a Comprehensive Plan amendment. Generally speaking, a Comprehensive Plan is the tool cities use to put forward what the vision for the city is. If you have ideas or suggestions about the vision of any areas of the city- the best thing to do is to be sure to voice your opinions about what the vision should be. We will take your comments into consideration in future comprehensive plan discussions.

Thank you and all the best,
Ashley Stolzmann
Louisville Mayor
303-570-9614

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**From:** Tessa Awald <tsawald01@bvsd.org>
**Sent:** Wednesday, November 27, 2019 2:25 PM
**To:** Ashley Stolzmann; Ember Brignull
**Cc:** Katherine Marsella; Ava Carter

**Subject:** The Natwatny Ridge Open Space Development Concerns

Dear Mayor Stolzmann and Ms. Brignull,

We are a team of high schoolers (Tessa A, Katherine M, and Ava C) who went to the Open Space Advisory Board Meeting on November 13th at the Louisville Public Library at 7pm for a project in US Government called Project Citizen (which is where we are assigned to address an issue that is currently occurring in our government at the local level, and then write a report and presentation on the said topic). The issue that we are focusing on is Natwatny Development, which concerns a piece of open space called Natwatny Ridge that is located between US 36 and Northwest Parkway and sits behind the Monarch High School Campus.

We are writing to address this issue with you both because the impact of the decision of this land will not only affect us as students going to Monarch High School, but all the other members of the Louisville community that see the open space as a beautiful part of Louisville. We would like to advocate for reserving Nawatany Ridge as a piece of open space for a few important reasons:

1. A big part of what residents of Louisville seek when living here is to be able to have access to nature trails and outdoor areas that come with open space. We must take measures in order to preserve our beautiful wildlife and nature, and preserving Natwatny Ridge would be a step in the right direction in order to do this.

2. The cost for infrastructure in this area would be very expensive, for if the company Bruce Baukol pursues with plans of developing it, than many factors would have to be taken into consideration, which include:

    a. Location

    b. Connections to roads and the Louisville community at large (downtown Louisville and roads such as US 36 and Northwest Parkway).

    c. Implementing pipelines for water, waste, and electricity.

    d. Traffic concerns (with US 36, Monarch PK-8 and Monarch High School, and from Avista Hospital).

3. As hinted with reason number two, proper connection and infrastructure may pose a problem with this area, due to things such as Natwatny Ridge's location and infrastructure and roads that back up to it.

We realize that some of the ideas that we have for the future of Natwatny Ridge may not be

100% plausible due to the decisions of the city council or the plans that may be put into place with the Bruce Baukol company developing that area, but as students of Monarch High School we would like to advocate to keep Natwatny Ridge as a beautiful piece of nature, preserving it for many generations of Louisville residents to come and enjoy. This space should be preserved and better attended to so that it can be enjoyed for a long time to come. While building something on the land would make use of the space it also brings more industrialization to Louisville. The town is known for its historical sites such as various places in Downtown (like  the Louisville Historical Museum), and Natwatny Ridge has its own history behind it as well. In addition, these spaces add to the value of Louisville by giving it a very open and natural feel.

We would love to hear your thoughts and intuition from you or the board regarding our views and hopes for Natwatny Ridge, and even possibly explaining in depth of what plans are being considered for this space.

Thank you for doing so much for Louisville and taking the time to make this town a better place.

Sincerely,
Tessa Awald, Katherine Marsella, and Ava Carter
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**From:** Holly Bea-Weaver
**To:** City Council
**Subject:** Vote No on Redtail Ridge
**Date:** Wednesday, July 29, 2020 1:18:00 PM
**Attachments:** image001.png

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First of all, I commend the City Council on its commitment to keep Louisville a great community with a small town feel. Your commitment makes Louisville a great place to live, work and play. To that end, after reviewing the development proposal for Louisville's SE Gateway (Redtail Ridge) I am more than concerned. I believe it will fundamentally change Louisville—and not in a good way. But changing the residential mix from 70% owner/30% renter occupied to 55% owner/45% renter occupied will most definitely change Louisville—and not for the better. Part of what Louisville offers in more affordable housing to purchase in this region. In addition, by adding five story structures to our community, it will negatively impact the city of Louisville visually and traffic-wise. I also love the open space and wildlife in this area that provides a buffer between Louisville and Broomfield. In all likelihood the area will be developed one day, but let's not do so in a manner that threatens what makes Louisville so special.

Again, thank you for working so hard on behalf of our community. Please don't approve this development.

Holly Bea-Weaver
2128 E Hecla Dr #D
Louisville CO 80027

Holly Bea-Weaver
Word Weaver & Company
hollybea@mac.com
970-397-4098

**From:** Ashley Stolzmann
**To:** Karen Cadwallader
**Cc:** Meredyth Muth
**Subject:** Re: Keep Medtronic in Louisville – Support Redtail Ridge
**Date:** Thursday, July 30, 2020 12:33:37 PM

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Thank you for the feedback. Your comments will be entered into the public record so that City Council can consider them in the public hearing for this application.
Best,

Ashley Stolzmann
Louisville Mayor
303-570-9614
AshleyS@LouisvilleCO.gov

_____
From: Karen Cadwallader <karencaddy17@yahoo.com>
Sent: Thursday, July 30, 2020 10:46 AM
To: Ashley Stolzmann; Kyle Brown; Caleb Dickinson; Deb Fahey; Christopher Leh; Jeff Lipton; Dennis Maloney
Cc: info@louisvilleforredtailridge.com
Subject: Keep Medtronic in Louisville – Support Redtail Ridge

Dear Mayor and City Council,

I'm writing to ask that you share my support for the Redtail Ridge project. I believe it's a positive step forward for Louisville because …

Redtail Ridge keeps Medtronic in Louisville
-Medtronic will not stay in Louisville if Redtail Ridge doesn't go forward, which means you're actively pushing 500 of our neighbors out of this community.
-Our city will lose the additional 1,500 jobs this campus will create if Redtail Ridge is not approved.
-Medtronic cannot wait indefinitely for Redtail Ridge to be approved – millions of patients around the world cannot wait either.

Redtail Ridge enhances much-needed access to our schools and hospitals
-For the first time in Louisville history; students, families, and faculty at Monarch's K-8 and high school campus will have safety improvements and much-needed access to the school as the Redtail Ridge plan includes enhancing Campus Drive from single-access to a two-way boulevard.
-Increased access also benefits patients, first responders, medical teams, and staff at Avista Adventist Hospital who will also see improved connectivity on Campus Drive.

Redtail Ridge provides open spaces, parkland, and trails for our families, and neighbors
-Redtail Ridge will add nearly 40 acres to the city's open space network.
-Redtail Ridge will be home to the city's largest park – more than 15 acres – ideal for parents, children, friends, and families.
-More than 15 miles of trails will be created, including first-time-ever access to the Rock Creek Regional Trail.
-Multi-use sports fields for soccer, baseball, lacrosse, and more.

Redtail Ridge increases our city's coffers
-Taxes from the empty land have plunged from $924,000 a year to only $10,700 a year and will remain low until ideas and plans are approved for the area.
-Tax revenue from Redtail Ridge bolsters our coffers to help ongoing funding for our schools, roads, and other civic services.

Redtail Ridge creates senior-friendly homes

-Redtail Ridge includes senior-friendly neighborhoods and homes for our parents, grandparents, and community members who have grown up in Louisville and want to stay in -Louisville near their loved ones.

Medtronic is only too aware that the Planning Commission voted against their Louisville jobs when they cast their votes on the Master Developer's Redtail Ridge proposal.

I'm asking that you vote for Redtail Ridge, which is a vote for your neighbors' careers. In addition to keeping more than 500 jobs, you're adding 1,500 additional ones to the City. By supporting Redtail Ridge, the area eliminates fenced off, useless land and gains parkland and trails for families. Grandparents can stay in town rather than find housing far from their families. And you'll be adding tax dollars to the city's bottom line, rather than adding taxes to citizens.

Thank you for listening and for your support for Louisville's Redtail Ridge project.

--
Karen Cadwallader
karencaddy17@yahoo.com

**From:** Ashley Stolzmann
**To:** Hope Whitworth
**Cc:** Meredyth Muth
**Subject:** Re: Keep Medtronic in Louisville – Support Redtail Ridge
**Date:** Thursday, July 30, 2020 12:31:58 PM

---

Thank you for the feedback. Your comments will be entered into the public record so that City Council can consider them in the public hearing for this application.
Best,

Ashley Stolzmann
Louisville Mayor
303-570-9614
AshleyS@LouisvilleCO.gov

_____
From: Hope Whitworth <hope.whitworth@ericksonl.com>
Sent: Thursday, July 30, 2020 11:00 AM
To: Ashley Stolzmann; Kyle Brown; Caleb Dickinson; Deb Fahey; Christopher Leh; Jeff Lipton; Dennis Maloney
Cc: info@louisvilleforredtailridge.com
Subject: Keep Medtronic in Louisville – Support Redtail Ridge

Dear Mayor and City Council,

I'm writing to ask that you share my support for the Redtail Ridge project. I believe it's a positive step forward for Louisville because …

Redtail Ridge keeps Medtronic in Louisville
-Medtronic will not stay in Louisville if Redtail Ridge doesn't go forward, which means you're actively pushing 500 of our neighbors out of this community.
-Our city will lose the additional 1,500 jobs this campus will create if Redtail Ridge is not approved.
-Medtronic cannot wait indefinitely for Redtail Ridge to be approved – millions of patients around the world cannot wait either.

Redtail Ridge enhances much-needed access to our schools and hospitals
-For the first time in Louisville history; students, families, and faculty at Monarch's K-8 and high school campus will have safety improvements and much-needed access to the school as the Redtail Ridge plan includes enhancing Campus Drive from single-access to a two-way boulevard.
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Redtail Ridge provides open spaces, parkland, and trails for our families, and neighbors
-Redtail Ridge will add nearly 40 acres to the city's open space network.
-Redtail Ridge will be home to the city's largest park – more than 15 acres – ideal for parents, children, friends, and families.
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-Taxes from the empty land have plunged from $924,000 a year to only $10,700 a year and will remain low until ideas and plans are approved for the area.
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Redtail Ridge creates senior-friendly homes

-Redtail Ridge includes senior-friendly neighborhoods and homes for our parents, grandparents, and community members who have grown up in Louisville and want to stay in -Louisville near their loved ones.

Medtronic is only too aware that the Planning Commission voted against their Louisville jobs when they cast their votes on the Master Developer's Redtail Ridge proposal.

I'm asking that you vote for Redtail Ridge, which is a vote for your neighbors' careers. In addition to keeping more than 500 jobs, you're adding 1,500 additional ones to the City. By supporting Redtail Ridge, the area eliminates fenced off, useless land and gains parkland and trails for families. Grandparents can stay in town rather than find housing far from their families. And you'll be adding tax dollars to the city's bottom line, rather than adding taxes to citizens.

Thank you for listening and for your support for Louisville's Redtail Ridge project.

--
Hope Whitworth
hope.whitworth@ericksonl.com

**From:** Ashley Stolzmann
**To:** Geri DeLand
**Cc:** Meredyth Muth
**Subject:** Re: Redtail Ridge
**Date:** Thursday, July 30, 2020 12:27:40 PM

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Thank you for the feedback. Your comments will be entered into the public record so that City Council can consider them in the public hearing for this application.
Best,

Ashley Stolzmann
Louisville Mayor
303-570-9614
AshleyS@LouisvilleCO.gov

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**From:** Geri DeLand <gerilyn359@gmail.com>
**Sent:** Thursday, July 30, 2020 12:18 PM
**To:** Ashley Stolzmann
**Subject:** Redtail Ridge

I just sent an email regarding the Redtail Ridge, but wanted to make sure you also received it! My family and I carefully made the decision to vote for you after meeting you in person and discussing what mattered to us most. It is our home...Louisville!! We continue to watch the destruction of it! I am heartsick and angry as we watch developers allowed to come in and destroy our town. Do the people making these decisions live here in Louisville? Do they care about our town?

Here is my email...

My family and I have been living here (in the same house) since 1991! After carefully checking out every smaller city in Colorado we decided Louisville would be our home. We have lived, worked and raised our children here. It makes me sick to see what is becoming of our beautiful "small" town. How many more people do you think you can pack into this town? And who is profiting from these decisions? Why are the same people we ask to maintain our town give it away to the developers? We are asking someone to stand up and fight for Louisville and the families that call it home. Send the developers home and say NO to the Redtail Ridge!!

Hello!!!! Is anyone listening to us??

**From:** Ashley Stolzmann
**To:** Meredyth Muth
**Subject:** Fw: I support an Erickson Living community in Louisville
**Date:** Thursday, July 30, 2020 12:26:47 PM

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Ashley Stolzmann
Louisville Mayor
303-570-9614
AshleyS@LouisvilleCO.gov

_____
From: jdrox5@everyactioncustom.com <jdrox5@everyactioncustom.com> on behalf of Darcy Rothrock <jdrox5@everyactioncustom.com>
Sent: Thursday, July 30, 2020 12:26 PM
To: Ashley Stolzmann
Subject: I support an Erickson Living community in Louisville

Dear Mayor Ashley Stolzmann,

I'm writing to share my support for the proposed Erickson Living community in the City of Louisville, and strongly urge you to vote YES for the Redtail Ridge GDP. Louisville needs to provide more opportunities for seniors to age in place. Erickson Living has continuing care retirement communities across the country, including here in Colorado. They have a successful history of building communities that are accessible to middle-class seniors and provide everything seniors need to live active lifestyles, including pathways and open space. Erickson Living is exactly the type of neighbor you would want. Again, I urge you to please vote YES for the Redtail Ridge GDP, so we can have an Erickson Living community in Louisville!

Sincerely,
Darcy Rothrock
1999 S Teller St  Lakewood, CO 80227-2606
jdrox5@comcast.net

**From:** Ashley Stolzmann
**To:** peter.mccall@erickson.com
**Cc:** Meredyth Muth
**Subject:** Re: I support an Erickson Living community in Louisville
**Date:** Thursday, July 30, 2020 12:54:14 PM

---

Thank you for the feedback. Your comments will be entered into the public record so that City Council can consider them in the public hearing for this application.
Best,

Ashley Stolzmann
Louisville Mayor
303-570-9614
AshleyS@LouisvilleCO.gov

_____
From: peter.mccall@everyactioncustom.com <peter.mccall@everyactioncustom.com> on behalf of Peter McCall <peter.mccall@everyactioncustom.com>
Sent: Thursday, July 30, 2020 12:40 PM
To: Ashley Stolzmann
Subject: I support an Erickson Living community in Louisville

Dear Mayor Ashley Stolzmann,

I'm writing to share my support for the proposed Erickson Living community in the City of Louisville, and strongly urge you to vote YES for the Redtail Ridge GDP. Louisville needs to provide more opportunities for seniors to age in place. Erickson Living has continuing care retirement communities across the country, including here in Colorado. I have worked at Wind Crest, the existing Erickson community in Denver for almost 10 years. It has truly been a tremendous experience to participate in giving back to our seniors. Erickson has a successful history of building communities that are accessible to middle-class seniors and provide everything seniors need to live active lifestyles, including pathways and open space. Erickson Living is exactly the type of neighbor you would want. Again, I urge you to please vote YES for the Redtail Ridge GDP, so we can have an Erickson Living community in Louisville!

Sincerely,
Peter McCall
10088 Fort Worth Ct Parker, CO 80134-3820
peter.mccall@erickson.com

**From:** Ashley Stolzmann
**To:** Robyn Nordstrom Lane
**Cc:** Meredyth Muth
**Subject:** Re: opposition to Redtail Ridge Development
**Date:** Thursday, July 30, 2020 12:58:55 PM

---

Thank you for the feedback. Your comments will be entered into the public record so that City Council can consider them in the public hearing for this application.
Best,

Ashley Stolzmann
Louisville Mayor
303-570-9614
AshleyS@LouisvilleCO.gov

---

**From:** Robyn Nordstrom Lane <rnordstromlane@gmail.com>
**Sent:** Thursday, July 30, 2020 8:09 AM
**To:** Ashley Stolzmann
**Subject:** opposition to Redtail Ridge Development

Dear City Council-

I oppose the proposed Redtail Ridge development. It's much too large and will strain our infrastructure and change our small town. Please vote no.

Robyn Nordstrom Lane

**From:** Morrison, Keith
**To:** City Council
**Subject:** Upcoming Proposal for Redtail Ridge Development Project
**Date:** Thursday, July 30, 2020 12:50:08 PM

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Hi,

I would like to reach out, on behalf of being in favor of the upcoming proposal for the development of the Redtail Ridge project. I would like to provide my perspective, on why I believe this is an important development, both for the community of Louisville, but also for the ongoing development of live altering healthcare products.

First, Medtronic has emerged as a true healthcare leader, and critical in the management of COVID-19 patients. There has been much positive publicity on many aspects this group has brought forward, including open sourcing ventilators, providing critical equipment in the most trying times, and supporting the local community with immediate needs. The needs for Medtronic to continue to live its mission of Alleviating Pain, Restoring Health, and Extending Life is dependent upon both attracting top talent, as well as having the space/facilities to create the necessary innovation and development. Personally, I believe it will not only bring great public awareness and perception of Louisville, and the type of companies that call it home, but enabling this project will bring further talent from surrounding areas like Denver.

Secondarily, on a very personal level – the idea of calling Louisville home for my family has become exciting. I currently live in Denver and choose to commute to Boulder based on what Denver offers. That being said, I believe that by making Louisville home for Medtronic, it brings a strong community with it, dedicating to improving the lives of other via healthcare, and those who are very active in our communities. For me, I would actively look to call Louisville home.

Thank you for your consideration.

-Keith

**Keith Morrison**
Director Global Marketing
Oxygenation & Ventilation Monitoring

**Medtronic**
Respiratory, Gastrointestinal & Informatics
6135 Gunbarrel Ave | Boulder, CO, 80301 | USA
Office 303.305.2607 | Mobile 303.808.5863
keith.a.morrison@medtronic.com
medtronic.com | Facebook | LinkedIn | Twitter | YouTube

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**From:** Melissa Fuller
**To:** City Council
**Subject:** Redtail Ridge
**Date:** Thursday, July 30, 2020 12:47:07 PM

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Hello,

I have recently learned about the proposed plan to build at Redtail Ridge. I am very concerned that the development will destroy our beautiful natural surroundings, create way too much traffic, and decrease the small-town feel of why I love living in Louisville.

Please deny this proposal and preserve our beautiful town.
Thank you,
Melissa Fuller

**From:** Hengeveld, Jason
**To:** City Council
**Subject:** Proposed Medtronic Campus (Redtail Ridge)
**Date:** Thursday, July 30, 2020 12:24:05 PM

---

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.

Thank you!

**Jason Hengeveld**
Sr Supply Chain Planner | Surgical Innovations

**Medtronic**
5920 Longbow Dr| Boulder, CO 80301 |USA
Office 303.876.8948
jason.m.hengeveld@medtronic.com

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**From:** Tracy Berger
**To:** City Council
**Subject:** A Letter to Louisville City Council re: Redtail Ridge
**Date:** Thursday, July 30, 2020 12:12:23 PM

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> "Another remedy would be a ban on zoning ordinances that prohibit multifamily housing or that require all single-family homes in a neighborhood to be built on large lots with high minimum requirements for square footage. These rules prevent both lower-income and middle-class families from settling in affluent suburbs. Exclusionary zoning ordinances were partly motivated by unconstitutional racial animosity. Banning them is not only good public policy but constitutionally permissible…"—*The Color of Law* by Richard Rothstein, p.204

Dear Louisville City Council,

I got a flyer on my doorstep the other day, arguing against allowing a new development called Redtail Ridge to be built in Louisville. I want to take a moment to address some issues relating to growth and development, as well as local policies and zoning decisions, that impact Louisville's future.

The arguments put forward by the authors of the "No on Redtail Ridge" flyer are disingenuous. This group seems primarily concerned with keeping Louisville the way it is, and that includes the town's demographics, whether they state it openly or not. Their arguments reflect an interest in restricting racial and socioeconomic diversity in our community.

Redtail Ridge would include rental apartments, a senior care community, a hotel, a large campus of office buildings, retail stores, and open space. It would be located on land near US 36 and the Flatiron Crossing Mall that is currently vacant.

The developer behind Redtail Ridge (Brue Baukol Capital Partners) is requesting a change in zoning for the development's proposed site, from "rural" to "suburban," along with changes to building height and square footage zoning for that area. The changes being requested would allow the site to house both residential and commercial properties. Currently, the "rural" designation the site holds would allow commercial but not residential development.

I agree with some things the "No on Redtail Ridge" group says: I want to preserve local wildlife. I want less air pollution. I love Louisville and want it to retain its charm.

But the choice here is not to build the Redtail Ridge development or preserve the vacant land for the protection of local wildlife, as opponents would have us believe. The city wants this land to be developed, and the "No on Redtail Ridge" group isn't opposed to development on this site. The site has previously housed office buildings and will again. The real question is—do we want housing on this site? And if we want housing, what do we want it to look like?

The people who wrote the flyer are opposed to **dense residential development**. The flyer includes these words in all caps, "TOO BIG FOR LOUISVILLE, DENSITY, TRAFFIC, AIR QUALITY, NATURAL FEATURES." The "No on Redtail Ridge" website states that they "oppose this project because its scale, as proposed, will have negative environmental impacts and is not compatible with our small town character."

What I read in this language is, "We don't want Louisville to change. We don't want it to be a city. We don't want the population of a city living in Louisville. We want Louisville to stay as it is—affluent and white. We don't want to share this wonderful place with the kind of people who would rent apartments near the highway."

Here's what I want:

- Affordable housing units that have the potential to increase diversity in our relatively homogenous town. All housing units built on this site—or, honestly, any new development in Louisville—to be committed to welcoming low-income and minority residents.
- The landlords of Redtail Ridge to accept Housing Choice Vouchers (what used to be known as Section 8) as a condition of City Council allowing residential development on the site.
- The developers to commit to keeping rents affordable and fair, and to restrict year-over-year rent increases for existing tenants.
- I want the developers to be committed to supporting minority- and women-owned businesses in their office and retail spaces.

I have no idea if Brue Baukol Capital Partners and the Redtail Ridge development plan meet the requirements I have set out. I don't necessarily have much faith in real estate developers. I am not writing to argue for Redtail Ridge. I am writing to say the right questions don't appear to have been asked yet. I'm saying that when we consider density as inherently a bad thing, we are saying "No" to racial and socio-economic diversity in our community.

And I want to say "Yes" as loud as I can.

Thank you for your consideration and future action,

Tracy Berger, resident of Louisville, CO and mom to Eli, Louisville's cutest resident

**From:** Eva Redpath
**To:** City Council
**Subject:** Deny Redtail Ridge development
**Date:** Thursday, July 30, 2020 12:01:10 PM

---

Please, please deny the Redtail Ridge development application.

The massive size of the project will create significant impacts to quality of life in Boulder County and in Louisville directly. It will create bad traffic congestion, put more pressure on housing and schools, and will be a long-term drain on city funds.

Six million square feet is way, way too big. This proposal is totally out of character with Louisville and neighboring cities.

Deny the Redtail Ridge development.

Thank you.
Eva Redpath
Voter and resident of Louisville CO.

**From:** Puckett, Katy
**To:** City Council
**Subject:** Redtail Ridge development
**Date:** Thursday, July 30, 2020 11:55:12 AM

---

Dear City Council,

My name is Katy Puckett, and I am a Medtronic employee at the current Louisville location. I would like to voice my support for the new Redtail Ridge development which will include a new Medtronic R&D facility which will create one central location for Medtronic in Colorado. This state-of-the-art location will be essential for our ability to push the envelope in developing new Surgical Navigation and Robotics products for our surgeon customers. I am so excited about this facility as it will establish Louisville as a major Medtronic location, and will provide many new exciting career opportunities for Medtronic employees without having to move out of Louisville.

Our work is focused on saving lives and improving the quality of life for millions of patients around the globe. Medtronic employees are a huge asset to any city – we are passionate about our work, engaged in outreach to the community, and committed to giving back. In 5 years at Medtronic I have organized STEM outreach to schools, participated in food bank volunteer events, adapted toys for local children with disabilities, and helped with park cleanup activities. I have never worked at a company with such a focus on giving back. I hope Louisville is committed to keeping us in the community.

In short, please vote yes on the new Redtail Ridge development. Thank you!

Katy Puckett, Ph.D.
Prin. Systems Engineer

**Medtronic**
Enabling Technologies - Navigation, Robotics, and Laser Ablation
826 Coal Creek Circle | Louisville, CO 80027 | USA
Office 720.890.2244
katy.m.puckett@medtronic.com
medtronic.com | Facebook | LinkedIn | Twitter | YouTube

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**From:** Mark Redpath
**To:** City Council
**Subject:** Deny Redtail Ridge development
**Date:** Thursday, July 30, 2020 11:55:11 AM

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Please, please deny the Redtail Ridge development application. I'm shocked it is even being considered at this point.

Our Planning Commission unanimously voted to deny the six million square foot proposal because it is contrary to the citizen supported Comprehensive Plan that sets a three million square foot limit.

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

The massive size will create significant impacts to quality of life in Boulder County and in Louisville directly. It will create bad traffic congestion, put more pressure on housing and schools, and will be a long-term drain on city funds.

Six million square feet is way, way too big. This proposal is totally out of character with Louisville and neighboring cities.

Deny the Redtail Ridge development.

Thank you.
Mark Redpath
Voter and resident of Louisville CO.

**From:** Linda Walter
**To:** City Council
**Subject:** Redtail Ridge
**Date:** Thursday, July 30, 2020 11:51:07 AM

---

Dear City Council Members,

Please deny the application to amend the Comprehensive Plan and to reject the Redtail Ridge plan.

Thank you!

Linda Walter
972 W MAPLE COURT
LOUISVILLE , CO 80027

**From:** Douglas Schofield
**To:** City Council; caclouisvilleco@gmail.com; RZuccaso@louisvilleco.gov; Planning
**Subject:** RE: Opposition to Redtail Ridge, proposed amendments
**Date:** Thursday, July 30, 2020 11:45:10 AM

---

To: Louisville City Council 7-30-20

We strongly oppose amendments to the General Development plan and Comprehensive plan to be discussed August 4 for the following reasons:

1. There has already ready been a great deal of time and expense invested by the public and the town officials reviewing the prior proposed development of the Conoco property. To consider a massive expansion of the prior proposal now, in the form of amendments, is not only wasteful but also rewards what appears to be a "bait and switch" tactic on the part of the developer.

2. The massive expansion would have huge negative consequences for Louisville:
   a. There will be an overwhelming increase in traffic, with highly disruptive effects on neighboring parts of Louisville including the Monarch School.
   b. There is projected to be less ongoing tax revenue, net of the cost of services, to the amended development, than was true of the prior proposal. Residents should not end up paying more for a development which will have much greater negative consequences.
   c. Given increased density and traffic, it is highly likely there will have to be very costly additional expansions of the school system, public transport, roads etc. with their own negative consequences, not the least of which is financial.

3. The open space and wildlife provisions are pitiful and grossly inadequate:
   a. The proposed 40 acres of noncontiguous open-space is negligible relative to a 389 acre development with 3000 new residents. That miniscule proposed open space is essentially irrelevant since is not integral to the development itself.
   b. Loss of wildlife, open views and open-space is essentially irreversible, while the need for it will clearly increase over time as population grows in and around Louisville.

For all these reasons, the currently proposed amendments should be rejected in their entirety. Do not let the developer use this proposed amendment as a negotiating tool to get anything beyond what has already been considered in the earlier proposal. If this proposal is adopted, the only Redtails to be seen will be the backsides of developers taking their profits to the bank.

Douglas and Janet Schofield, 363 Troon Ct

**From:** Vantuno, John
**To:** City Council
**Subject:** Redtail Ridge Development Support
**Date:** Thursday, July 30, 2020 11:36:02 AM

---

Dear Louisville City Council Members -

I am an employee of Medtronic, currently located in Boulder. I would like to voice my support for the proposed Medtronic campus in Louisville that is part of the Redtail Ridge development. Saying that I support it because my commute from Broomfield will be shorter is pretty selfish. However, several of my favorite restaurants are in Louisville. I like to get away from the office during lunch, as do several of my colleagues. Having a larger work population in Louisville would definitely increase business for restaurants in the vicinity of the proposed campus. I can also envision a number of employees stopping at a local grocery store to pick up some food on the way home or to work, as I see at the King Soopers near our Boulder facility.

The increased revenue to Louisville is very much worth considering as a benefit of approving the Redtail Ridge development.

John Vantuno, CSEP
Principal Systems Engineer
Medtronic
5920 Longbow Drive
Mail Stop A44
Boulder, CO 80301

Telephone: (303) 581-7066
Fax: (303) 516-8365
Office 7-1-D16
www.medtronic.com

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**From:** Temnyk, Kristen
**To:** City Council
**Subject:** Redtail Ridge Development Support for Medtronic Louisville Campus
**Date:** Thursday, July 30, 2020 11:19:46 AM

---

Dear Louisville CO City Mayor, Counsel, and Representatives,

I am a Mechanical Design Engineer at the current Medtronic Louisville office, and I have been working at the site for over two years. I am writing to you to voice my support for the full development plan on the Redtail Ridge area, allowing the construction of a Medtronic Louisville Campus. When considering a development or endeavor this size, there are direct and indirect, visible and hidden, near and distant positive aspects.

Medtronic provides hundreds of jobs in Colorado, and a Louisville campus would solidify Louisville as an important economic center for many families and maintain Medtronic's presence in the community, ensuring economic growth for years to come. The direct impact would be for the hundreds of Colorado Medtronic employees and their families, but the economic impact doesn't cease with employees and their families. It extends to the local businesses—restaurants, shops, hotels, etc.—that tangentially support Medtronic Colorado employees and their day-to-day work lives.

The benefits aren't just economic but also are community-based. We at Medtronic give back to the local community via volunteering, educating K-12 students on medical device technologies, providing underserved areas with STEM education and opportunities, etc., in support of one of the Medtronic Mission Statement Tenants *to maintain good citizenship as a company*.

A Medtronic Louisville campus is mutually beneficial to Louisville and Medtronic. I am excited for the Louisville City Council to vote on this approval step, and I encourage the Council to vote in favor of this development, allowing us to move closer to the reality of a new Medtronic Louisville campus.

Sincerely,
Kristen

**Kristen Temnyk**
Mechanical Design Engineer II

**Medtronic**
826 Coal Creek Circle | Louisville, CO 80027
1.720.890.2578 | kristen.h.temnyk@medtronic.com

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**From:** Hibl, Mark
**To:** City Council
**Subject:** Pro Redtail Ridge Development
**Date:** Thursday, July 30, 2020 11:15:43 AM

---

I've been a resident of Louisville for more than 30 years and am in favor of the Redtail Ridge development. Too many times the City Council has squashed development efforts loosing out on revenue, taxes and essential business. This development is far enough South that it won't damage the small downtown atmosphere while redeveloping near our hospitals and schools.

Regards,

**Mk Hibl**
ECAD/MCAD Designer | R&D Department

**Medtronic**
5920 Longbow Drive | Boulder, CO, 80301 | U.S.A.
Office 303.530.6123
mark.hibl@medtronic.com
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**From:** Boyle, Lindsay
**To:** City Council
**Subject:** Medtronic Campus
**Date:** Thursday, July 30, 2020 11:12:27 AM

---

Dear Louisville City Council,

Thank you so much for thoughtfully considering the proposal for the former Storage Tech property. We are so excited to be participating in the process, and are looking forward when all of our Boulder County Medtronic employees can be co-located on a single campus. We think this will accelerate our ability to innovate, allowing us to continue to provide the best quality medical devices to help patients around the world. I hope you'll allow us to move forward with the project soon!

Best,

**Lindsay A. Boyle**
Director | Post Market Surveillance & Safety

**Medtronic**
Restorative Therapies Group
826 Coal Creek Circle | Louisville, CO, 80027 | USA
Office +1.720.890.3256 | Mobile +1.303.330.5528 | Fax +1.720.890.3556
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**From:** reese
**To:** City Council
**Subject:** Redtail Ridge
**Date:** Thursday, July 30, 2020 11:02:12 AM

---

Hello,

I moved to Louisville in 1999 and since that time I've watched it grow and grow and get more and more traffic and found it more and more difficult to find parking spots and get seats at restaurants and movies. I am NOT in favor of the proposed Red Tail development. I am requesting that you deny the application to amend our Comprehensive Plan and to reject the Redtail Ridge plan.

Sincerely,

Lucien Provosty
670 W. Ash St.

**From:** Wood, Ivy
**To:** City Council
**Subject:** new Medtronic campus
**Date:** Thursday, July 30, 2020 11:01:10 AM

---

Good day. I hope each one of you and your families and friends are well.

I am a 13 year employee of Medtronic who works in the Boulder/Gunbarrel campus. I understand that we are looking to relocate our campus in your city.

I look forward to this change because I am a resident of Denver and I currently have to drive through many, small side streets both in Louisville and in Boulder in order to get to work. I often feel bad for the people who live in the homes along that path. I assume it impacts enjoyment of their property to have so much traffic close to their homes.

My understanding of the new Redtail Ridge campus is that my commute will involve only major highways and roads and be reduced from the current 40 minutes down to 15. That's good news for everyone! Although I will miss seeing the horses, cattle, sheep and wildlife, they will probably be better off with less traffic in their areas.

Thank you.

**Ivy J. Wood**
Senior Graphic Designer
MITG Graphic Design Services
Pronouns: She/Her/Hers

**Medtronic**
Minimally Invasive Therapies Group | Respiratory, Gastrointestinal and Informatics
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Office 303.305.2562
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medtronic.com | Facebook | LinkedIn | Twitter | YouTube

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**From:** Stahel, Renee
**To:** City Council
**Subject:** Redtail Ridge Development
**Date:** Thursday, July 30, 2020 10:45:41 AM

---

Hello

I am an employee of Medtronic over in Louisville, CO and have worked there for almost 11 years. I would like to stress the amazing opportunity to expand the site to Redtail Ridge to help employ more people, continue to make wonderful surgical products to help people around the world, and provide an environment to accelerate collaboration between many various teams. I hope you will approve the Medtronic site develop, so we can continue to help make a difference in the world.

Thank you

**Renee Stahel**
Sr. Test Engineer
MWN INSPIRE Co-Chair

**Medtronic**
Restorative Therapies Group | Brain
826 Coal Creek Circle | Louisville, CO 80027 | USA
Office 720.890.3280
renee.a.stahel@medtronic.com

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**From:** Rob Teichman
**To:** City Council
**Subject:** Redtail Ridge
**Date:** Thursday, July 30, 2020 10:41:15 AM

---

Dear Louisville city council members,

I would like to express my strong support for the Redtail Ridge Project and General Development Plan (GDP) Amendment before the City Council August 4th. The prospect of having my employer Medtronic, a Fortune 500 company, and its highly educated employees and well-paying jobs, as the anchor for the project is exciting. The nearly 400-acres of land has not been utilized for many years now and Medtronic will spur positive economic activity for years to come.

I have been a resident of the area for over 20 years, currently living in Lafayette, and a Medtronic employee for even longer. I have been a participant and seen the impact that Medtronic has on the community, and the opportunity to expand that impact is one that I am excited about, both as a Medtronic employee and as a nearby resident. In these trying times I have been impressed with how the company has handled the challenges, stepping up our support of our communities, addressing racial justice and diversity issues, and supporting employees and their families through flexible work arrangements, tools for managing these changes, and no reductions in our staff despite the unprecedented business challenges. I believe these values are very congruent with the values of the Louisville community and believe expanding Medtronic's presence in Louisville will be an asset for the area.

Please VOTE YES for the great benefits of the project and all of us employees can continue to grow in Louisville!

Sincerely,
Rob Teichman

--
Rob Teichman
Rob.Teichman@gmail.com

**From:** Gary Pawlas
**To:** City Council
**Subject:** Citizen position on Denying Application for proposed Storage Tek/Redtail Ridge Development
**Date:** Thursday, July 30, 2020 10:34:40 AM

---

Dear Louisville City Council,

I have been a resident in Louisville since 1992 and am writing to state
my support to DENY the application for the proposed Redtail Ridge development.

Specifically, the proposed amendments to the city of Louisville's GDP & CPA by the developer Brue Baukol Capitol Partners should be permanently DENIED to:

1) More than double the currently allowed development to nearly 6 million square feet, and
2) Amend height limits from 2-3 stories to 5 stories

This proposed size and scope of development is NOT the type of development that had Louisville
named one of Money Magazine's "Best Places to Live" in 2009, 2011, 2013, 2015 and 2017,
and is not in keeping with our unique small-town feel.

In any future proposals, the 3 million square foot limit in the Comprehensive Plan should be enforced.

In addition, developers should be required to supply financial resources for impacts to schools in the BVSD
and surrounding school districts.

Regards,
Gary Pawlas

Gary Pawlas
546 Hoptree Ct.
720-236-2216

**From:** ROD SINNER
**To:** City Council
**Subject:** Redtail Ridge
**Date:** Thursday, July 30, 2020 10:30:33 AM

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The proposed Redtail Ridge development is not good for Louisville. It is too large for what Louisville represents as a town. It will bring more traffic to our town and continue to burden the parking issues in downtown.
Sales tax dollars are uncertain from the development.
Please vote no to the development.

Rod Sinner
444 Jefferson Ave.
Louisville

**From:** Brittany Weddell
**To:** City Council
**Subject:** Redtail Ridge
**Date:** Thursday, July 30, 2020 10:30:09 AM

---

Hello,

My name is Brittany Armstrong, and my family and I live at 513 W Cactus Ct. I am a Colorado native, and my family and I love living in Louisville! My kids attend daycare in Louisville, and I work at Medtronic in Gunbarrel. I am hopeful that the Redtail Ridge office will be approved. It will benefit our family for me to have a shorter commute. My husband, and I also think the new office will improve our home value and attract more young families to town.

Working within the Airway & Ventilation division during a global repository pandemic has made me very grateful to have a job that helps people. I am also fortunate to live in such a wonderful town. I believe the Redtail Ridge office will allow Medtronic to advance its ability to deliver healthcare to patients around the world and will support families and businesses in Louisville.

I hope you will continue to support the Medtronic office in Louisville.

Best regards,
Brittany Armstrong

**From:** Shadbolt, James
**To:** City Council
**Subject:** Redtail Development Project
**Date:** Thursday, July 30, 2020 10:29:12 AM

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**Being the 'World Class Leader in the Manufacture and Distribution of Medical Devices', the proposed 'Medtronic Campus' in your new 'Redtail Development Project' would bring a great deal of attention (and revenue) to the Louisville Community. We will be here for years to come. Please allow us to better serve your Community as only the people of Medtronic can. Vote yes on the proposal. THANK YOU!!!**

James Shadbolt
Return Goods Coordinator III
Medtronic
Restorative Therapies Group - Navigation
1480 Arthur Ave. Unit D | Louisville, CO 80027 | USA
Office (720) 890-2107
james.shadbolt@medtronic.com

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**From:** Mathieu, JB
**To:** City Council
**Subject:** Redtail Ridge development
**Date:** Thursday, July 30, 2020 10:21:42 AM

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Hello,

As a Medtronic employee, I support the Redtail Ridge Development. My family and I love living in Louisville and the construction of the Medtronic campus will bring in the people from the Gunbarrel campus to Louisville. This large pool of professionals will create long term career opportunities for me and many other and allow my family to plant deep roots in Louisville for the next decades. My personal concern is that if rejecting the project makes the Louisville Medtronic campus have to move away from Louisville, it would cause my family and many others to have to leave the community we love.

I understand the concerns against this development but really hope it gets approval on August 4th.

Note: these are my personal views and I do not claim to speak on behalf of Medtronic.

Thanks a lot,

**Jean-Baptiste Mathieu**
Program Manager Operations | PDP & NPI-ENT/ET

**Medtronic**
Brain & Specialty / Restorative Therapies Group
826 Coal Creek Circle | Louisville, CO 80027 | USA
Office 720.890.2282 | Mobile 720.665.6994
jb.mathieu@medtronic.com
medtronic.com | Facebook | LinkedIn | Twitter | YouTube

**LET'S TAKE HEALTHCARE**
**FURTHER, TOGETHER**

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**From:** Harmon, Aaron
**To:** City Council
**Subject:** Redtail Ridge Medtronic
**Date:** Thursday, July 30, 2020 10:21:00 AM
**Attachments:** image001.png

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Good Afternoon,

I am a employee at the Medtronic Louisville Campus and also live in Louisville. I love living and working here in Louisville. I would love to continue to live and work in Louisville. This is an opportunity to bring more jobs into Colorado and also keep more jobs in the state. It is a good sign that a company such as Medtronic is willing to invest in the talent in this state. It shows that they are not considering a move to another state or country.

Please Approve this Plan

Thank you!

**Aaron Harmon**
Production Line Leader

Medtronic
Further.Together
1480 Arthur Ave, Suite D | Louisville, CO 80027| USA
aaron.harmon@medtronic.com
medtronic.com

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**From:** Hause, Alexandra
**To:** City Council
**Subject:** Redtail Ridge- Medtronic
**Date:** Thursday, July 30, 2020 10:17:10 AM
**Attachments:** image001.png

---

Hello,

I am writing to share my thoughts on the proposed development site which would include a new Medtronic office. As a 4th generation Colorado native, I am extremely blessed to have a company like Medtronic located in our state. I work as a biomedical engineer focusing on developing products for patients with respiratory compromise. Here, in Colorado, we design many products which have been used on the front lines to fight COVID. I have many times in my career considered leaving Colorado for better job opportunities. For me personally, the relocation of the office from our current site in Gunbarrel to Louisville, would have a drastic impact on my quality of life, allowing me to live in either Denver or Boulder. Additionally, it would allow our company to attract more diverse talent and support more rapid innovation of live saving products.

I ask you to consider the benefits of having a group of people working towards relieving pain, restoring health and extending life in the Lousville community.

Best,

**Alexandra Hause**
Sr. Systems Engineer | Minimally Invasive Therapies Group

**Medtronic**
6135 Gunbarrel Ave | Boulder, CO 80301 | USA
Mobile 303.717.8769
alexandra.hause@medtronic.com
medtronic.com | Facebook | LinkedIn | Twitter | YouTube

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**From:** Norris, Shawna
**To:** City Council
**Subject:** Medtronic in Louisville
**Date:** Thursday, July 30, 2020 10:17:03 AM

---

Hello Council members,

I just wanted to write a quick note to express how grateful we are to be in consideration for finding a corporate home in Louisville. As a member of the Respiratory division, I can attest that we are truly changing the world on a daily basis and it would be incredible for Louisville to be known as the home of Medtronic in the US. We do realize that the full proposal for Redtail Ridge is large and complex, well outside the vision of relocating Medtronic to the city. I think it would be fair to say that the we hope that some middle ground is landed upon in your next council meeting.

We appreciate your time reviewing the proposal, and we're hopeful for a future in Louisville! Thank you,

**Shawna Norris, MSHIIM, RN-BC**
Clinical Innovation & Informatics Program Manager | R&D

**Medtronic**
Health Informatics
6135 Gunbarrel Ave, Boulder, CO 80301 | USA
Mobile 720.724.5866
HI&M Technical Support: 800.497.4968
shawna.norris@medtronic.com
medtronic.com | Facebook | LinkedIn | Twitter | YouTube

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**From:** Bradley, Kristen
**To:** City Council
**Subject:** Redtail Ridge Development including Medtronic Campus
**Date:** Thursday, July 30, 2020 10:15:46 AM

---

To who it may concern,

I wanted to email to voice my support for the Redtail Ridge development in Louisville, specifically the Medtronic Campus. Medtronic is a wonderful company to work for and the new campus has the potential to bring additional jobs to Colorado as it becomes one of the larger business sites for the company. For selfish reason I am very much for this new site as it would reduce my commute significantly and make it so that I do not have to deal with driving through Boulder traffic every morning. I know there are a large number of Medtronic employees that live in Louisville or the surrounding communities of Lafayette, Superior, Broomfield and Westminster and allowing them a shorter commute would allow them more time to spend with their families as well as any community activities that they choose to be involved in. Medtronic is also a great member of the communities that it is a part of. We do a good amount of corporate sponsored volunteer work in the communities that we are a part of. Volunteer work is one of our main tenets, and we have a large focused effort to get as many employees involved as possible in the month of June by hosting large volunteer events either on site or at the beneficiaries facilities. This year our volunteer work was done remotely due to COVID based challenges but I look forward to being able to participate in local in person efforts in the future. Please consider approving this new development as I think it would benefit the city of Louisville greatly and make it an even more desirable place to live.

**Kristen Bradley**
Senior R&D Engineer | Tissue Research
**Medtronic**
Minimally Invasive Therapies Group
5920 Longbow Drive ,A52-B7-1 Boulder ,CO 80301 |USA
Office 303-530-6322 | Mobile 970-556-4722
kristen.potter@medtronic.com
medtronic.com
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**From:** Burton, Lauren
**To:** City Council
**Subject:** Medtronic Campus
**Date:** Thursday, July 30, 2020 10:07:33 AM

---

I am writing in support of the proposal to build a Medtronic campus with the Redtail Ridge Development. I have been a resident of Louisville for the last two and half years and own a condo.

This development would not only help Medtronic to have increased collaboration, innovation and growth it will help the community. I lead our intern program and US Wide we hire 350 interns. With a campus of this size we will be able to increase the number of interns in Colorado at both the undergraduate and high school level. This will help the economy and provide opportunities for local residents as we recruit from both CU Boulder and Colorado State University.

Best Wishes,
Lauren

**Lauren Burton, SHRM CP**
Campus Recruiter – Engineering, Colorado and East Region
Pronouns: she/her/hers

**Medtronic**
6135 Gunbarrel Ave| Boulder, CO 80301 | USA
Office 303.305.2262 Mobile 303.204.7586
Lauren.Burton@medtronic.com
medtronic.com | Facebook | LinkedIn | Twitter | YouTube

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**From:** Glen Huey
**To:** City Council
**Subject:** Comprehensive Plan and Redtail Ridge plan
**Date:** Thursday, July 30, 2020 9:52:53 AM

---

I ask you to deny the application to amend our Comprehensive Plan and reject the Redtail Ridge plan-  TOO big for Louisville!!

Anna M. Huey

**From:** Sandrine Heine
**To:** City Council
**Subject:** Redtail ridge proposal
**Date:** Thursday, July 30, 2020 9:49:12 AM

---

Hello,

I am writing you to opposed the redtail ridge proposal.

I am asking you to deny the application to amend the comprehensive plan and to reject the redtail ridge plan.

I believe that this expansion will he hurting the quality life of Louisville. It will have negative impact on the traffic situation ( which already has gotten bad), will impact the air quality ( not need to become like boulder) and will destroy the natural environment ( which is why we chose to move to Louisville in the first place).

While I understand that we are growing, let's make are that we keep the feel and quality life that Louisville is so proud of. Let's keep Louisville beautiful and a great place to live!

Thank you

Sandrine heine
1419 Fillmore place.
--

Sandrine Perradin Heine
720-439-1101
sandrineheine@gmail.com

**From:** Irene Roederer
**To:** City Council
**Subject:** Redtail Ridge
**Date:** Thursday, July 30, 2020 9:42:42 AM

---

Hello -
Please add my list to the residents asking you to deny the application to amend our Comprehensive Plan and reject the Redtail Ridge plan. A potential development of this size is totally out of scale for our community - in addition to being completely out of character for our lovely town and environs.
Irene Roederer
2148 W Centennial Dr
Louisville

**From:** John Ohannessian
**To:** City Council
**Subject:** Reject Redtail Ridge Plan
**Date:** Thursday, July 30, 2020 9:34:40 AM

---

Dear Louisville City Council,
My family and I have been a resident of Louisville since 1986.
We are completely **against** the Redtail Ridge Comprehensive Plan.
We urge you to please reject this plan completely and permanently.
Thank you.

***John Ohannessian***
***569 Augusta Drive***
***Louisville, CO 80027***
***303-665-0130***
***303-817-3535 (Cell)***

**From:** Emily Kurzinski
**To:** City Council
**Subject:** Redtail ridge plan
**Date:** Thursday, July 30, 2020 8:55:39 AM

---

Hi

This would be doing a disservice to Louisville. Please deny redtail ridge. It would basically be a monstrosity to our neighborhood.

Thanks

376 Eisenhower Dr, Louisville residents.

**From:** JULIE KOVASH
**To:** City Council; Julie Kovash
**Subject:** Redtail Ridge - Big NO
**Date:** Thursday, July 30, 2020 8:52:49 AM

---

Dear City Council-

Louisville Resident of 37 years here.

That we would change the area's designation in our Comprehensive Plan from rural to suburban is insane. That we would allow development 150% larger than ConocoPhillips, is insane. That we would allow both commercial and residential development in the area, is insane. That we would bankroll developers who don't care about the City of Louisville, through special tax districts, is insane. That we would give special consideration to Medtronic, who is headquartered in Ireland to avoid paying US taxes, is insane.

This development would not only endanger wildlife that has lived unfettered in the area unfettered for 10 years, it would overburden every aspect of our infrastructure. Water. Sewage. Roads. Bridges. Police. Emergency response services. Transit. City services. The list goes on, and the list of unknowns goes on.

The city would be irresponsible to approve this plan, and I will be at the August 4th meeting.

Julie Kovash

**From:** Ashley Stolzmann
**To:** RICHARD.HOMANN@COLOSTATE.EDU
**Cc:** Meredyth Muth
**Subject:** Re: I support an Erickson Living community in Louisville
**Date:** Thursday, July 30, 2020 2:31:27 PM

---

Thank you for the feedback. Your comments will be entered into the public record so that City Council can consider them in the public hearing for this application.
Best,

Ashley Stolzmann
Louisville Mayor
303-570-9614
AshleyS@LouisvilleCO.gov

_____
From: RICHARD.HOMANN@everyactioncustom.com <RICHARD.HOMANN@everyactioncustom.com> on behalf of RICHARD HOMANN <RICHARD.HOMANN@everyactioncustom.com>
Sent: Thursday, July 30, 2020 2:11 PM
To: Ashley Stolzmann
Subject: I support an Erickson Living community in Louisville

Dear Mayor Ashley Stolzmann,

I'm writing to share my support for the proposed Erickson Living community in the City of Louisville, and strongly urge you to vote YES for the Redtail Ridge GDP. Louisville needs to provide more opportunities for seniors to age in place. Additionally, the location of Louisville is easily accessable to the northern front range communities of Loveland, Fort Collins and Windsor all of which have populations that would be well served by and attractive to an Erickson Living community. Erickson Living has continuing care retirement communities across the country, including here in Colorado. They have a successful history of building communities that are accessible to middle-class seniors and provide everything seniors need to live active lifestyles, including pathways and open space. Erickson Living is exactly the type of neighbor you would want. Again, I urge you to please vote YES for the Redtail Ridge GDP, so we can have an Erickson Living community in Louisville!

Sincerely,
RICHARD HOMANN
4001 Benthaven St Fort Collins, CO 80526-3170
RICHARD.HOMANN@COLOSTATE.EDU

**From:** Ashley Stolzmann
**To:** RICHARD HOMANN
**Cc:** Meredyth Muth
**Subject:** Re: Keep Medtronic in Louisville – Support Redtail Ridge
**Date:** Thursday, July 30, 2020 2:31:02 PM

---

Thank you for the feedback. Your comments will be entered into the public record so that City Council can consider them in the public hearing for this application.
Best,

Ashley Stolzmann
Louisville Mayor
303-570-9614
AshleyS@LouisvilleCO.gov

_____
From: RICHARD HOMANN <RICHARD.HOMANN@COLOSTATE.EDU>
Sent: Thursday, July 30, 2020 2:13 PM
To: Ashley Stolzmann; Kyle Brown; Caleb Dickinson; Deb Fahey; Christopher Leh; Jeff Lipton; Dennis Maloney
Cc: info@louisvilleforredtailridge.com
Subject: Keep Medtronic in Louisville – Support Redtail Ridge

Dear Mayor and City Council,

I'm writing to ask that you share my support for the Redtail Ridge project. I believe it's a positive step forward for Louisville because …

Redtail Ridge keeps Medtronic in Louisville
-Medtronic will not stay in Louisville if Redtail Ridge doesn't go forward, which means you're actively pushing 500 of our neighbors out of this community.
-Our city will lose the additional 1,500 jobs this campus will create if Redtail Ridge is not approved.
-Medtronic cannot wait indefinitely for Redtail Ridge to be approved – millions of patients around the world cannot wait either.

Redtail Ridge enhances much-needed access to our schools and hospitals
-For the first time in Louisville history; students, families, and faculty at Monarch's K-8 and high school campus will have safety improvements and much-needed access to the school as the Redtail Ridge plan includes enhancing Campus Drive from single-access to a two-way boulevard.
-Increased access also benefits patients, first responders, medical teams, and staff at Avista Adventist Hospital who will also see improved connectivity on Campus Drive.

Redtail Ridge provides open spaces, parkland, and trails for our families, and neighbors
-Redtail Ridge will add nearly 40 acres to the city's open space network.
-Redtail Ridge will be home to the city's largest park – more than 15 acres – ideal for parents, children, friends, and families.
-More than 15 miles of trails will be created, including first-time-ever access to the Rock Creek Regional Trail.
-Multi-use sports fields for soccer, baseball, lacrosse, and more.

Redtail Ridge increases our city's coffers
-Taxes from the empty land have plunged from $924,000 a year to only $10,700 a year and will remain low until ideas and plans are approved for the area.
-Tax revenue from Redtail Ridge bolsters our coffers to help ongoing funding for our schools, roads, and other civic services.

Redtail Ridge creates senior-friendly homes

-Redtail Ridge includes senior-friendly neighborhoods and homes for our parents, grandparents, and community members who have grown up in Louisville and want to stay in -Louisville near their loved ones.

Medtronic is only too aware that the Planning Commission voted against their Louisville jobs when they cast their votes on the Master Developer's Redtail Ridge proposal.

I'm asking that you vote for Redtail Ridge, which is a vote for your neighbors' careers. In addition to keeping more than 500 jobs, you're adding 1,500 additional ones to the City. By supporting Redtail Ridge, the area eliminates fenced off, useless land and gains parkland and trails for families. Grandparents can stay in town rather than find housing far from their families. And you'll be adding tax dollars to the city's bottom line, rather than adding taxes to citizens.

Thank you for listening and for your support for Louisville's Redtail Ridge project.

--
RICHARD HOMANN
RICHARD.HOMANN@COLOSTATE.EDU

**From:** Ashley Stolzmann
**To:** myhatter@icloud.com
**Cc:** Meredyth Muth
**Subject:** Re: I support an Erickson Living community in Louisville
**Date:** Thursday, July 30, 2020 2:30:25 PM

---

Thank you for the feedback. Your comments will be entered into the public record so that City Council can consider them in the public hearing for this application.
Best,

Ashley Stolzmann
Louisville Mayor
303-570-9614
AshleyS@LouisvilleCO.gov

_____
From: myhatter@everyactioncustom.com <myhatter@everyactioncustom.com> on behalf of Myra Hattersley <myhatter@everyactioncustom.com>
Sent: Thursday, July 30, 2020 2:17 PM
To: Ashley Stolzmann
Subject: I support an Erickson Living community in Louisville

Dear Mayor Ashley Stolzmann,

I'm writing to share my support for the proposed Erickson Living community in the City of Louisville, and strongly urge you to vote YES for the Redtail Ridge GDP. Louisville needs to provide more opportunities for seniors to age in place. Erickson Living has continuing care retirement communities across the country, including here in Colorado. They have a successful history of building communities that are accessible to middle-class seniors and provide everything seniors need to live active lifestyles, including pathways and open space. Erickson Living is exactly the type of neighbor you would want. Again, I urge you to please vote YES for the Redtail Ridge GDP, so we can have an Erickson Living community in Louisville!

Sincerely,
Myra Hattersley
3085 Mill Vista Rd Unit 2115 Highlands Ranch, CO 80129-2415
myhatter@icloud.com

**From:** Ashley Stolzmann
**To:** Meredyth Muth
**Subject:** Fw: I support an Erickson Living community in Louisville
**Date:** Thursday, July 30, 2020 2:29:54 PM

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Ashley Stolzmann
Louisville Mayor
303-570-9614
AshleyS@LouisvilleCO.gov

_____
From: richard.j.edgar@everyactioncustom.com <richard.j.edgar@everyactioncustom.com> on behalf of RICHARD EDGAR <richard.j.edgar@everyactioncustom.com>
Sent: Thursday, July 30, 2020 2:27 PM
To: Ashley Stolzmann
Subject: I support an Erickson Living community in Louisville

Dear Mayor Ashley Stolzmann,

I'm writing to share my support for the proposed Erickson Living community in the City of Louisville, and strongly urge you to vote YES for the Redtail Ridge GDP. Louisville needs to provide more opportunities for seniors to age in place. Erickson Living has continuing care retirement communities across the country, including here in Colorado. They have a successful history of building communities that are accessible to middle-class seniors and provide everything seniors need to live active lifestyles, including pathways and open space. Erickson Living is exactly the type of neighbor you would want. Again, I urge you to please vote YES for the Redtail Ridge GDP, so we can have an Erickson Living community in Louisville!

Sincerely,
RICHARD EDGAR
2950 Summer Wind Ln  Highlands Ranch, CO 80129-2823
richard.j.edgar@gmail.com

**From:** Ashley Stolzmann
**To:** Meredyth Muth
**Subject:** Fw: Storage Tek facility change
**Date:** Thursday, July 30, 2020 2:26:51 PM

---

Ashley Stolzmann
Louisville Mayor
303-570-9614
AshleyS@LouisvilleCO.gov

---

**From:** Jonathan Gold <drjgold@yahoo.com>
**Sent:** Wednesday, July 29, 2020 10:37 AM
**To:** Ashley Stolzmann
**Subject:** Storage Tek facility change

Dear Ashley,

I want to share my opposition to the proposal to change the Storage Tek facility into multistory residential buildings.

Respectfully,

Jonathan Gold
539 Hoptree Ct.
Louisville, CO 80027

**From:** Ashley Stolzmann
**To:** Robyn Nordstrom Lane
**Cc:** Meredyth Muth
**Subject:** Re: opposition to Redtail Ridge Development
**Date:** Thursday, July 30, 2020 12:58:55 PM

---

Thank you for the feedback. Your comments will be entered into the public record so that City Council can consider them in the public hearing for this application.
Best,

Ashley Stolzmann
Louisville Mayor
303-570-9614
AshleyS@LouisvilleCO.gov

---

**From:** Robyn Nordstrom Lane <rnordstromlane@gmail.com>
**Sent:** Thursday, July 30, 2020 8:09 AM
**To:** Ashley Stolzmann
**Subject:** opposition to Redtail Ridge Development

Dear City Council-

I oppose the proposed Redtail Ridge development. It's much too large and will strain our infrastructure and change our small town. Please vote no.

Robyn Nordstrom Lane

**From:** itsmary2002
**To:** City Council
**Subject:** Please vote no on Redtail Ridge
**Date:** Thursday, July 30, 2020 3:59:11 PM

---

I am a longtime resident of of Louisville and feel that the proposed plan of Redtail Ridge is too big, too high, and too dense for our community. I hope that the City Council votes no on this proposal.
Mary Schneider

Sent from my Verizon, Samsung Galaxy smartphone

**From:** Mindy Hoffman
**To:** City Council
**Subject:** Please vote no on Redtail Ridge proposal
**Date:** Thursday, July 30, 2020 3:51:00 PM

---

Dear City Council-

I'm a Louisville resident of 8 years. I urge you to vote no on the proposed Redtail Ridge development plan.

I feel the plan is just too large for our community. I'm not opposed to development there in general, but that we would allow development 150% larger than ConocoPhillips seems insane. Why should we fill the pockets of developers and the Medtronic corporation at the expense of our city?

This development would overburden every aspect of our infrastructure, especially the roads around the school. I feel it would be very be irresponsible to approve this plan, and I urge you to vote no.

Sincerely,
Melinda Hoffman
1176 Harper Lake Dr, Louisville, CO 80027
--
_____
Mindy Hoffman

**From:** JEFFREY HANCOCK
**To:** City Council
**Subject:** Redtail Ridge proposal
**Date:** Thursday, July 30, 2020 3:25:38 PM

---

I would like to urge you to reject the proposed General Development Plan amendment and Comprehensive Plan
amendment for Redtail Ridge. These plans were put together for a reason. Please respect the work done
on them and hold out for development that fits within their specifications. The scale of the proposed
project is just too big for Louisville (by about two times!).

Thank you!

Jeff Hancock
592 Ridge View Dr.
Louisille

**From:** Bruce Becker
**To:** City Council
**Subject:** Redtail Ridge
**Date:** Thursday, July 30, 2020 3:18:44 PM

---

Red Tail IS NOT Louisville!!

Bruce & Pat Becker
533 Coal Creek Ln

PS: .25cent a bag should help the poor stay poor-- you embarrass the City and all those with common sense.

**From:** Cheryl White
**To:** City Council
**Subject:** Redtail Ridge
**Date:** Thursday, July 30, 2020 3:13:42 PM

---

Too big. I am a senior and looking forward to a retirement area.....but not with high rise buildings, etc. and the traffic...this is not Louisville. We need nature and community to be together. I ask..what are we all about...big developers who ask for changes or looking into the eyes of the city who has maintained dignity in growth but stead fast in our core values. City Council..you heard my voice. Cheryl White

Sent from my iPad

**From:** GEORGE W
**To:** City Council
**Subject:** August 4 Redtail Ridge
**Date:** Thursday, July 30, 2020 2:41:26 PM

---

Please DENY the application to amend our Comprehensive Plan and REJECT the Redtail Ridge plan.

Jerry Powell, 520 Ridgeview Dr, Louisville CO 80027

Sent from my Verizon ASUS Tablet

**From:** Shannon Sinner
**To:** City Council
**Subject:** Reject Retail Ridge Plan
**Date:** Thursday, July 30, 2020 2:21:44 PM

---

As a current resident in Louisville, and having extended family in also in Louisville, I ask you deny the application to amend the Comprehensive Plan and reject the Retail Ridge plan.

I hope for the best for Louisville!
Shannon Sinner
340 S Taft Ct
Louisville, CO 80027

Sent from my iPhone

**From:** lorie roch
**To:** City Council
**Subject:** No on Redtail Ridge
**Date:** Thursday, July 30, 2020 2:01:44 PM

---

Dear Louisville City Council Members,

Please vote no on The Redtail Ridge proposal. Redtail Ridge isToo Big and will make us feel like anytown USA instead of one the greatest little Cities to raise your family in. We don't need the extra traffic and pollution. Dillion Road is already a very congested street when school is in session. We live less than a mile from Monarch K-8 and Monarch High School. It can sometimes take us over 20 minutes to drive that mile to school. Adding Redtail Ridge will make this one mile drive worse! Please do not forget that we have a Comprehensive Plan that is in place and Redtail Ridge does not fit into that plan! Please do not ignore what we already have in place. Please do not override The Louisville Planning Commissions rejection of requests for changes to Louisville's Comprehensive Plan!

Sincerely,
Lorie Moreno-Roch

**Meredyth Muth**

**From:** Citizen's Action Council <caclouisvilleco@gmail.com>
**Sent:** Thursday, July 30, 2020 2:01 PM
**To:** City Council
**Subject:** CAC ALERT: Massive Development Proposal for Louisville's SE Gateway before City Council Tuesday, August 4th

View this email in your browser

# COMMUNITY ALERT

## MAKE SURE YOUR VOICE IS HEARD! REDTAIL RIDGE DEVELOPMENT GOING BEFORE CITY COUNCIL

**When:** Tuesday, August 4, 6:00 pm

**Where:** Electronic Meeting!

**Zoom Meeting Link:** will be posted HERE

**Email City Council:** Council@LouisvilleCO.gov

**Development Proposal Documents & Info:** HERE

# ALERT! MASSIVE DEVELOPMENT PROPOSAL FOR LOUISVILLE'S SE GATEWAY BEFORE CITY COUNCIL TUESDAY AUGUST 4th

## Your Voice Needs To Be Heard!

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

**The proposal at full build out includes:**

- **1,336 unit retirement community (rental units)**
- **900 other multifamily residential rental units**
- **500,000 square feet of office corporate headquarters**
- **70,000 square feet of general retail space**
- **240 hotel rooms**
- **1,750,000 square feet of general office building space.**
- **TOTAL FLOOR AREA 5,886,000 gross square feet**

*Figure 6: Height proposal by subarea*

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

**Do you want to see 5 story buildings and high density development as Louisville's southeast gateway entry?**

### DENSITY:

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

### HEIGHT:

The proposal amends the current limits from 2-3 stories to 5 stories ranging from 75 to 90 feet.

## TRAFFIC:

How will ongoing construction over a 20-year period and increased traffic congestion impact the Monarch School Campus? The full build out of the project site is estimated to generate approximately 26,709 daily, 2,350 AM peak hour, and 2,609 PM peak hour trips. This is a significant increase in traffic.

## SENIOR HOUSING:

1,336 Senior units (Require $200,000-$900,000 deposit 90% returnable, monthly fees of $2,300 – 3,800) (Data from Wind Crest Pricing Guide 2020 – the Louisville facility would be operated by the same company). Is this the type of housing envisioned by Louisville seniors? Is locating senior housing on the fringe of the City good planning?

## HOUSING MIX

Louisville's current housing mix is 70% owner occupied and 30% renter occupied. With the addition of the Redtail Ridge's proposed 2,236 rental unit this mix would become 55% owner occupied and 45% renter occupied. Would this housing mixture change the character of Louisville?

## SCHOOLS:

How will ongoing construction over a 20-year period, and increased traffic congestion, impact the Monarch School Campus?

## FISCAL IMPACTS

Louisville needs revenue from its commercial sector to offset the budgetary deficit created by residential units. After subtracting out the cost of serving each development, the current rural Comprehensive Plan designation would produce more net revenue to the City's operating budget than would the proposed Redtail Ridge development. The capital budget would receive more revenues from Redtail Ridge due to the construction use tax. Density and height produce more use tax. However, this is one time and not recurring revenue as are sales and property taxes. Does more revenue from the construction use tax offset the impacts of the development?

## OPEN SPACE & WILDLIFE:

This area is home to a rich diversity of wildlife, provides a scenic view-shed to Louisville's SE Gateway, and provides a buffer with neighboring Broomfield. What amount of public land dedication, open space & parks is needed? Is **39.7 acres** of **non-contiguous** open space sufficient? Will public land dedication areas be open to the public? What will happen to the nesting raptors, songbirds, and over 140 acres of active prairie dog colonies on the site?

**Development proposal documents & info:**
https://www.louisvilleco.gov/government/departments/planning-building-safety/current-developments

**Zoom meeting link will be posted at:**
https://www.louisvilleco.gov/Home/Components/Calendar/Event/24568/68?curm=8&cury=2020

**Email the City Council:** Council@LouisvilleCO.gov

**Your comments are important!**
**Attend the electronic meeting:**

**Tuesday, Aug. 4th, 2020 – 6:00 PM**

**Electronic Meeting!**

**CAC** ***Citizens' Action Council***
caclouisvilleco@gmail.com

Citizens' Action Council
1131 Spruce St.
Louisville, CO 80027

**Join Us!**
Due to COVID-19 meetings are postponed indefinitely
Join the CAC email list for alerts and info.

*CAC is a citizens' organization dedicated to keeping Louisville residents apprised of major issues being addressed by our City Council.*

## Join Us!

*The CAC meets the 2nd Saturday of each month, 10am to noon in the*

*Alfalfa's Community Meeting Room.*

*CAC is a citizens' organization dedicated to keeping Louisville residents appraised of major issues being addressed by our City Council.*

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You were added to the Louisville CAC Community Update Campaign by giving us your email after attending a CAC sponsored meeting and/or expressing interest in our wonderful Louisville community. We thrive to keep you up to date on Louisville issues and CAC sponsored activities.

**Our mailing address is:**
Citizen's Action Council
1116 Lafarge Avenue
Louisville, CO 80027

Add us to your address book

Want to change how you receive these emails?
You can update your preferences or unsubscribe from this list.

mailchimp

**From:** julie.kovash@comcast.net
**To:** City Council
**Cc:** Julie Kovash
**Subject:** Redtail Ridge - Big NO (resend)
**Date:** Thursday, July 30, 2020 1:56:45 PM

---

Resending, the previous version had a glitch in my editing, 2nd paragraph.

Dear City Council-

Louisville Resident of 37 years here.

That we would change the area's designation in our Comprehensive Plan from rural to suburban is insane. That we would allow development 150% larger than ConocoPhillips, is insane. That we would allow both commercial and residential development in the area, is insane. That we would bankroll developers who don't care about the City of Louisville, through special tax districts, is insane. That we would give special consideration to Medtronic, who is headquartered in Ireland to avoid paying US taxes, is insane.

This development would not only endanger wildlife that has lived in the area unfettered for 10 years, it would overburden every aspect of our infrastructure. Water. Sewage. Roads. Bridges. Police. Emergency response services. Transit. City services. The list goes on, and the list of unknowns goes on.

The city would be irresponsible to approve this plan, and I will be at the August 4th meeting.

Julie Kovash

**From:** sue wade
**To:** City Council
**Subject:** Redtail Ridge
**Date:** Thursday, July 30, 2020 1:55:25 PM

---

Good Afternoon. My name is Sue Wade and I am a Louisville resident now for about 29 years at the same residence. I have seen a lot of changes both good and bad. I have read about the massive development of Redtail Ridge in Louisville and I am concerned!!! The Louisville community is so very unique as it is. This Redtail development would most definitely impact what is already here for the worst. The community cannot be fooled by these hungry developers foaming at the mouth because it's all about the money in their pockets. Please, we do not need more rental apartments, more hotel rooms and then the esthetics of 5 story buildings. Please do not let this be approved as is. Let' s slow down and really think about what is best for our Louisville community. Bigger is not always better. Let's not turn into Aurora or Denver. Community stands for something. Just walk the streets of downtown Louisville at any given day and you'll see people of all ages smiling, shopping and just enjoying the quaintness of Louisville. That is why it was voted the number one city to raise a family a few years ago. Let's not forget that. Thank you for your time. Sincerely, Sue Wade

**From:** Johnson, Jake [CO007]
**To:** City Council
**Subject:** Louisville Campus
**Date:** Thursday, July 30, 2020 1:55:12 PM

---

Hi there,

I think adding the new Medtronic campus to Louisville would be very beneficial to the town. Many young people like myself will move into Louisville and support the local economy.

**Jake Johnson**
Associate Software Engineer | R&D

**Medtronic**
Minimally Invasive Therapies
5920 Longbow Drive | Boulder, CO, 80301 | USA
Office 303.305.2281

medtronic.com | Facebook | LinkedIn | Twitter | YouTube

**LET'S TAKE HEALTHCARE**
**FURTHER, TOGETHER**

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**From:** Andrea Lappin
**To:** City Council
**Subject:** Reject the Retail Ridge plan
**Date:** Thursday, July 30, 2020 1:30:17 PM

---

Hello,

I am writing in to express my concern over this proposed development. Louisville has enough apartment living as well as hotels and retail space that need more TLC. Louisville does not have the infrastructure to support this massive development. Keep our town small and let us enjoy the open spaces and beauty that we are so lucky to be able to enjoy in Colorado.

Andrea

Sent from Yahoo Mail on Android

**From:** MARY J HALL
**To:** City Council
**Subject:** Redtail
**Date:** Thursday, July 30, 2020 5:26:52 PM

---

Dear City Council-

Louisville Resident of 37 years here.

That we would change the area's designation in our Comprehensive Plan from rural to suburban is insane. That we would allow development 150% larger than ConocoPhillips, is insane. That we would allow both commercial and residential development in the area, is insane. That we would bankroll developers who don't care about the City of Louisville, through special tax districts, is insane. That we would give special consideration to Medtronic, who is headquartered in Ireland to avoid paying US taxes, is insane.

This development would not only endanger wildlife that has lived in the area unfettered for 10 years, it would overburden every aspect of our infrastructure. Water. Sewage. Roads. Bridges. Police. Emergency response services. Transit. City services. The list goes on, and the list of unknowns goes on.

The city would be irresponsible to approve this plan, and I will be at the August 4th meeting.

Authored by Julie Kovash, and I agree 100% as a tax paying resident of Louisville since 1999. Mary "Mj" Hall

**From:** Amy Wendling
**To:** City Council
**Subject:** Redtail Ridge development proposal
**Date:** Thursday, July 30, 2020 5:21:45 PM

---

Hello Louisville City Council Members,

I have lived in Louisville for 15 years now, and feel so fortunate to call our town 'home'. I believe we can all agree that Louisville is a special place, and not just your average small town.

I am writing to you in regard to the Retail Ridge development proposal. The Louisville Planning Commission unanimously rejected the developer's request for changes to the city's Comprehensive Plan and the General Development Plan because Redtail Ridge is too big for Louisville. I understand that your decision next week can override the Commission's denial.

I implore you to honor the Commission's decision.

While I absolutely understand that there will likely be development on this particular site, this current plan is far more than this area can handle without it having major impacts on our day to day living experience. The plan can and should be scaled back dramatically, and in ways that allow it to generate revenue for this area while still supporting the spirit of our great town. This decision has the potential to chip away at what makes Louisville what it is; someplace special and different.

Thank you for considering. I hope for continued growth and prosperity for Louisville, and also hope that the project(s) we choose are a better fit for us.

Best,

Amy Wendling

**From:** Greg Harms
**To:** City Council
**Subject:** Redtail Ridge
**Date:** Thursday, July 30, 2020 5:02:58 PM

---

Council,
Like many in our community, I am concerned about the prospect of a doubling in the density of the Redtail development. I would suggest that any increase in FAR be tied to an increase in the number of affordable units in the development. Boulder has successfully tied variances with affordability to generate a nice bump in new, affordable units.
Thank you for your consideration,
Greg Harms
924 Eldorado Lane
CEO, Boulder Shelter for the Homeless

**From:** Adam Ross
**To:** City Council
**Subject:** Reject Redtail Ridge
**Date:** Thursday, July 30, 2020 4:18:27 PM

---

How much more of our open space do we have to submit to the sprawling of suburbia? The Roads are already getting too congested and we are losing the nature around us.

My Mom and I at 660 W Pine St, Louisville, CO 80027 are against it.

--
Regards,
Adam Ross

**From:** Ashley Stolzmann
**To:** Meredyth Muth
**Subject:** Fw: I support an Erickson Living community in Louisville
**Date:** Thursday, July 30, 2020 7:38:45 PM

---

Ashley Stolzmann
Louisville Mayor
303-570-9614
AshleyS@LouisvilleCO.gov

_____
From: alanna.young@everyactioncustom.com <alanna.young@everyactioncustom.com> on behalf of Alanna Young <alanna.young@everyactioncustom.com>
Sent: Thursday, July 30, 2020 7:02 PM
To: Ashley Stolzmann
Subject: I support an Erickson Living community in Louisville

Dear Mayor Ashley Stolzmann,

I'm writing to share my support for the proposed Erickson Living community in the City of Louisville, and strongly urge you to vote YES for the Redtail Ridge GDP. Louisville needs to provide more opportunities for seniors to age in place. Erickson Living has continuing care retirement communities across the country, including here in Colorado. They have a successful history of building communities that are accessible to middle-class seniors and provide everything seniors need to live active lifestyles, including pathways and open space. Erickson Living is exactly the type of neighbor you would want. Again, I urge you to please vote YES for the Redtail Ridge GDP, so we can have an Erickson Living community in Louisville!

Sincerely,
Alanna Young
9791 W Polk Dr  Littleton, CO 80123-3146
alanna.young@erickson.com

**From:** Ashley Stolzmann
**To:** sjlight0312@gmail.com
**Cc:** Meredyth Muth
**Subject:** Re: I support an Erickson Living community in Louisville
**Date:** Thursday, July 30, 2020 7:44:12 PM

---

Thank you for the feedback. Your comments will be entered into the public record so that City Council can consider them in the public hearing for this application.
Best,

Ashley Stolzmann
Louisville Mayor
303-570-9614
AshleyS@LouisvilleCO.gov

_____
From: sjlight0312@everyactioncustom.com <sjlight0312@everyactioncustom.com> on behalf of Sara Jo Light <sjlight0312@everyactioncustom.com>
Sent: Thursday, July 30, 2020 5:45 PM
To: Ashley Stolzmann
Subject: I support an Erickson Living community in Louisville

Dear Mayor Ashley Stolzmann,

I'm writing to share my support for the proposed Erickson Living community in the City of Louisville, and strongly urge you to vote YES for the Redtail Ridge GDP. As both senior citizens & long term residents of CO, my husband & I have found Erickson to be a company of high values, that offers a unique living opportunity that provides both a stimulating environment, but also the assurances so important to our aging folks. Louisville needs to provide more opportunities for seniors to age in place. Erickson Living has continuing care retirement communities across the country, including here in Colorado. They have a successful history of building communities that are accessible to middle-class seniors and provide everything seniors need to live active lifestyles, including pathways and open space. Erickson Living is exactly the type of neighbor you would want. Again, I urge you to please vote YES for the Redtail Ridge GDP, so we can have an Erickson Living community in Louisville!

Sincerely,
Sara Jo Light
3225 Summer Wind Ln Littleton, CO 80129-2458
sjlight0312@gmail.com

**From:** Ashley Stolzmann
**To:** Dennis Koch
**Cc:** Meredyth Muth
**Subject:** Re: Keep Medtronic in Louisville
**Date:** Thursday, July 30, 2020 7:46:31 PM

---

Thank you for the feedback. Your comments will be entered into the public record so that City Council can consider them in the public hearing for this application.
Best,

Ashley Stolzmann
Louisville Mayor
303-570-9614
AshleyS@LouisvilleCO.gov

_____
From: Dennis Koch <schooner1949@gmail.com>
Sent: Thursday, July 30, 2020 5:37 PM
To: Ashley Stolzmann; Kyle Brown; Caleb Dickinson; Deb Fahey; Christopher Leh; Jeff Lipton; Dennis Maloney
Cc: info@louisvilleforredtailridge.com
Subject: Keep Medtronic in Louisville

Dear Mayor and Louisville City Council Members,

We are interested in the Erickson Living CCRC which is part of the plan. In our 70s and want to relocate there because our family is in Longmont. The entire project looks wonderful and will be an appropriate addition to the Louisville community. We look forward to a favorable vote from the City Council.

Thank you for listening and for your support for Louisville's Redtail Ridge project.

Sincerely,
Dennis and Betty Koch

**From:** Ashley Stolzmann
**To:** kochwalk@gmail.com
**Cc:** Meredyth Muth
**Subject:** Re: I support an Erickson Living community in Louisville
**Date:** Thursday, July 30, 2020 7:48:45 PM

---

Thank you for the feedback. Your comments will be entered into the public record so that City Council can consider them in the public hearing for this application.
Best,

Ashley Stolzmann
Louisville Mayor
303-570-9614
AshleyS@LouisvilleCO.gov

_____
From: kochwalk@everyactioncustom.com <kochwalk@everyactioncustom.com> on behalf of Elizabeth Koch <kochwalk@everyactioncustom.com>
Sent: Thursday, July 30, 2020 4:49 PM
To: Ashley Stolzmann
Subject: I support an Erickson Living community in Louisville

Dear Mayor Ashley Stolzmann,

I'm writing to share my support for the proposed Erickson Living community in the City of Louisville, and strongly urge you to vote YES for the Redtail Ridge GDP. Louisville needs to provide more opportunities for seniors to age in place. Erickson Living has continuing care retirement communities across the country, including here in Colorado. They have a successful history of building communities that are accessible to middle-class seniors and provide everything seniors need to live active lifestyles, including pathways and open space. Erickson Living is exactly the type of neighbor you would want. Again, I urge you to please vote YES for the Redtail Ridge GDP, so we can have an Erickson Living community in Louisville!

Sincerely,
Elizabeth Koch
600 Longs Peak Ave Apt 240 Longmont, CO 80501-4011
kochwalk@gmail.com

**From:** Ashley Stolzmann
**To:** barrybischoff@gmail.com
**Cc:** Meredyth Muth
**Subject:** Re: I support an Erickson Living community in Louisville
**Date:** Thursday, July 30, 2020 7:49:07 PM

---

Thank you for the feedback. Your comments will be entered into the public record so that City Council can consider them in the public hearing for this application.
Best,

Ashley Stolzmann
Louisville Mayor
303-570-9614
AshleyS@LouisvilleCO.gov

_____
From: barrybischoff@everyactioncustom.com <barrybischoff@everyactioncustom.com> on behalf of Barry Bischoff <barrybischoff@everyactioncustom.com>
Sent: Thursday, July 30, 2020 4:46 PM
To: Ashley Stolzmann
Subject: I support an Erickson Living community in Louisville

Dear Mayor Ashley Stolzmann,

I'm writing to share my support for the proposed Erickson Living community in the City of Louisville, and strongly urge you to vote YES for the Redtail Ridge GDP. Louisville needs to provide more opportunities for seniors to age in place. Erickson Living has continuing care retirement communities across the country, including here in Colorado. They have a successful history of building communities that are accessible to middle-class seniors and provide everything seniors need to live active lifestyles, including pathways and open space. Erickson Living is exactly the type of neighbor you would want. Again, I urge you to please vote YES for the Redtail Ridge GDP, so we can have an Erickson Living community in Louisville! As a 3 year resident of Windcrest I am a strong supporter of the Erickson Living way of life.

Sincerely,
Barry Bischoff
2927 Summer Wind Ln Apt 4611 Highlands Ranch, CO 80129-2746
barrybischoff@gmail.com

**From:** Ashley Stolzmann
**To:** mark.scoho@outlook.com
**Cc:** Meredyth Muth
**Subject:** Re: I support an Erickson Living community in Louisville
**Date:** Thursday, July 30, 2020 7:52:18 PM

---

Thank you for the feedback. Your comments will be entered into the public record so that City Council can consider them in the public hearing for this application.
Best,

Ashley Stolzmann
Louisville Mayor
303-570-9614
AshleyS@LouisvilleCO.gov

_____
From: mark.scoho@everyactioncustom.com <mark.scoho@everyactioncustom.com> on behalf of Mark Hogan <mark.scoho@everyactioncustom.com>
Sent: Thursday, July 30, 2020 4:44 PM
To: Ashley Stolzmann
Subject: I support an Erickson Living community in Louisville

Dear Mayor Ashley Stolzmann,

I'm writing to share my support for the proposed Erickson Living community in the City of Louisville, and strongly urge you to vote YES for the Redtail Ridge GDP. Louisville needs to provide more opportunities for seniors to age in place. Erickson Living has continuing care retirement communities across the country, including here in Colorado. They have a successful history of building communities that are accessible to middle-class seniors and provide everything seniors need to live active lifestyles, including pathways and open space. Erickson Living is exactly the type of neighbor you would want. Again, I urge you to please vote YES for the Redtail Ridge GDP, so we can have an Erickson Living community in Louisville!

Sincerely,
Mark Hogan
2929 Summer Wind Ln Apt 3316 Littleton, CO 80129-2719
mark.scoho@outlook.com

**From:** Ashley Stolzmann
**To:** gerryvenard@gmail.com
**Cc:** Meredyth Muth
**Subject:** Re: I support an Erickson Living community in Louisville
**Date:** Thursday, July 30, 2020 7:52:45 PM

---

Thank you for the feedback. Your comments will be entered into the public record so that City Council can consider them in the public hearing for this application.
Best,

Ashley Stolzmann
Louisville Mayor
303-570-9614
AshleyS@LouisvilleCO.gov

_____
From: gerryvenard@everyactioncustom.com <gerryvenard@everyactioncustom.com> on behalf of Gerry Venard <gerryvenard@everyactioncustom.com>
Sent: Thursday, July 30, 2020 4:43 PM
To: Ashley Stolzmann
Subject: I support an Erickson Living community in Louisville

Dear Mayor Ashley Stolzmann,

I'm writing to share my support for the proposed Erickson Living community in the City of Louisville, and strongly urge you to vote YES for the Redtail Ridge GDP. Louisville needs to provide more opportunities for seniors to age in place. Erickson Living has continuing care retirement communities across the country, including here in Colorado. They have a successful history of building communities that are accessible to middle-class seniors and provide everything seniors need to live active lifestyles, including pathways and open space. Erickson Living is exactly the type of neighbor you would want. Again, I urge you to please vote YES for the Redtail Ridge GDP, so we can have an Erickson Living community in Louisville!

On a more personal note, my wife and I have been residents of Wind Crest, located in Douglas County, for five years. It has been one of the best decisions of our married life of 65 years. My wife is now in the Memory Care Facility here at Wind Crest. The Continuing Care concept was one of the main reasons we chose Wind Crest. I sincerely urge you to vote for Redtail Ridge. We love Wind Crest, and the only thing better would be two Erickson Living communities.

Gerry & Jean Venard
3377 Mill Vista Road, # 3205
Highlands Ranch, CO 80129

Sincerely,
Gerry Venard
3377 Mill Vista Rd Unit 3205 Highlands Ranch, CO 80129-2385
gerryvenard@gmail.com

**From:** Ashley Stolzmann
**To:** Eric Lyders
**Cc:** Rob Zuccaro; Meredyth Muth
**Subject:** Re: Redtail Ridge Development
**Date:** Thursday, July 30, 2020 7:55:38 PM

---

Thank you so much for taking the time to provide us this feedback. The Mayor and the City Council will consider this development in a quasi judicial capacity, so in a sense, we will act as judges that will consider the application against our municipal laws to determine if the conditions (if any) for approval, denial, or remanding it to planning. I am copying our Planning Director, Rob Zuccaro, on this note, so he can include your comments in the public record for Council to consider. Because the Mayor and Council are judges in a pending case, we cannot have conversations about the application outside of the official public hearing (like a judge or jury in a court case).

You can talk about the application or the property in general with our city staff- Mr. Zuccaro (copied on this note). The City Council will consider your comments when the application comes forward on August 4.

Thank you,
Ashley Stolzmann
Louisville Mayor
303-570-9614
AshleyS@LouisvilleCO.gov

---

**From:** info@louisvilleco.gov <info@louisvilleco.gov> on behalf of City of Louisville, CO <info@louisvilleco.gov>
**Sent:** Thursday, July 30, 2020 4:26 PM
**To:** Ashley Stolzmann
**Subject:** Redtail Ridge Development

Message submitted from the <City of Louisville, CO> website.

**Site Visitor Name:** Eric Lyders
**Site Visitor Email:** elyders@yahoo.com

I' haven't made up my mind on the Redtail Ridge development. But, I'm curious to hear what your thoughts are on it.

**From:** Ashley Stolzmann
**To:** Anne Mills
**Cc:** Meredyth Muth
**Subject:** Re: Keep Medtronic in Louisville – Support Redtail Ridge
**Date:** Thursday, July 30, 2020 7:56:38 PM

---

Thank you for the feedback. Your comments will be entered into the public record so that City Council can consider them in the public hearing for this application.
Best,

Ashley Stolzmann
Louisville Mayor
303-570-9614
AshleyS@LouisvilleCO.gov

_____
From: Anne Mills <annejmills@aol.com>
Sent: Thursday, July 30, 2020 4:26 PM
To: Ashley Stolzmann; Kyle Brown; Caleb Dickinson; Deb Fahey; Christopher Leh; Jeff Lipton; Dennis Maloney
Cc: info@louisvilleforredtailridge.com
Subject: Keep Medtronic in Louisville – Support Redtail Ridge

Dear Mayor and City Council,

I'm writing to ask that you share my support for the Redtail Ridge project. I believe it's a positive step forward for Louisville because …

Redtail Ridge keeps Medtronic in Louisville
-Medtronic will not stay in Louisville if Redtail Ridge doesn't go forward, which means you're actively pushing 500 of our neighbors out of this community.
-Our city will lose the additional 1,500 jobs this campus will create if Redtail Ridge is not approved.
-Medtronic cannot wait indefinitely for Redtail Ridge to be approved – millions of patients around the world cannot wait either.

Redtail Ridge enhances much-needed access to our schools and hospitals
-For the first time in Louisville history; students, families, and faculty at Monarch's K-8 and high school campus will have safety improvements and much-needed access to the school as the Redtail Ridge plan includes enhancing Campus Drive from single-access to a two-way boulevard.
-Increased access also benefits patients, first responders, medical teams, and staff at Avista Adventist Hospital who will also see improved connectivity on Campus Drive.

Redtail Ridge provides open spaces, parkland, and trails for our families, and neighbors
-Redtail Ridge will add nearly 40 acres to the city's open space network.
-Redtail Ridge will be home to the city's largest park – more than 15 acres – ideal for parents, children, friends, and families.
-More than 15 miles of trails will be created, including first-time-ever access to the Rock Creek Regional Trail.
-Multi-use sports fields for soccer, baseball, lacrosse, and more.

Redtail Ridge increases our city's coffers
-Taxes from the empty land have plunged from $924,000 a year to only $10,700 a year and will remain low until ideas and plans are approved for the area.
-Tax revenue from Redtail Ridge bolsters our coffers to help ongoing funding for our schools, roads, and other civic services.

Redtail Ridge creates senior-friendly homes

-Redtail Ridge includes senior-friendly neighborhoods and homes for our parents, grandparents, and community members who have grown up in Louisville and want to stay in -Louisville near their loved ones.

Medtronic is only too aware that the Planning Commission voted against their Louisville jobs when they cast their votes on the Master Developer's Redtail Ridge proposal.

I'm asking that you vote for Redtail Ridge, which is a vote for your neighbors' careers. In addition to keeping more than 500 jobs, you're adding 1,500 additional ones to the City. By supporting Redtail Ridge, the area eliminates fenced off, useless land and gains parkland and trails for families. Grandparents can stay in town rather than find housing far from their families. And you'll be adding tax dollars to the city's bottom line, rather than adding taxes to citizens.

Thank you for listening and for your support for Louisville's Redtail Ridge project.

--
Anne Mills
annejmills@aol.com

**From:** Ashley Stolzmann
**To:** bfritschen@yahoo.com
**Cc:** Meredyth Muth
**Subject:** Re: I support an Erickson Living community in Louisville
**Date:** Thursday, July 30, 2020 8:09:31 PM

---

Thank you for the feedback. Your comments will be entered into the public record so that City Council can consider them in the public hearing for this application.
Best,

Ashley Stolzmann
Louisville Mayor
303-570-9614
AshleyS@LouisvilleCO.gov

_____
From: bfritschen@everyactioncustom.com <bfritschen@everyactioncustom.com> on behalf of Bill Fritschen <bfritschen@everyactioncustom.com>
Sent: Thursday, July 30, 2020 3:45 PM
To: Ashley Stolzmann
Subject: I support an Erickson Living community in Louisville

Dear Mayor Ashley Stolzmann,

I'm writing to share my support for the proposed Erickson Living community in the City of Louisville, and strongly urge you to vote YES for the Redtail Ridge GDP. I and my wife have lived in Wind Crest for going on 10 years. I think the Covid-19 Pandemic has highly illustrated the Erickson Corporation's level of care and support provided to residents of their communities. It has been outstanding and the results are amazing throughout the complete family of communities. They went above and beyond. Was it a great experience? No, of course not - it totally turned our lives here upside down from a vibrant striving community to a locked down highly protected one, but we are safe, we are well cared for, and we feel secure and eventually we will return to where we were pre-covid. There is no place other than Wind Crest that I would prefer to be in these circumstances. What our management did here was not easy, took hours of planning, dedication, and top level Corporate leadership. If you are desiring to provide your citizens a top notch independent living/assisted living/memory care facility, then do not hesitate to bring the Erickson community to your city.

Bill and Judy Fritschen

Sincerely,
Bill Fritschen
3085 Mill Vista Rd Unit 2108 Highlands Ranch, CO 80129-2414
bfritschen@yahoo.com

**From:** Ashley Stolzmann
**To:** mblackford1@gmail.com
**Cc:** Meredyth Muth
**Subject:** Re: I support an Erickson Living community in Louisville
**Date:** Thursday, July 30, 2020 8:10:02 PM

---

Thank you for the feedback. Your comments will be entered into the public record so that City Council can consider them in the public hearing for this application.
Best,

Ashley Stolzmann
Louisville Mayor
303-570-9614
AshleyS@LouisvilleCO.gov

_____
From: mblackford1@everyactioncustom.com <mblackford1@everyactioncustom.com> on behalf of Marc Blackford <mblackford1@everyactioncustom.com>
Sent: Thursday, July 30, 2020 3:22 PM
To: Ashley Stolzmann
Subject: I support an Erickson Living community in Louisville

Dear Mayor Ashley Stolzmann,

I'm writing to share my support for the proposed Erickson Living community in the City of Louisville, and strongly urge you to vote YES for the Redtail Ridge GDP. Louisville needs to provide more opportunities for seniors to age in place. Erickson Living has continuing care retirement communities across the country, including here in Colorado. They have a successful history of building communities that are accessible to middle-class seniors and provide everything seniors need to live active lifestyles, including pathways and open space. Erickson Living is exactly the type of neighbor you would want. Again, I urge you to please vote YES for the Redtail Ridge GDP, so we can have an Erickson Living community in Louisville!

Sincerely,
Marc Blackford
4701 W Lake Cir N Littleton, CO 80123-6796
mblackford1@gmail.com

**From:** Ashley Stolzmann
**To:** larrywd0828@aol.com
**Cc:** Meredyth Muth
**Subject:** Re: I support an Erickson Living community in Louisville
**Date:** Thursday, July 30, 2020 8:10:54 PM

---

Thank you for the feedback. Your comments will be entered into the public record so that City Council can consider them in the public hearing for this application.
Best,

Ashley Stolzmann
Louisville Mayor
303-570-9614
AshleyS@LouisvilleCO.gov

_____
From: larrywd0828@everyactioncustom.com <larrywd0828@everyactioncustom.com> on behalf of LARRY DAVIDSON <larrywd0828@everyactioncustom.com>
Sent: Thursday, July 30, 2020 3:04 PM
To: Ashley Stolzmann
Subject: I support an Erickson Living community in Louisville

Dear Mayor Ashley Stolzmann,

I'm writing to share my support for the proposed Erickson Living community in the City of Louisville, and strongly urge you to vote YES for the Redtail Ridge GDP. Louisville needs to provide more opportunities for seniors to age in place. Erickson Living has continuing care retirement communities across the country, including here in Colorado. They have a successful history of building communities that are accessible to middle-class seniors and provide everything seniors need to live active lifestyles, including pathways and open space. Erickson Living is exactly the type of neighbor you would want. Again, I urge you to please vote YES for the Redtail Ridge GDP, so we can have an Erickson Living community in Louisville!

I would also like to add that Erickson Living has done an excellent job of guiding us thru this very difficult time with as little inconvenience as possible. You would do well to have such a proactive organization as part of your community.

Sincerely,
LARRY DAVIDSON
2929 Summer Wind Ln Apt 3505 Highlands Ranch, CO 80129-2724
larrywd0828@aol.com

**From:** Ashley Stolzmann
**To:** larrywd0828@aol.com
**Cc:** Meredyth Muth
**Subject:** Re: I support an Erickson Living community in Louisville
**Date:** Thursday, July 30, 2020 8:11:37 PM

---

Thank you for the feedback. Your comments will be entered into the public record so that City Council can consider them in the public hearing for this application.
Best,

Ashley Stolzmann
Louisville Mayor
303-570-9614
AshleyS@LouisvilleCO.gov

_____
From: larrywd0828@everyactioncustom.com <larrywd0828@everyactioncustom.com> on behalf of LARRY DAVIDSON <larrywd0828@everyactioncustom.com>
Sent: Thursday, July 30, 2020 3:00 PM
To: Ashley Stolzmann
Subject: I support an Erickson Living community in Louisville

Dear Mayor Ashley Stolzmann,

I'm writing to share my support for the proposed Erickson Living community in the City of Louisville, and strongly urge you to vote YES for the Redtail Ridge GDP. Louisville needs to provide more opportunities for seniors to age in place. Erickson Living has continuing care retirement communities across the country, including here in Colorado. They have a successful history of building communities that are accessible to middle-class seniors and provide everything seniors need to live active lifestyles, including pathways and open space. Erickson Living is exactly the type of neighbor you would want. Again, I urge you to please vote YES for the Redtail Ridge GDP, so we can have an Erickson Living community in Louisville!
I would like to add that during this time of COVID-19 Erickson has been proactive in guiding us thru this very difficult time with as little inconvenience as possible.

Sincerely,
LARRY DAVIDSON
2929 Summer Wind Ln Apt 3505 Highlands Ranch, CO 80129-2724
larrywd0828@aol.com

**From:** Ashley Stolzmann
**To:** davidbohlin@gmail.com
**Cc:** Meredyth Muth
**Subject:** Re: I support an Erickson Living community in Louisville
**Date:** Thursday, July 30, 2020 8:11:59 PM

---

Thank you for the feedback. Your comments will be entered into the public record so that City Council can consider them in the public hearing for this application.
Best,

Ashley Stolzmann
Louisville Mayor
303-570-9614
AshleyS@LouisvilleCO.gov

_____
From: davidbohlin@everyactioncustom.com <davidbohlin@everyactioncustom.com> on behalf of John David Bohlin <davidbohlin@everyactioncustom.com>
Sent: Thursday, July 30, 2020 2:59 PM
To: Ashley Stolzmann
Subject: I support an Erickson Living community in Louisville

Dear Mayor Ashley Stolzmann,

I'm writing to share my support for the proposed Erickson Living community in the City of Louisville, and strongly urge you to vote YES for the Redtail Ridge GDP. Louisville needs to provide more opportunities for seniors to age in place. Erickson Living has continuing care retirement communities across the country, including here in Colorado. They have a successful history of building communities that are accessible to middle-class seniors and provide everything seniors need to live active lifestyles, including pathways and open space. Erickson Living is exactly the type of neighbor you would want. Again, I urge you to please vote YES for the Redtail Ridge GDP, so we can have an Erickson Living community in Louisville!

I will add my own comment in addition to the prepared statement above (which I fully endorse). My wife and I became residents of Wind Crest in Highlands Ranch, CO, not quite three years ago and find ourselves entirely satisfied with having moved here. Erickson Living is to be commended on every level for the care and detail that they provide. The only way I'll ever leave is when they carry me out on a gurney.

Sincerely,
John David Bohlin
3237 Summer Wind Ln Littleton, CO 80129-2457
davidbohlin@gmail.com

**From:** Ashley Stolzmann
**To:** FROM.WADE@YAHOO.COM
**Cc:** Meredyth Muth
**Subject:** Re: I support an Erickson Living community in Louisville
**Date:** Thursday, July 30, 2020 8:12:30 PM

---

Thank you for the feedback. Your comments will be entered into the public record so that City Council can consider them in the public hearing for this application.
Best,

Ashley Stolzmann
Louisville Mayor
303-570-9614
AshleyS@LouisvilleCO.gov

_____
From: FROM.WADE@everyactioncustom.com <FROM.WADE@everyactioncustom.com> on behalf of wade biggs <FROM.WADE@everyactioncustom.com>
Sent: Thursday, July 30, 2020 2:35 PM
To: Ashley Stolzmann
Subject: I support an Erickson Living community in Louisville

Dear Mayor Ashley Stolzmann,

I'm writing to share my support for the proposed Erickson Living community in the City of Louisville, and strongly urge you to vote YES for the Redtail Ridge GDP. Louisville needs to provide more opportunities for seniors to age in place. Erickson Living has continuing care retirement communities across the country, including here in Colorado. They have a successful history of building communities that are accessible to middle-class seniors and provide everything seniors need to live active lifestyles, including pathways and open space. Erickson Living is exactly the type of neighbor you would want. Again, I urge you to please vote YES for the Redtail Ridge GDP, so we can have an Erickson Living community in Louisville!

Sincerely,
wade biggs
3379 Mill Vista Rd Unit 4207 Highlands Ranch, CO 80129-2406
FROM.WADE@YAHOO.COM

**From:** Ashley Stolzmann
**To:** wade biggs
**Cc:** Meredyth Muth
**Subject:** Re: Keep Medtronic in Louisville – Support Redtail Ridge
**Date:** Thursday, July 30, 2020 8:12:50 PM

---

Thank you for the feedback. Your comments will be entered into the public record so that City Council can consider them in the public hearing for this application.
Best,

Ashley Stolzmann
Louisville Mayor
303-570-9614
AshleyS@LouisvilleCO.gov

_____
From: wade biggs <FROM.WADE@YAHOO.COM>
Sent: Thursday, July 30, 2020 2:33 PM
To: Ashley Stolzmann; Kyle Brown; Caleb Dickinson; Deb Fahey; Christopher Leh; Jeff Lipton; Dennis Maloney
Cc: info@louisvilleforredtailridge.com
Subject: Keep Medtronic in Louisville – Support Redtail Ridge

Dear Mayor and City Council,

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Thank you for listening and for your support for Louisville's Redtail Ridge project.

--
wade biggs
FROM.WADE@YAHOO.COM

**From:** Ashley Stolzmann
**To:** susannefoley@msn.com
**Cc:** Meredyth Muth
**Subject:** Re: I support an Erickson Living community in Louisville
**Date:** Thursday, July 30, 2020 8:13:06 PM

---

Thank you for the feedback. Your comments will be entered into the public record so that City Council can consider them in the public hearing for this application.
Best,

Ashley Stolzmann
Louisville Mayor
303-570-9614
AshleyS@LouisvilleCO.gov

---

From: susannefoley@everyactioncustom.com <susannefoley@everyactioncustom.com> on behalf of Susanne Foley <susannefoley@everyactioncustom.com>
Sent: Thursday, July 30, 2020 2:30 PM
To: Ashley Stolzmann
Subject: I support an Erickson Living community in Louisville

Dear Mayor Ashley Stolzmann,

I'm writing to share my support for the proposed Erickson Living community in the City of Louisville, and strongly urge you to vote YES for the Redtail Ridge GDP. Louisville needs to provide more opportunities for seniors to age in place. Erickson Living has continuing care retirement communities across the country, including here in Colorado. They have a successful history of building communities that are accessible to middle-class seniors and provide everything seniors need to live active lifestyles, including pathways and open space. Erickson Living is exactly the type of neighbor you would want. Again, I urge you to please vote YES for the Redtail Ridge GDP, so we can have an Erickson Living community in Louisville!

Sincerely,
Susanne Foley
2950 Summer Wind Ln Unit 1124 Highlands Ranch, CO 80129-2830
susannefoley@msn.com

**From:** Ashley Stolzmann
**To:** kellicdickson@gmail.com
**Cc:** Meredyth Muth
**Subject:** Re: I support an Erickson Living community in Louisville
**Date:** Thursday, July 30, 2020 8:23:05 PM

---

Thank you for the feedback. Your comments will be entered into the public record so that City Council can consider them in the public hearing for this application.
Best,

Ashley Stolzmann
Louisville Mayor
303-570-9614
AshleyS@LouisvilleCO.gov

_____
From: kellicdickson@everyactioncustom.com <kellicdickson@everyactioncustom.com> on behalf of Kelli Dickson <kellicdickson@everyactioncustom.com>
Sent: Thursday, July 30, 2020 1:06 PM
To: Ashley Stolzmann
Subject: I support an Erickson Living community in Louisville

Dear Mayor Ashley Stolzmann,

I'm writing to share my support for the proposed Erickson Living community in the City of Louisville, and strongly urge you to vote YES for the Redtail Ridge GDP. Louisville needs to provide more opportunities for seniors to age in place. Erickson Living has continuing care retirement communities across the country, including here in Colorado. They have a successful history of building communities that are accessible to middle-class seniors and provide everything seniors need to live active lifestyles, including pathways and open space. Erickson Living is exactly the type of neighbor you would want. Again, I urge you to please vote YES for the Redtail Ridge GDP, so we can have an Erickson Living community in Louisville!

Sincerely,
Kelli Dickson
1408 Lowman St Baltimore, MD 21230-5275
kellicdickson@gmail.com

**From:** Ashley Stolzmann
**To:** janbischoff2@gmail.com
**Cc:** Meredyth Muth
**Subject:** Re: I support an Erickson Living community in Louisville
**Date:** Thursday, July 30, 2020 8:25:02 PM

---

Thank you for the feedback. Your comments will be entered into the public record so that City Council can consider them in the public hearing for this application.
Best,

Ashley Stolzmann
Louisville Mayor
303-570-9614
AshleyS@LouisvilleCO.gov

_____
From: janbischoff2@everyactioncustom.com <janbischoff2@everyactioncustom.com> on behalf of Janet Bischoff <janbischoff2@everyactioncustom.com>
Sent: Thursday, July 30, 2020 7:57 PM
To: Ashley Stolzmann
Subject: I support an Erickson Living community in Louisville

Dear Mayor Ashley Stolzmann,

I'm writing to share my support for the proposed Erickson Living community in the City of Louisville, and strongly urge you to vote YES for the Redtail Ridge GDP. Louisville needs to provide more opportunities for seniors to age in place. Erickson Living has continuing care retirement communities across the country, including here in Colorado. They have a successful history of building communities that are accessible to middle-class seniors and provide everything seniors need to live active lifestyles, including pathways and open space. Erickson Living is exactly the type of neighbor you would want. Again, I urge you to please vote YES for the Redtail Ridge GDP, so we can have an Erickson Living community in Louisville!

We feel blessed to live at Windcrest. The Erickson management wants us to be happy & they take good care of us. They offer so much with great food, lots of entertainment and other activities.

Sincerely,
Janet Bischoff
2927 Summer Wind Ln Apt 4611 Highlands Ranch, CO 80129-2746
janbischoff2@gmail.com

**From:** Ashley Stolzmann
**To:** jebssg@comcast.net
**Cc:** Meredyth Muth
**Subject:** Re: I support an Erickson Living community in Louisville
**Date:** Thursday, July 30, 2020 8:25:38 PM

---

Thank you for the feedback. Your comments will be entered into the public record so that City Council can consider them in the public hearing for this application.
Best,

Ashley Stolzmann
Louisville Mayor
303-570-9614
AshleyS@LouisvilleCO.gov

_____
From: jebssg@everyactioncustom.com <jebssg@everyactioncustom.com> on behalf of Jane Gnoit <jebssg@everyactioncustom.com>
Sent: Thursday, July 30, 2020 7:38 PM
To: Ashley Stolzmann
Subject: I support an Erickson Living community in Louisville

Dear Mayor Ashley Stolzmann,

I'm writing to share my support for the proposed Erickson Living community in the City of Louisville, and strongly urge you to vote YES for the Redtail Ridge GDP. Louisville needs to provide more opportunities for seniors to age in place. Erickson Living has continuing care retirement communities across the country, including here in Colorado. They have a successful history of building communities that are accessible to middle-class seniors and provide everything seniors need to live active lifestyles, including pathways and open space. Erickson Living is exactly the type of neighbor you would want. Again, I urge you to please vote YES for the Redtail Ridge GDP, so we can have an Erickson Living community in Louisville!

Sincerely,
Jane Gnoit
585 Barberry Ave Lafayette, CO 80026-1571
jebssg@comcast.net

**From:** Bill
**To:** City Council
**Subject:** Redtail Ridge Development
**Date:** Thursday, July 30, 2020 10:29:52 PM

---

To Louisville Council & Mayor Stolzmann,
The following is basically a letter I wrote to my 2 Ward 1 representatives concerning the proposed Redtail Ridge development just before it went to the Planning Commission. After being denied by the Planning Commission I was very surprised that the developer will try and push this through with the council.
I wrote to express my objection to what is now being proposed for the Redtail Ridge development. I went to one of the community meetings put on by the developer and also watched a council session discussing the development. Looking at what is being proposed now it seems things have changed drastically since the developer's meeting that I went to before the Covid-19 lockdown. I did not like the increased housing that I heard then, and now it seems to have exploded. In the meeting I was at the developer was asked what would happen to the plan if the industry, which I believe was Medtronic would pull out. At that time the industry was being touted as the main drawing factor for the development. The developer said even if the industry would pull out the development would proceed forward. I am not seeing anything concerning the industry so I do not know if they are still part of the development. I do not see how city services can handle all this residential development as it continues to lose businesses. We just voted a few years ago to fund the rec center's redevelopment. I go to the rec center and I don't see how the center can handle the increase and that is only one part of the negative aspects of the proposed development. The increase in traffic will also become a factor. I do not want Louisville to be just the bedroom community to Boulder, Superior and Lafayette which the Boulder Camera said it was becoming last year. I believe it would be better to have no residential housing there. That was the hope for this area for years. This is the last place for any meaningful business area for Louisville. It is by the Denver Boulder turnpike and the Northwest Pkwy toll road. Boulder would love to be able tell potential employees that they can get housing just east off of the turnpike. Work, shop and eat in Boulder while you live in Louisville. Who gets the most from that deal?

Thank you,

Bill Staton
2396 McKinley Ave
Louisville, CO 80027
wjstaton@comcast.net
303-666-6204

Sent from Mail for Windows 10

**From:** VICTORIA
**To:** City Council
**Subject:** Red Tail Development-NO NO NO
**Date:** Thursday, July 30, 2020 10:06:55 PM

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My family and I are requesting a NO response to Redtail Development.
1) Deny the application. Under the current comprehensive plan, the developer can have an already generous three million square feet of development. Medtronic only needs a half-million square feet.

2) The developer's proposal at six million square feet is way, way too big. We cherish our unique small-town character and this proposal is totally out of character with Louisville. The massive size will create significant environmental and climate impacts, create bad traffic congestion, put more pressure on housing and schools, and will be a long-term drain on city coffers.

3) The Planning Commission got it right when they unanimously voted to deny the six million square foot proposal because it is too big, is not consistent with the small town character of Louisville and would undermine the thousands of hours of citizen involvement the Comprehensive Plan that set the three million square foot limit.

4) In a pandemic, don't needlessly force about a thousand residents and city staff, who have families, to have to circulate, sign and verify a referendum petition to overturn any yes decision.

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

This is OUR TOWN AND WE LOVE IT. DONT SELL US OUT TO THOSE LOOKING TO MAKE MONEY OFF OF IT.
THANK YOU

Victoria Hart

**From:** Jaime Dufresne
**To:** City Council
**Subject:** Deny Redtail Ridge - concerned Louisville resident
**Date:** Thursday, July 30, 2020 9:00:48 PM

---

Dear City Council,

I am writing to request that you deny the application for Redtail Ridge.
This project is way too big and is out of character with Louisville.

The Planning Commission got it right when they unanimously voted to deny the six million square foot proposal because it is too big, is not consistent with the small town character of Louisville and would undermine the thousands of hours of citizen involvement in the Comprehensive Plan that set the three million square foot limit.

Thank you for your consideration and your protection of our lovely city and community.

Best,

Jaime Dufresne
Citizen and Louisville Library Board Council Member

**From:** Michael Kazanjian
**To:** City Council
**Subject:** Redtail Ridge
**Date:** Thursday, July 30, 2020 8:55:30 PM

---

Hello,

I would like to ask you to deny the application to amend Louisville's Comprehensive Plan and to reject the proposed Redtail Ridge plan.

The original rural designation was a good plan, and we don't need the extra traffic congestion and pollution.

Thank you,
Michael Kazanjian
108 Aline Street
Louisville, CO 80027

**From:** karen steenekamp
**To:** City Council
**Subject:** I oppose the the Redtail Ridge plans and development.
**Date:** Thursday, July 30, 2020 8:51:02 PM

---

Dear Louisville City Council:

For various reasons, I oppose the Redtail Ridge plans and development.

Council, I urge you all to keep Louisville's unique character in mind and intact. Louisville can grow, and we will — but let's grow in ways that are mindful, forward-thinking, creative, and distinctively Louisville.

1. The Redtail Ridge plans do not reflect future lifestyles that are beginning to emerge and trend:

1a. High-density living/working is trending downwards. I invite you to read the following:

https://www.cnbc.com/2019/09/29/millennials-are-fleeing-big-cities-for-the-suburbs.html

https://www.denverpost.com/2020/02/10/denver-millennials-considering-suburbs/

https://www.forbes.com/sites/ellenparis/2019/10/31/millennials-with-families-are-leaving-major-cities-for-the-suburbs-transforming-them-into-hipsturbia/#6db045b67465

1b. Retail and office spaces. Besides high-density living, the Redtail Ridge developers are selling retail and office spaces. Before we build more retail and office spaces, please note the many vacant office spaces in Louisville. Boulder County and Denver have hundreds, perhaps more.

More fuel for the fire. Business owners are discovering three significant advantages of working from home. In turn, fewer office spaces are required.

1. An uptick in employee productivity.
2. Business owners are rethinking rental costs.
3. ZOOM for conference calls and meetings.

Retail: We're all set! We already have lovely downtown Main Street with shops and restaurants. There are vacancies for new tenants, and there’s room to harmoniously build-out the downtown area.

*****

2. Traffic (bike paths and roads): Already, there's too much bike traffic on our bike paths and vehicles on our streets. If the city's elected officials choose to buy into Redtail Ridge, then our elected officials must start forecasting a budget for increasing both bike and street lanes.

3. Noise: Need I explain?

4. Wildlife. Let's save spaces for wildlife to live, roam, and thrive in Louisville. Coyotes, foxes, burrowing owls, rodents, prairie birds, etc. Also, without this ecosystem, our magnificent birds of prey will dissipate.

6. Louisville's personality — our beloved town. I'm concerned Louisville will lose its charm if Redtail is approved. Louisville City Council, I urge you to keep Louisville's unique character in mind and intact. Louisville can grow, and we will — but let's grow in ways that are mindful, insightful, creative, and distinctively Louisville.

7. I could go on, but I'll stop here.

Thank you for reading.

Kind regards,

Karen Steenekamp
Boulder County Resident Since 1993

1518 Fillmore Court
Louisville, CO 80027

**From:** Carol Gregory
**To:** City Council
**Subject:** Redtail Ridge
**Date:** Thursday, July 30, 2020 8:25:04 PM

---

I have lived in Louisville for 30 years and it is a very special place. If something as large and impactful as Redtail Ridge is allowed to progress, the very nature of what makes Louisville so special will be lost forever. Please do not allow this massive development to be constructed. Keep our town the special place that it is.

Carol Gregory
223 Springs Drive in Louisville

**From:** kelly duda
**To:** City Council
**Subject:** no on redtailnridge
**Date:** Thursday, July 30, 2020 7:07:54 PM

---

To whom it may concern,
Please deny the application to amend our comprehensive plan and to reject the Redtail Ridge plan.
thanks kindly for your time,
Kelly Duda

Get Outlook for iOS

**From:** Lorraine Gannon
**To:** City Council
**Subject:** RE: Redtail Ridge
**Date:** Thursday, July 30, 2020 6:50:53 PM

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Please vote NO on the Redtail Ridge development. The area is zoned for Non-Residential building. The developers will tell you how much this will increase the tax revenues for Louisville. If you were to look at this proposal over a long period of time you would find that to create the infrastructure to create and maintain this large of a development (roads, electrical, water education and the use of Louisville's limited resources) would far outweigh any income that is brought in by the tax dollars of the potential residents. So while the developers will make this look absolutely fabulous in the short run in the long run in will deplete Louisville's resources and charm as a smaller community. It will ultimately bring down the property values of all of Louisville"s properties. Please utilize this area for what it was originally zoned for or use it as additional open space to increase the appeal and charm of Louisville. Thank you for your time

**From:** Heidi E W Day
**To:** City Council
**Subject:** Redtail Ridge
**Date:** Thursday, July 30, 2020 6:39:35 PM

---

I am writing to express my hesitation about the current scope of the Redtail Ridge development plan. I have taken a look at the developer's website and their message is pretty slick. But it doesn't take away from the fact that the development seems out of character with the rest of Louisville. I don't want to say "no" to any change. I LOVE the idea of Medtronic having an expanded campus in our town. And I love the idea of connecting the trails. But just because we have a parcel of land available, does it mean it has to be developed to the hilt? I hope the council members will carefully review the plan because it seems very dense (despite the developers saying otherwise) on this parcel of land. I realize the city needs to consider all potential revenue sources. But the Planning Commission has rejected the developer's plans and I respectfully ask that all council members think really carefully about what it would mean to overturn that decision.

Sincerely,
Heidi Day
124 Skyview Ct
Louisville

**From:** Ashley Stolzmann
**To:** Meredyth Muth; Kathleen Kelly
**Subject:** Fw: I support an Erickson Living community in Louisville
**Date:** Thursday, July 30, 2020 7:42:37 PM

---

Hi Kathleen & Meredyth,

I am forwarding this note for the record. I have never met with this individual or any group about this & I have no idea what he is referring to. Do I need to make the record clear on this point & if yes, how do I need to do that?

Ashley Stolzmann
Louisville Mayor
303-570-9614
AshleyS@LouisvilleCO.gov

_____
From: jaxhog@everyactioncustom.com <jaxhog@everyactioncustom.com> on behalf of Jack Lane <jaxhog@everyactioncustom.com>
Sent: Thursday, July 30, 2020 6:57 PM
To: Ashley Stolzmann
Subject: I support an Erickson Living community in Louisville

Dear Mayor Ashley Stolzmann,

I'm a resident of Wind Crest in Highlands Ranch. My wife and I have lived at Wind Crest for just over three years. My wife's mother lived in an Erickson community in Virginia and her sister lives in an Erickson community in Texas. So, we knew what we were getting into when we moved to Wind Crest. Our experience has exceeded our expectations. We love it at Wind Crest! Erickson has done all it promised. Their construction And maintenance are excellent, the services they provide are many, the dining is first-class. The best part is the way in which Erickson cares for residents and staff. The is proven by the extraordinary manner they are protecting us during the pandemic. You will reward your town by approving the Erickson proposal. My wife and I visited with your group on a Saturday several months ago as a part of an Erickson team - we provided the resident perspective. We left believing Erickson had your support. We strongly urge you to approve the Erickson portion of the Redtail project. Please, if you have anY questions about our experience at Wind Crest or with Erickson, contact me. When we lived in Thornton, before Wind Crest, we often visited Louisville; love your town and miss your many excellent restaurants.

I'm writing to share my support for the proposed Erickson Living community in the City of Louisville, and strongly urge you to vote YES for the Redtail Ridge GDP. Louisville needs to provide more opportunities for seniors to age in place. Erickson Living has continuing care retirement communities across the country, including here in Colorado. They have a successful history of building communities that are accessible to middle-class seniors and provide everything seniors need to live active lifestyles, including pathways and open space. Erickson Living is exactly the type of neighbor you would want. Again, I urge you to please vote YES for the Redtail Ridge GDP, so we can have an Erickson Living community in Louisville!

Sincerely,
Jack Lane
2929 Summer Wind Ln Highlands Ranch, CO 80129-2749
jaxhog@gmail.com

**From:** Brian Moran
**To:** City Council
**Subject:** NO to Redtail Ridge development proposal!
**Date:** Friday, July 31, 2020 8:47:59 AM

---

Hello Louisville City Council –

My name is Brian Moran and I am a 15-year home owner here in Louisville. Before that I lived in Louisville in multiple rentals. I work in Louisville at GHX, we've raised our boys here and have enjoyed the safe, education focused, outdoor/"green" focused, fun, clean, and more mellow culture, environment, and vibe of Louisville. We consider ourselves very blessed to live here.

I've taken the time to read up on and converse with fellow neighbors about the looming Redtail Ridge development proposal at the old StorageTek site. I would like to first state that I am NOT anti-development in general. There is a large fiscal need and employment opportunity with regards to that land mass and for Louisville/Boulder County folks. I'm an IT Product Owner in Healthcare at GHX and was very excited to see opportunities arise that are aligned to our local values and goals. Conoco-Philips "Green" R&D… Medtronic medical-surgical innovators… THESE are the kind of business opportunities and related tax dollars we want to attract to our forward looking small city.

Why I feel like this is a no-starter and why I KNOW he Redtail Ridge development proposal, as it stands, will only water down our Louisville "Top Ten" brand and unique community feel:

- It's sheer size. The proposal is ENORMOUS – nearly 6 million sq. feet! That is way out of line with guidelines and prior proposals
- The large number in residential units – this with the above is a massive strain and cost on our citizenry with regards to infrastructure, utilities, and WATER usage. The most worrying impact is to our local schools who already struggle with budget cuts and growing population. We have AMAZING public schools and we want them to stay that way. I want to see them remain that way and not buckle under the weight of a student population they cannot manage. Building expansions are inevitable – but this proposal would accelerate that at a pace unfair to taxpayers
- On top of the impact to our town and citizens here that prefer less traffic, noise, and pollution to what we've seen happen to Westminster, Broomfield, Superior, Erie and our surrounding NW metro front range – the ENVIRONMENTAL impact is enormous and NOT WANTED. Don't we as Boulder County residents want our wild and clean, natural spaces?
- The mix is just so wrong. I have been expecting Louisville to seek out businesses (like GHX!) that are leaders and innovators and fit our brand. As Council, you are many things but you are Marketers with regards to your decision making here. You can help guide the feeling and perception of Louisville for decades to come. Do you really want to be remembered as the group of citizens that sold us out to the highest bid so that we can just look like the sprawling, confusing, and ugly suburban blight of the "new" Superior? Do you want us to just be another Generic America filled with empty aging office buildings – or do you want to be the leaders that bridge us to a future where we offer the right incentives to entice the businesses we want to establish a proper campus here and maybe save some millions of square feet as green space buffer??? That's the vision that I have and that most all my local friends, neighbors, and work colleagues have. I sure hope they're writing you similar letters

On a side note. Covid-19, the related unemployment and growing recession, and business responses we should be expecting and planning our future around DO NOT align to more office spaces. Most CFOs are cutting real estate FIRST… with initial national data looking upwards of -15% cuts. Many businesses are seeing first-hand the values and savings of a work from home employee base. Sales & Product Management travel budgets are gone and won't come back to where they were. More hotels (especially generic ones) is another bad bet to wager.

What has the pandemic taught us (besides the fact that Mother Nature rules us, not the other way 'round)? It's taught us what we value. We value staying mentally, emotionally, and spiritually healthy. Have you been out on our trail systems?!?!?! It's eye opening how we've gravitated to our beautiful slice of Boulder County natural environment to mentally survive the stress and sadness of Covid-19. It's also taught us how much we care about supporting our local businesses and friends in need. Louisvillians are flocking to old town to eat and drink and at least see a friend or two from 5-10 feet apart. Our local entrepreneurs – the restaurants and breweries (and our beloved TILT who are trying like crazy to stay relevant and make any money until a vaccine comes along) and shops THAT WE HAVE NOW need us the most. And we NEED THEM. We don't need to support all the infrastructure and destruction of wild land so that more office buildings can be built to stay vacant. We don't need more high density housing complexes off E-470, do we???? We don't need the traffic, light and air and noise pollution a ~6 million sq. feet development brings. We don't need to look like just another urban sprawl expansion along US36. Do any of you remember what it was like to drive from the Ford dealership to McCaslin's exit? It was GORGEOUS. Now it looks like Columbus Ohio with some mountains in the far distance.

PLEASE do not let this proposal move forward. It is not the Louisville I want, support, love, work in, live in, and raise my family in. It is not our brand. It is not of long term value but only diminishes what we love and cherish about our home town.

PLEASE help support Louisville's ability to attract and land a good business that's values are in line with our own. A place that would attract good jobs and bring in needed revenues. And with a plan where we can preserve some of the wild space as needed buffer around Dillon road and Monarch HS. The LTC has basically filled up. Louisville has grown! Let's please focus on getting good businesses back in some buildings (Raindance! Kohls! Sam's Club, etc. – many good former businesses gone) and areas that are already developed and under-utilized. Lafayette's been beating us to the punch for over 5 years now. Let's look at incentives to land some businesses and get revenues going.

Your citizens would get behind a Pearl Street concept. We'd get behind paying a bit more for a new green/open space. We'd certainly get behind more family friendly brewpubs. You know what we like and what we value. PLEASE REPRESENT US not a developer with deep pockets and huge PR (sic BS) firm/budget.

Thank you for reading. Help us do the right thing… like we've done with the Rec Center and Memory Square and closing off old town's main street to support social distanced business re-opening. Like we've done managing our awesome Thursday and Friday summer events, like procuring and building

out Community Park, like-like-like… we are so incredibly capable of keeping our town awesome. Let's do it. Please.

Brian Moran

**Brian Moran**
*Technical Product Manager, Exchange Services*

**GHX**
1315 W. Century Drive
Louisville, CO 80027
720.887.7661 direct
720.483.4037 mobile
720.887.7000 main
720.887.7200 fax
**bmoran@ghx.com**
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*Resources and information to tackle pressing challenges*
**Subscribe to The Healthcare Hub blog**
*Global perspectives and insights on running the new business of healthcare*

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**From:** Janie Gray
**To:** City Council
**Subject:** No to Redtail Ridge
**Date:** Friday, July 31, 2020 8:39:01 AM

---

Please vote against this development proposition on August 4, 2020. We have empty buildings close by and there have been plenty of new housing that has taken away our beautiful landscape.

Save Louisville,
Janie Schloth

**From:** Lindy Wallace
**To:** City Council
**Subject:** No on Redtail Ridge Development
**Date:** Friday, July 31, 2020 9:08:01 AM

---

Too big, adds to "urban sprawl", traffic!!!!

*Lindy Wallace*
*701 Club Place*
*Louisville*

**From:** Sheila Newton
**To:** City Council
**Subject:** Retail Ridge
**Date:** Friday, July 31, 2020 9:18:28 AM

---

The City of Louisville does NOT need such a large development at the Storage Tech site. We support a much smaller plan, around the size originally approved: 3 million sq ft. Keep our city small and beautiful as you have done in the past. Thanks.

**Rob Zuccaro**

**Subject:** FW: Please stop the development of Redtail Ridge

**From:** Julie Abrams [mailto:justjabrams@gmail.com]
**Sent:** Tuesday, June 9, 2020 12:55 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Please stop the development of Redtail Ridge

Dear Louisville Planning Commission,

I am extremely concerned about the proposal by the developer of Redtail Ridge. As a 14 year Louisville resident and a Colorado native, what I love about our small town is just that-a small town. Adding, 5 million square feet of development will only cause negative effects to our quality of life. I am asking you to please vote not on the development plan and the PUD on the agenda.

In addition, please schedule a public hearing. This is one of the biggest Louisville land use and development decision in decades. The city should acknowledge the voices of it's residents. Please don't let this slip through quietly.

Louisville has already grown exponentially in the past decade and we do not have the infrastructure to support this level of growth. Our roads cannot handle thousands of more cars and people utilizing them on a daily basis. In addition, our schools, over time, would be very overcrowded-similar to what happened to Louisville Elementary School after Steel Ranch was built. Please listen to the Louisville residents. This level of growth is not supported.

Thank you for your consideration,

Julie Abrams
Louisville resident

**Rob Zuccaro**

**Subject:** FW: Please stop the development of Redtail Ridge

**From:** Julie Abrams [mailto:justjabrams@gmail.com]
**Sent:** Tuesday, June 9, 2020 12:55 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Please stop the development of Redtail Ridge

Dear Louisville Planning Commission,

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In addition, please schedule a public hearing. This is one of the biggest Louisville land use and development decision in decades. The city should acknowledge the voices of it's residents. Please don't let this slip through quietly.

Louisville has already grown exponentially in the past decade and we do not have the infrastructure to support this level of growth. Our roads cannot handle thousands of more cars and people utilizing them on a daily basis. In addition, our schools, over time, would be very overcrowded-similar to what happened to Louisville Elementary School after Steel Ranch was built. Please listen to the Louisville residents. This level of growth is not supported.

Thank you for your consideration,

Julie Abrams
Louisville resident

**Rob Zuccaro**

**Subject:** FW: Please do not rezone

-----Original Message-----
From: Julie Abrams [mailto:justjabrams@gmail.com]
Sent: Saturday, June 20, 2020 7:12 AM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Please do not rezone

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

Thank you for your consideration,

Julie Abrams
917 Eldorado Lane
Louisville, CO

Sent from my iPhone

**Rob Zuccaro**

**Subject:** FW: Storage Tek a Redevelopment

-----Original Message-----
From: Scott [mailto:louisvillecycle@aol.com]
Sent: Wednesday, June 10, 2020 10:09 AM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Storage Tek a Redevelopment

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

Thank you, Scott Adlfinger.

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

**Rob Zuccaro**

**Subject:** FW: please reduce the size of retail ridge!

**From:** Kristen Anthony [mailto:kkbmant@comcast.net]
**Sent:** Tuesday, June 9, 2020 7:25 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** please reduce the size of retail ridge!

Dear Planning Commission Members:

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

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

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

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

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

Best regards,

Kristen and Kevin Anthony

Coal Creek Ranch neighborhood

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge public comments

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

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

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

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

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

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

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

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

Respectfully,
Andrew Rogowski

260 S Lincoln Ave.
Louisville

**Rob Zuccaro**

**Subject:** FW: Conoco Phillips.

**From:** beth armbruster [mailto:brusterbeth@gmail.com]
**Sent:** Monday, June 8, 2020 4:47 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Conoco Phillips.

To whom it may concern,

I am not in favor of such a large development, which includes 5 story buildings, on the former storage tech property. Please be thinking about the impact if this excessively large development if passed. I want to see green space and green building, such as wildlife corridors, solar power, lighting that does not pollute the night sky, community gardens, trees, walk/bike paths that connect to buses and shopping to be part of the design. Please use the knowledge available in creating livable communities to sustain a healthy ecosystem instead of destroying them. Density is not desirable except for developers who only seek profit.

I hope to attend the virtual town hall meeting to stay informed about Louisville Planning Commissions thoughts.

Beth Armbruster

**Rob Zuccaro**

**Subject:** FW: Red Tail Ridge

**From:** beth armbruster [mailto:brusterbeth@gmail.com]
**Sent:** Wednesday, June 24, 2020 10:26 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Red Tail Ridge

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

Beth Armbruster

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge Project GDP & Project 3-2-1 PUD

**From:** Armstrong, Stephen
**Sent:** Tuesday, June 9, 2020 4:29 PM
**To:** PlanningCommission@LousivilleCO.gov
**Subject:** Redtail Ridge Project GDP & Project 3-2-1 PUD

Dear Mayor Stolzman, City Council Members and Planning Commission,

This letter is to express support for the Redtail Ridge Project General Development Plan (GDP) Amendment and Project 321 PUD that will be reviewed before the Planning Commission on June 11.

Our family relocated 4 years ago to Louisville with Medtronic. We choose to set roots in Louisville because of its small town environment and reputable schools. This development project will enhance the attractiveness of Louisville, attract new residents and support the city's economic development.

In review of the Redtail Ridge GDP and Project 321 PUD, it is clear that the building heights will have limited impact on resident's views and the location of the development will maximize land utilization and provide important road access to Monarch K-8 and High School. The overall economic impact for the mixed-use development is positive and, quite frankly, critical for the City of Louisville. Development of this property will provide much needed senior housing, additional open space, vital trail linkage and retail and multi-family housing. These elements will provide much needed tax revenue while improving quality of life for the residents of Louisville. In addition, the successful development of this property will deliver a halo benefit to local businesses and employment opportunities.

Medtronic has a long history of supporting the community, most recently during COVID-19 when the Boulder based division worked to supply additional ventilators. Ryan Companies' plan further illustrates Medtronic's desire to adhere to sustainable construction at Redtail Ridge and be a responsible member of the local community.

Sincerely,

Stephen Armstrong
541 North Manorwood Lane – Ward III

**Stephen Armstrong**
Vice President Finance

**Medtronic**
Surgical Innovations
5920 Longbow Drive | Boulder, CO 80301 | U.S.A.
Office +1 (303) 476-7596 | Mobile +1 (720) 485-8253
stephen.w.armstrong@medtronic.com
medtronic.com | Facebook | LinkedIn | Twitter | YouTube

**LET'S TAKE HEALTHCARE FURTHER, TOGETHER**

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http://emaildisclaimer.medtronic.com

**Rob Zuccaro**

**Subject:** FW: STOP REDTAIL

-----Original Message-----
From: Nancy Keer Armstrong [mailto:nancy.keer.armstrong@gmail.com]
Sent: Wednesday, June 24, 2020 1:12 PM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: STOP REDTAIL

Hello:
PLEASE STOP this development from moving forward as it has been proposed.
WE DO NOT HAVE THE CAPACITY OR INFRASTRUCTURE IN PLACE TO SUPPORT THIS LAND GRAB!!!
And FIVE STORIES???
WHY IS TJIS DEVELOPMENT GETTING A PASS WITH regard to HEIGHT RESTRICTIONS!!!

I SMELL A RAT...

N

Sent from my iPhone

## Rob Zuccaro

**Subject:** FW: Redtail Ridge Approval

**From:** Kevin Ashpole [mailto:kashpole@bellsouth.net]
**Sent:** Tuesday, June 9, 2020 7:32 PM
**To:** Planning <planning@Louisvilleco.gov>
**Subject:** Redtail Ridge Approval

To Whom it may Concern:

As a Louisville resident for many years, I support the Redtail Ridge Project and a General Development Plan (GDP) Amendment. The plan strikes the right balance between the need to invest in Louisville's future while still maintaining a livable, innovative and economically diverse community. I have been impressed by the willingness of the developer to modify its plans based on community and City feedback. They have lowered density and reconfigured open space and trail networks to create connectivity to surrounding communities. The traffic improvements will improve circulation around and through the site. I also applaud them for adding affordable housing units helping alleviate a larger problem within the community. The overall mix of uses is a home run for the community vs. simply a large corporate campus with no community access. This is a win-win and I urge you to approve the amendments.

Thanks for your time and consideration.

Kevin

Kevin Ashpole
586 West Willow Creek
Louisville, CO 80027

**Rob Zuccaro**

**Subject:** FW: The Natwatny Ridge Open Space Development Concerns

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**From:** Tessa Awald <tsawald01@bvsd.org>
**Sent:** Wednesday, November 27, 2019 2:25 PM
**To:** Ashley Stolzmann; Ember Brignull
**Cc:** Katherine Marsella; Ava Carter
**Subject:** The Natwatny Ridge Open Space Development Concerns

Dear Mayor Stolzmann and Ms. Brignull,

We are a team of high schoolers (Tessa A, Katherine M, and Ava C) who went to the Open Space Advisory Board Meeting on November 13th at the Louisville Public Library at 7pm for a project in US Government called Project Citizen (which is where we are assigned to address an issue that is currently occurring in our government at the local level, and then write a report and presentation on the said topic). The issue that we are focusing on is Natwatny Development, which concerns a piece of open space called Natwatny Ridge that is located between US 36 and Northwest Parkway and sits behind the Monarch High School Campus.

We are writing to address this issue with you both because the impact of the decision of this land will not only affect us as students going to Monarch High School, but all the other members of the Louisville community that see the open space as a beautiful part of Louisville. We would like to advocate for reserving Nawatany Ridge as a piece of open space for a few important reasons:

1.
2. A big part of what residents of Louisville seek when living here is to be able
3. to have access to nature trails and outdoor areas that come with open space. We must take measures in order to preserve our beautiful wildlife and nature, and preserving Natwatny Ridge would be a step in the right direction in order to do this.
4.
5.
6. The cost for infrastructure in this area would be very expensive, for if the company
7. Bruce Baukol pursues with plans of developing it, than many factors would have to be taken into consideration, which include:
8.
    9.
    a.
    b. Location
    c.
    d.
    e. Connections to roads and the Louisville community at large (downtown Louisville
    f. and roads such as US 36 and Northwest Parkway).
    g.
    h.
    i. Implementing pipelines for water, waste, and electricity.
    j.
    k.
    l. Traffic concerns (with US 36, Monarch PK-8 and Monarch High School, and from Avista
    m. Hospital).
    n.

10.

1.
2. As hinted with reason number two, proper connection and infrastructure may pose
3. a problem with this area, due to things such as Natwatny Ridge's location and infrastructure and roads that back up to it.
4.

We realize that some of the ideas that we have for the future of Natwatny Ridge may not be 100% plausible due to the decisions of the city council or the plans that may be put into place with the Bruce Baukol company developing that area, but as students of Monarch High School we would like to advocate to keep Natwatny Ridge as a beautiful piece of nature, preserving it for many generations of Louisville residents to come and enjoy. This space should be preserved and better attended to so that it can be enjoyed for a long time to come. While building something on the land would make use of the space it also brings more industrialization to Louisville. The town is known for its historical sites such as various places in Downtown (like the Louisville Historical Museum), and Natwatny Ridge has its own history behind it as well. In addition, these spaces add to the value of Louisville by giving it a very open and natural feel.

We would love to hear your thoughts and intuition from you or the board regarding our views and hopes for Natwatny Ridge, and even possibly explaining in depth of what plans are being considered for this space.

Thank you for doing so much for Louisville and taking the time to make this town a better place.

Sincerely,
Tessa Awald, Katherine Marsella, and Ava Carter
--

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge

**From:** Dan Aweida [mailto:dan@aweida.com]
**Sent:** Tuesday, June 9, 2020 3:59 PM
**To:** Planning <planning@Louisvilleco.gov>
**Cc:** Dan Aweida <dan@aweida.com>
**Subject:** Redtail Ridge

Hello Louisville planning department,

My dad, Jesse Aweida, founded Storage Technology Corp. back in 1969. He bought the land and built the company then sold the entire site and company. I've watched the growth and now dormancy of this site. I support the Redtail Ridge Project and a General Development Plan (GDP) Amendment. The plan strikes the right balance between the need to invest in Louisville's future while still maintaining a livable, innovative and economically diverse community. I have been impressed by the willingness of the developer to modify its plans based on community and City feedback. They have lowered density and reconfigured open space and trail networks to create connectivity to surrounding communities. The traffic improvements will improve circulation around and through the site. I also applaud them for adding affordable housing units helping alleviate a larger problem within the community. This is a win-win and I urge you to approve the amendments.

Sincerely,

Dan Aweida

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge Project

-----Original Message-----
From: Dina Aweida [mailto:d.aweida@comcast.net]
Sent: Thursday, June 11, 2020 5:56 PM
To: Planning <planning@Louisvilleco.gov>
Subject: Redtail Ridge Project

June 11, 2020

Louisville Planning Commission
749 Main St.
Louisville, CO 80027

Dear Commission,
I respectfully ask the planning commission support the Redtail Ridge Project and General Development Plan amendment.The new development will bring much needed economic benefits to the City of Louisville with no additional tax burdens to residents. In addition to new tax revenue, the project will fund more than $122 million in road, bicycle, and pedestrian infrastructure improvements on and off the sight. The offsite improvements - including additional turn lanes, pedestrian underpasses, and trail connections - are long overdue. In fact, many of the improvements are needed even without this development and would not be possible without the financial contribution of this development. Given the uncertain economy and recent loss of jobs, we cannot afford to lose this opportunity for Louisville.

Respectfully,
Dina Aweida

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge Development project

**From:** Irfan Azeem [mailto:smirfanazeem@yahoo.com]
**Sent:** Monday, June 22, 2020 3:20 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Redtail Ridge Development project

Dear Louisville Planning Commissioners,

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

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

Thank you.

Irfan Azeem
Louisville, CO

**Rob Zuccaro**

**Subject:** FW: Redtail ridge

**From:** Sarah Babetski [mailto:sarah.babetski@gmail.com]
**Sent:** Tuesday, June 9, 2020 12:42 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Redtail ridge

Planning commission,

My name is Sarah Babetski and I'm a resident of Louisville. I'm writing to voice my disapproval for the Redtail Ridge development plans. The plan is much too large and would completely alter Louisville. I'm also concerned about the impact to traffic, the environment, open space and housing.

Please vote no on this development plan.

Sarah Babetski
283 W Sycamore Ln
9786601233
--
Sarah Babetski

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge

-----Original Message-----
From: Jacqui Baker [mailto:jacqui26@gmail.com]
Sent: Thursday, June 25, 2020 10:03 AM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Redtail Ridge

To whom it may concern:

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

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

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

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

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

Thank you for your time and consideration.

Jacqui Leggett

**Rob Zuccaro**

**Subject:** FW: Huge Development

**From:** Charlene Bandurian [mailto:clbandurian@yahoo.com]
**Sent:** Monday, June 22, 2020 7:06 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Huge Development

To: Planning Comission

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

Charlene Bandurian
139 Lincoln Circle
Louisville

Sent from Yahoo Mail on Android

**Rob Zuccaro**

**Subject:** FW: Storage Tek Development

**From:** Carol Banks Design [mailto:carolbanksdesign@gmail.com]
**Sent:** Thursday, June 11, 2020 7:34 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Storage Tek Development

Please do not let Louisville continue to become Boulder...

I am writing you ask the following:

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

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

Thank you!
--

**Carol Banks**
Carol Banks Design LLC, create. collaborate. connect.
415-264-6922 | hi@carolbanksdesign.com
carolbanksdesign.com

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**Rob Zuccaro**

**Subject:** FW: Redtail Ridge development

-----Original Message-----
From: Julie's Email [mailto:jbanta70@gmail.com]
Sent: Friday, June 12, 2020 10:00 PM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Redtail Ridge development

To Whom It May Concern,

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

Thanks,
Julie Banta

June 24, 2020

RE: Support for Redtail Ridge Comprehensive Plan Amendment and General Development Plan Amendment

Dear Members of the Louisville Planning Commission;

I am writing in support of your approval of a Comprehensive Plan Amendment and General Development Plan for the proposed Redtail Ridge development. There is no question in my mind of the importance of the redevelopment of the largest remaining land parcel in Louisville in a way that will benefit a sustainable economy and return benefits to our residents, now and for future generations. I applaud the foresight of the Commission to plan two opportunities for discussion of the Comp Plan Amendments requested for Redtail Ridge.

I listened to the June 11 public comment regarding RedTail Ridge. Although I was impressed with the thoughtfulness of most of the comments in opposition to or critical of the proposal, I was not swayed from my support. A point I would like to reinforce is the path to diversity adding housing at this site can facilitate. Following is the previous letter I sent you.

What follows is substantially the same as the letter I sent prior to the June 11 meeting.

My insights as a professional transportation planner will inform my comments to you as well as my understanding of the project and how it has evolved from the original proposal. I have participated in Brue Baukol's public involvement events, including the walking site tour this winter. Which had some déjà vu for me as I recalled being on the site when StorageTek was an active employer.

Key issues I will offer comment on are as follows:

1. Land Use Proposal for parcels and their relationship to the site and existing fabric of the community.
2. Transportation and Mobility
3. Dark Sky requirements and Electric Vehicle Charging Stations

1. <u>Land Use Proposal and Integration of Site</u>

   Brue Baukol's team has developed an intimate understanding of the site and listened to community input. Parcel F provides an excellent buffer at the edge of the site and will reserve a continuous corridor of natural habitat. The active park land at the northwest corner will provide the community with much needed resources. The addition of a dog park will relieve some of the burden of the existing facilities and provide options for

people living in the southern part of the city rather than traveling to enjoy the outdoors with their furry friends. I was very pleased to see the support of the Open Space Advisory Board, Parks & Landscaping Board and Recreation Board for the proposal. The dedication of additional public land could improve support for the natural habits which will be disrupted by the development.

Locating the Senior Living on Parcel A is a respectful and quiet location to provide an option for our aging population to live in Louisville. Locating office buildings along the US 36 edge provides a buffer to the residential uses, continues the commercial uses along the corridor, and provides good visibility to attract tenants.

The proposed layout for the Medtronic Campus is described in greater detail in Agenda item 6. D. It gave me additional confidence that these buildings will be located in the portion of the site where their height may have the least impact on the view shed the community values. I do not find the height variance to be unreasonable and the proposed design provides a "Zen view" of the mountains at the entry. I would encourage the Commission to continue to work with applicant to refine the architectural design to create a more signature building that will become an icon for Louisville.

2. Transportation and Mobility

The magnitude of transportation and mobility improvements necessary to support the site is staggering. The new infrastructure is equivalent to building a small stand-alone city.

The multimodal internal roadway system of complete streets will do much to facilitate safe travel for all users. It has the potential to be an aesthetic amenity for the development as well. Connectivity to the existing roadway network will ensure access. The trail and bikeway system will encourage different kinds of users, and separating cyclists and pedestrians is a gift. The provision of a trail corridor from the site to Downtown Louisville is hugely important, especially with the proposed widening of 96th Street and increased traffic.

My greatest concern for the impact of the proposed GDP amendment is the addition of vehicles on US 36 and at the interchange of the Northwest Parkway. We can't build our way out of that, and it's unlikely that CDOT or Broomfield will have the resources to invest. Even if the resources were available, the magnitude of the needs of the intersection and roadway would change the character and functionality of a key entrance to Louisville.

Moving more people in less vehicles is a critical strategy to maximize existing and even the proposed new roadway capacity. In government, we often pay more attention to the capital improvements, and maintenance costs. Local government has not recently

taken a strong role in operating transit. This is a time for partnerships with RTD and the private sector to provide a viable option to the single occupant vehicle.

3. Dark Sky requirements and Electric Vehicle Charging Stations

   As the details of the development proceed, I hope the city would require dark sky infrastructure. This could be one of the greatest gifts provided to the community,

   There is significant discussion in the amendment of required car parking, but I saw no mention of provision of electric vehicle parking. This must be integral in all of the development.

Thank you for your service as the Planning Commission, and for consideration of my input. I hope to see the GDP Amendment for Redtail Ridge move forward.

Sincerely,

Debra A. Baskett
730 W. Willow Street

**Rob Zuccaro**

**Subject:** FW: Concerns about StorageTek development

-----Original Message-----
From: Chandi Beck [mailto:chandibeck@hotmail.com]
Sent: Tuesday, June 23, 2020 1:32 PM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Concerns about StorageTek development

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

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

Thanks,

Chandi Beck
Superior, CO

Sent from my iPhone

**Rob Zuccaro**

**Subject:** FW: Old StorageTek development plans

-----Original Message-----
From: Chandi Beck [mailto:chandibeck@hotmail.com]
Sent: Tuesday, June 9, 2020 12:07 AM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Old StorageTek development plans

Hello,

I am writing to you about my concerns for the development that is for the StorageTek Area. We are absolutely against these plans as they obliterate the functionality and safety of the area with traffic and water usage. Schools and neighborhoods will be greatly impacted.

I hope that we would be able to schedule a meeting that is not during a pandemic to justly serve the community the property will be supported by!

Thank you,

Chandi Beck
Superior, CO
Sent from my iPhone

**Rob Zuccaro**

**Subject:** FW: From Next Door

**From:** Beck Family [mailto:xony@aol.com]
**Sent:** Thursday, June 25, 2020 3:44 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>; PlanningCommission@superiorcolorado.gov; to townboard@superiorcolorado.gov
**Subject:** Fwd: From Next Door

To Whom It May Concern,

I am a 20 year resident of Superior and received the following email, much to my dismay and disappointment in the decision making of the guardians of our community.
The level of neglect and mishandling of our most precious resource, our home, by haphazardly "Collecting Data" (for one day!) to be used to analyse traffic flow in the major decision making of our community and it's natural beauty and values have clearly been overlooked. The degraded level of how this process was handled speaks criminal and completely void of integrity.
Do you really live here? Care about our community? No resident wants this destruction!

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

Alicia Beck

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

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

Actually, we don't really know.

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

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

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

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

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

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

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

Superior residents please continue to contact your Town Board.

**Rob Zuccaro**

**Subject:** FW: Support for Redtail Ridge

**From:** Drew Beckwith [mailto:drewbeckwith@gmail.com]
**Sent:** Friday, June 5, 2020 11:45 AM
**To:** Planning <planning@Louisvilleco.gov>
**Subject:** Support for Redtail Ridge

Planning Commission -
I am writing in support of the Redtail Ridge Project GDP Amendment to be considered on Jun 11. I've been a Louisville resident for a little more than 10 years and my family has certainly benefited from the smart and balanced approach to growth supported by Council and past Commissions over that time. Downtown is a markedly different place today than it was in 2008 when we first moved to town, as just one example.

I attended one of the public meetings about the Redtail Ridge project, and did a site tour back in the winter (then named the Nawatny Ridge project?). I've been impressed with the development's ability to morph in response to public feedback, I like the improved access to the highschool, and I think the mix of development types are appropriate for that location given the neighboring development in Broomfield.

I honestly feel that something will get built on that site in the future. The city simply cannot afford to have it zoned agricultural or open space for taxing purposes, a point made all the more real by the severe COVID-related impacts to the city budget. If it is going to be developed, best to have it done sooner, and by a local firm who has been so willing to change their initial ideas to meet the desires of our community.

Thanks for your work and dedication to our town,

Drew Beckwith
101 S Buchanan Ct.

**Rob Zuccaro**

**Subject:** FW: RedTail Ridge application 6/11/20 Planning Commission meeting

**From:** cindy Bedell <cyndilarson@yahoo.com>
**Sent:** Tuesday, June 9, 2020 7:56 PM
**To:** planning@louisvillco.gov
**Cc:** Rob Zuccaro <rzuccaro@louisvilleco.gov>
**Subject:** RedTail Ridge application 6/11/20 Planning Commission meeting

Dear Planning Commission Members,
This Thursday you will review the application from Brue Baukol for the RedTail Ridge project. You will have an opportunity to stop this over-the-top proposal right now. Louisville could put a sustainable project there - like Medtronics . Allow Medtronics within the current Comp Plan and GDP. Leave at least 100 acres for the wildlife and open space and parks and rec and trails and conservation easements. (Right now there are 142 acres of active prairie dog colonies, songbird nests, raptor nests, hunting grounds for the bald eagles that live nearby in Broomfield, and most likely fox, coyote, and other small mammals since prairie dogs are a keystone species).
If you approve this project as requested, with heights up to 5 stories and increased density levels of FAR of 0.25 to 0.5 - more than double the amount of development currently allowed in the current GDP - traffic will be horrendous. LOS is projected to be at level F at morning peak and during the Monarch campus drop off times at some intersections. Louisville's small town quality of life will be gone forever due to traffic congestion, loss of viewsheds, scale and density incompatible with Louisville's character, and loss of wildlife and open space.

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

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

Thank you for your time and consideration,Cindy Bedell662 W. Willow St.Louisville, CO 80027

**Rob Zuccaro**

**Subject:** FW: Public Comments for tonight's meeting 6/25/20 on Redtail Ridge and Medtronics

**From:** cindy Bedell [mailto:cyndilarson@yahoo.com]
**Sent:** Thursday, June 25, 2020 11:47 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Cc:** electmattjones@gmail.com
**Subject:** Public Comments for tonight's meeting 6/25/20 on Redtail Ridge and Medtronics

6/25/20

Dear City of Louisville Planning Commission,

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

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

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

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

Thank you for your time and consideration,

Cindy Bedell

662 W. Willow Street

Louisville, CO 80027

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge development

**From:** Steve Belin [mailto:steve@belin.org]
**Sent:** Wednesday, June 24, 2020 1:46 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Redtail Ridge development

Dear Planning Commission:

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

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

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

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

Thank you,

Steve Belin
941 Jefferson Ave.

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge

**From:** D.Cristopher Benner [mailto:cdbenner1@gmail.com]
**Sent:** Tuesday, June 9, 2020 1:50 PM
**To:** Planning <planning@Louisvilleco.gov>; City Council <Council@louisvilleco.gov>
**Subject:** Redtail Ridge

Planning Commission and City Council, I am writing to express concern over Redtail Ridge. The proposal as it stands now will add a tremendous burden to the community. I am opposed to anything greater than 3 stories of development height. I think a senior living facility with extensive open space and trails is great, but that much office space and hotel space will add tremendous congestion to an already crowded area. This will definitely put the safety of our children at risk as they are commuting to the nearby schools as well as increased stress and danger to the nearby Avista Hospital.

I realize this space has sat empty for a long time, but it is a gorgeous space and once it is gone it is gone. We cannot go back. Please consider significant amendments to the developers proposal.

**Rob Zuccaro**

**Subject:** FW: Red Tail Ridge

-----Original Message-----
From: Terry Bierwiler [mailto:terry581@gmail.com]
Sent: Thursday, June 25, 2020 10:04 AM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Red Tail Ridge

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

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

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

Please do not approve this huge development plan.

Terry Bierwiler
198 Juniper Street
Louisville

Sent from my iPhone

**Rob Zuccaro**

**Subject:** FW: proposal for Redtail Ridge

**From:** Carla Bigum [mailto:bigumc@gmail.com]
**Sent:** Monday, June 22, 2020 7:57 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** RE: proposal for Redtail Ridge

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

1. Increased traffic.
2. Height of office buildings

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

3. Listen to the citizens over the requests/demands/sales pitch of the developers.
4. Find a happy medium between original plan and what the citizens desire to see the area grow into.
5. The proposal in its final form should enhance the livability of the City of Louisville.

- What will the developer offer to the city? Stay firm with what the city wants. This is not a completed deal. It does not even have to be accepted. We, the city, should be the negotiator for what the developer would like to offer. While it would mean increased sales tax, what else can the developer offer? I'd say make the developer work hard for a position with the City of Louisville. We have a city which has continually been a top place to live. Let us continue to strive for that goal.

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

Carla Bigum
273 S Lincoln Ave.
Louisville, CO.

**Rob Zuccaro**

**Subject:** FW: Comments re: Redtail Ridge proposal

**From:** P Bir [mailto:pbir@yahoo.com]
**Sent:** Wednesday, June 10, 2020 2:07 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Comments re: Redtail Ridge proposal

To Whom It May Concern:

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

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

It would result in unwanted traffic congestion and crowding.

The negative environmental impacts are unacceptable.

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

Peggy and Gary Bir
Louisville, CO

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge

**From:** Jessie Bliss [mailto:jessiebliss@gmail.com]
**Sent:** Sunday, June 7, 2020 8:18 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Redtail Ridge

Dear Planning Commission,

I respectfully request the Planning Commission support of the Redtail Ridge Project and General Development Plan (GDP) Amendment on June 11th. The new development will bring much needed economic benefits to the City of Louisville with no additional tax burden to residents. In addition to new tax revenue, the project will fund more than $122 million in road, bicycle and pedestrian infrastructure improvements on and off the site. The offsite improvements – including additional turn lanes, pedestrian underpasses and trail connections - are long overdue. In fact, many of the improvements are needed even without this development and would not be possible without the financial contribution of the development. Given the uncertain economy, and recent loss of jobs, we cannot afford to lose this opportunity for Louisville.

Thank you for your time,
Jessie Bliss

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge comments

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

Hello,

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

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

Thank you for your consideration,
Matt Bliss
1100 Lincoln Ave.

Boulder Medical Center

June 9, 2020

**Louisville Planning Commission**
749 Main St, Louisville, CO, 80027

Dear Louisville Planning Commission,

BMC is a seventy-one year old independent physician owned multispecialty medical group of 85 providers with clinics in Louisville, Boulder, Longmont, and Erie. Our business is community health, and the economic strength of our community is as important to its health as high quality healthcare.

As long stewards of our communities, BMC wishes to extend its endorsement and support for the Redtail Ridge Project. As you know, the interconnections of business, housing, infrastructure, and people are the foundation of relationships that build community. The Redtail Ridge Project represents the very best of each of these elements in their ability to build this foundation while increasing municipal revenue. Seldom do projects of this magnitude and opportunity present itself to any community.

For these reasons, the Boulder Medical Center Board of Directors and its shareholders strongly encourage your approval of this project to move forward. We look forward to hearing of your approval and participating in your future success.

Stay safe and healthy.

Sincerely,

Patrick Menzies
Chief Executive Officer
Boulder Medical Center
Boulder CO

2750 Broadway
Boulder, CO 80304

4745 Arapahoe, Suite 200
Boulder, CO 80303

80 Health Park, Suite 100
Louisville, CO 80027

2030 Mountain View, S.400
Longmont, CO 80501

**Rob Zuccaro**

**Subject:** FW: Opposed to Development at RedTail Ridge

**From:** Joe Booch [mailto:jbucciaglia@gmail.com]
**Sent:** Monday, June 22, 2020 2:38 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Opposed to Development at RedTail Ridge

Hello Louisville,
I have been an property owner in Louisville for 17 years and a resident for 11. This development is NOT in keeping with the tradition of this town, especially now that the town has already grown so extremely quickly. This land is best suited as open space – as a border between Louisville and other towns, as an act of environmental stewardship for the last remaining tracks available for foxes, prairie dogs, coyotes, rabbits and birds and as a place for people to gather and breath!
STOP this proposal – please remember you work for and represent the people and the spirit of this town! Not the developers asking for 5 (FIVE!) stories!
Thank you,
Joe

**Rob Zuccaro**

**Subject:** FW: Opposed to the Redtail Ridge development size

**From:** Anita Bower [mailto:amb0523@hotmail.com]
**Sent:** Wednesday, June 10, 2020 6:53 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Opposed to the Redtail Ridge development size

To the Louisville Planning Commission,

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

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

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

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

Thank you for taking the time to read this.
Anita Fromm
Louisville CO resident

**Rob Zuccaro**

**Subject:** FW: Red Tail Ridge Development - Way too Large

**From:** R BOYAN [mailto:RBOYAN44@msn.com]
**Sent:** Monday, June 8, 2020 4:18 PM
**To:** Planning Commission <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: Urgent message re: Development

**From:** Tiffany Boyd [mailto:tiffboyd@gmail.com]
**Sent:** Wednesday, June 24, 2020 7:50 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Urgent message re: Development

Dear Louisville Planning Commission,

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

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

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

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

Thank you for all the work you are doing!

Sincerely,

Tiffany Boyd, Volunteer
Louisville Sustainability
Advisory Board

--
With Kindness,

Tiffany Boyd (she,her)
*Classrooms for Climate Action*

**Rob Zuccaro**

**Subject:** FW: NO to Redtail Ridge

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

Planning Commission,

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

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

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

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

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

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

Thank you,
Alexandra Bradley
1385 Caledonia Circle, Louisville

**Rob Zuccaro**

**Subject:** FW: Redtail Development

**From:** joy brook [mailto:joyalbrook@hotmail.com]
**Sent:** Thursday, June 18, 2020 10:54 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Redtail Development

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

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge Development

**From:** Don Brown [mailto:donpbrown2@gmail.com]
**Sent:** Thursday, June 11, 2020 5:34 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Cc:** City Council <Council@louisvilleco.gov>
**Subject:** Redtail Ridge Development

Dear Esteemed Planning Commission Members,

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Be Well!

Don Brown
505 Grant Ave.
Louisville, CO 80027
303-883-2537

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge and GDP Amendment

**From:** Karen Brown [mailto:karen.brown31@gmail.com]
**Sent:** Thursday, June 11, 2020 4:37 PM
**To:** City Council <Council@louisvilleco.gov>
**Subject:** Redtail Ridge and GDP Amendment

Dear Louisville City Council Members and Mayor,

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

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

## Rob Zuccaro

**Subject:** FW: Redtail Ridge Approval

**Importance:** High

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**From:** Brynestad, Eric [mailto:Eric.Brynestad@am.jll.com]
**Sent:** Tuesday, June 9, 2020 11:16 AM
**To:** Planning <planning@Louisvilleco.gov>
**Subject:** Redtail Ridge Approval
**Importance:** High

To Whom it may Concern:

As a Louisville resident for many years, I support the Redtail Ridge Project and a General Development Plan (GDP) Amendment. The plan strikes the right balance between the need to invest in Louisville's future while still maintaining a livable, innovative and economically diverse community. I have been impressed by the willingness of the developer to modify its plans based on community and City feedback. They have lowered density and reconfigured open space and trail networks to create connectivity to surrounding communities. The traffic improvements will improve circulation around and through the site. I also applaud them for adding affordable housing units helping alleviate a larger problem within the community. The overall mix of uses is a home run for the community vs. simply a large corporate campus with no community access. This is a win-win and I urge you to approve the amendments.

Thanks for your time and consideration.

Eric

Eric Brynestad
656 W. Sandalwood Court
Louisville, CO 80027

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**Rob Zuccaro**

**Subject:** FW: Opposed to Red Tail Ridge

**From:** Charlotte Buck [mailto:charbuck47@live.com]
**Sent:** Wednesday, June 10, 2020 9:40 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Opposed to Red Tail Ridge

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

Thank you,
Charlotte Buck
947 Larkspur Lane
Louisville
moved to Louisville in 1995

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge Development

**From:** Bill Buffum [mailto:wbuffum44@gmail.com]
**Sent:** Monday, June 22, 2020 6:46 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Redtail Ridge Development

Hello,

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

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

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

Yours,
Bill Buffum

Virus-free. www.avast.com

**Rob Zuccaro**

**Subject:** FW: Opposition to Redtail Ridge proposal

-----Original Message-----
From: Sheree Burcar [mailto:sburcar@comcast.net]
Sent: Wednesday, June 10, 2020 11:46 AM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Opposition to Redtail Ridge proposal

Planning Commission,
I am a 37 year resident of Louisville and value our small town atmosphere and community.

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

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

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

Thank you,
Sheree Burcar

Sent from my iPad

**Rob Zuccaro**

**Subject:** FW: Storage Tek

**From:** Jenn Burch [mailto:jennburch13@gmail.com]
**Sent:** Wednesday, June 10, 2020 5:31 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Storage Tek

I was raised in Louisville and I raised my 2 children here. I am all for smart growth. Smart and sustainable. I have 2 grown kids and I'm teaching them how to vote and have their voices heard. Please don't let any oil companies move to Louisville. I'm disabled and was homeless for 2 years because I couldn't pay rent while living on $771 a month. Please don't sell our beautiful city to an oil company.
Thank you.
Jennifer Burch

**Rob Zuccaro**

**Subject:** FW: Storage Tek property

-----Original Message-----
From: Danielle Butler [mailto:danielleontheroad@hotmail.com]
Sent: Thursday, June 11, 2020 7:33 PM
To: Planning <planning@Louisvilleco.gov>
Subject: Storage Tek property

Dear Louisville Planning Commission,

No to the current Storage Tek development proposal. It's too high density and too much for the area. Louisville struggles already with recent growth. The qualities that made our town the number one town in USA are eroded with by the large developments like Steel Ranch and development in overdrive in general that we are experiencing.

And please don't give the developers the notion that they came come back with a few compromises and take everyone's time to review this less than visionary proposal again. It is a veiled money grab not considering current socioeconomic environment. Let the land sit and let's wait for a truly inspirational development. It's okay to wait.

Danielle Butler
716 Ponderosa Ct
LSV CO 80027

Sent from my iPhone

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge

**From:** T calloway [mailto:callowaytara@hotmail.com]
**Sent:** Tuesday, June 9, 2020 9:48 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Redtail Ridge

Dear Planning Commission-

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

I ask that with such a contentious issue, a public hearing be scheduled so that input from all community members can be heard. In my opinion, the proposal is to large and requires to many adjustments (changing the land use, changing the zoning from rural to suburban, altering height guidelines etc). These are all significant changes that will have an impact on our town.

While I am against the proposal, it is important that all stakeholders be heard and I ask you to wait until a public hearing can be safely held.

Thank you.

Sincerely,
Tara Calloway
2210 Cliffrose Ln

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge

*-4596*

**From:** Larry Cappel, M.A. LMFT [mailto:openmindtherapy@gmail.com]
**Sent:** Thursday, June 25, 2020 7:07 AM
**To:** Planning <planning@Louisvilleco.gov>
**Subject:** Redtail Ridge

Please do not approve this project. It is too big and too destructive. Find new ways to pay the bills. Don't sell our last piece of open space to the developers. Here is something I posted in Next Door this morning regarding this project. I want you to seriously consider it:

"Planning committee members and city counsel members are there for their careers. They get elected, they approve projects, they leave city counsel guaranteed a good high paying job with these developers and their friends. Between this fact and the fact that our model for funding government is designed on an archaic idea that we can build and grow forever, means they will always approve these things unless the backlash is loud and strong! All of you! Take what you've written here and make sure the planning commission and city counsel hear this. Tell them NO! Tell them it's time we come up with a 21st century way to pay the city's bills. Resources are finite. We can't use development to pay the bills any more. That land should be open space for all wildlife, human and otherwise."

In summary: Turn it into a large open space. Put a small amount of retail next to Northwest Parkway to create a buffer from that road to the land behind it. Don't develop commercial property along 88th Street. We need more strip malls and big box stores like we need more holes in our heads. Look at all the empty space all over town. Covid is making retail obsolete. Don't build it. If you don't want to develop that land into open space, deed it to Boulder's open space mountain parks and let them do it. They do a good job of managing land for the future. Louisville doesn't seem to have a vision for the future. Greedy now, suffer later seems to be the motto.

Larry Cappel
303-523-6123

--

**Rob Zuccaro**

**Subject:** FW: Redtail Proposal

**From:** Larry Cappel [mailto:larrycappel@gmail.com]
**Sent:** Monday, June 22, 2020 6:52 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Redtail Proposal

I want to speak up about this proposed development. It is too big. Louisville and the surrounding area does not need this.

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

Please do not sell your souls to these developers for some paltry tax dollars. I know city government is set up to serve developers. It is time city government starts serving people, the residents, instead of these destructive business interests.
Sincerely,
Larry Cappel
303-523-6123

**Rob Zuccaro**

**Subject:** FW: No on Redtail Ridge

-----Original Message-----
From: Barbara Carlough [mailto:brc621@gmail.com]
Sent: Thursday, June 25, 2020 12:41 PM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: No on Redtail Ridge

Please accept my input on "No on Redtail Ridge"

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

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

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

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

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

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

The senior accommodates are overly priced. Seniors can't afford that kind of living "opportunity".

NO TO REDTAIL RIDGE!
Barbara Carlough

Sent from my iPad

**Rob Zuccaro**

**Subject:** FW: RedTail Ridge

**From:** Erin Carpenter [mailto:erin.f.carpenter@gmail.com]
**Sent:** Tuesday, June 9, 2020 8:50 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** RedTail Ridge

Hello,
I'm a Louisville resident and while I can't attend the public hearing on Thursday, I'd like to voice my opinion about the Red Tail Ridge development. I stand with Boulder County in **disapproving of the development** as it's currently proposed.

I don't think this is the right plan for this space.I urge my city ro reject this plan.

Thank you for serving our community,

--
Erin Carpenter, LCSW
Thrive Counseling
www.thrivecounselingdenver.com
720.295.7801

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge Plan

**From:** Robbie Cartwright [mailto:robbiecartwright@comcast.net]
**Sent:** Wednesday, June 10, 2020 4:27 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Redtail Ridge Plan

Dear Planning Commission,

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

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,

Robbie Cartwright
120 W Pine St
Louisville, CO 80027

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge Comprehensive Plan Admendment

**From:** John Cartwright [mailto:john.c.cartwright@comcast.net]
**Sent:** Wednesday, June 10, 2020 9:43 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Redtail Ridge Comprehensive Plan Admendment

Hello,

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

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

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

John Cartwright
120 W Pine St
Louisville, CO. 80027

**Rob Zuccaro**

**Subject:** FW: StorageTek land development proposal

-----Original Message-----
From: Brian Catlos [mailto:bcatlos@portal9.info]
Sent: Wednesday, June 10, 2020 9:23 AM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: StorageTek land development proposal

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

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

tel.: 303-926-4359

**Rob Zuccaro**

**Subject:** FW: REDTAIL RIDGE PROPOSAL

**From:** David Chaladoff [mailto:dchaladoff@me.com]
**Sent:** Wednesday, June 24, 2020 4:11 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** REDTAIL RIDGE PROPOSAL

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

David & Cathy Chaladoff
388 Fairfield Lane
Louisville, CO 80027

phone: 831-521-6705

David Chaladoff
dchaladoff@me.com
cell: 831-521-6705

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge Project support from Boulder and Longmont Chambers
**Attachments:** 2020-0610 Redtail Ridge Support from Boulder and Longmont Chambers.docx

**From:** Lori Call [mailto:lori.call@boulderchamber.com]
**Sent:** Wednesday, June 10, 2020 4:05 PM
**To:** Planning <planning@Louisvilleco.gov>
**Cc:** John Tayer <john.tayer@boulderchamber.com>; Scott Cook <scook@longmontchamber.org>; chris.mcgilvray@frontrange.edu
**Subject:** Redtail Ridge Project support from Boulder and Longmont Chambers

Dear Louisville Planning Commission,

As the Louisville Planning Commission considers the Redtail Ridge Project, the Boulder Chamber and Longmont Area Chamber of Commerce are coming together to advocate support for this project that will help retain an important pillar of our local bioscience industry, Medtronic. Medtronic has a long history of bringing bioscience expertise and leadership to this region. This redevelopment project will help Medtronic expand its presence in Boulder County, providing a boost to our regional economy at a critical period.

We also welcome the project's plans for additional, diverse housing inventory. Our professionals who are earlier in their careers often struggle to find a place to live nearby. Adding housing options assists employees from a range of income levels to live and work in our community. It also helps advance Boulder County's regional housing goals.

The area has not been utilized for many years, and the new development would bring needed road, bicycle, and pedestrian infrastructure improvements. It could also attract additional customers, jobs, and tax revenue to the region—helping our broader business community prosper.

We urge your support of this important economic boost for our region.

**John L. Tayer**
President & CEO
Boulder Chamber

**Scott Cook**
Chief Executive Officer
Longmont Area Chamber of Commerce

**Lori Call**
*Senior Director of Policy Programs*
Ph. 303-938-2084 | Lori.Call@BoulderChamber.com
***We Build Community Through Business***

## COVID-19 Emergency Response - *#InThisTogether*

**COVID-19 Business and Community Support Resources –** Here we are collecting resources to assist you in preparing yourself and your teams to respond effectively to changing circumstances. **BoulderChamber.com/covid19**

**Boulder Area United Business Response Group** – Open to members and non-members. Post information on how the community can access your products and services. Join us!

## Rob Zuccaro

**Subject:** FW: Stop RedTail Ridge Development

**From:** Weiyan Chen <weiyanch@yahoo.com>
**Sent:** Monday, June 8, 2020 3:50 PM
**To:** Rob Zuccaro <rzuccaro@louisvilleco.gov>
**Subject:** Stop RedTail Ridge Development

Dear Mr. Zuccaro,

I am writing this letter to tell you that I am against the development plan. Here are the reasons:

1. The plan is too big for a small town like Louisville. We will lose the small town's character that we work so hard to keep. Louisville is so attractive for the people to live or visit because of the small town character.

2. The impact on wildlife. I don't have to give you the details of the wildlife on the property since the wildlife advocates already send to you. However, this development does not only impact wildlife in Louisville but Superior side too. The Hodgson-Harris Reservoir is just in other side of US 36 from this development. Over hundred kinds of birds and other animals rely on the reservoir's water. Heavy development in our side will impact or wipe out the wild animals.

3. Such big plan shall be approved by Louisville residents. Public hearing shall be hold in PERSON not virtue meeting during once a hundred years pandemic. I wonder there are more details to hide from the developer who picks this timing.

Please pass my concerns to the members of the planning commission. Thank you

Weiyan Chen
146 Cherrywood Lane

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge

**From:** Weiyan Chen [mailto:weiyanch@yahoo.com]
**Sent:** Thursday, June 25, 2020 10:21 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Redtail Ridge

I am writing this letter to ask you to vote 'No' for the Redtail Ridge development.

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

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

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

Thank you

Weiyan Chen

146 Cherrywood Lane

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge Development

**From:** Chris Conley [mailto:stillchrisconley@gmail.com]
**Sent:** Wednesday, June 10, 2020 6:39 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Redtail Ridge Development

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

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

Thank you,
Chris Conley

**Rob Zuccaro**

**Subject:** FW: Storage Tek Site

-----Original Message-----
From: Karla M. Conlin [mailto:karlaconlin@gmail.com]
Sent: Thursday, June 11, 2020 6:56 PM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Storage Tek Site

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

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

Sincerely,
Karla McCaulley-Conlin RN
901 W. Chestnut Circle
Louisville, CO 80027

**Rob Zuccaro**

**Subject:** FW: "Nawatny Ridge"

_____

From: Cynthia Corne <ccorne@comcast.net>
Sent: Thursday, December 5, 2019 7:37 PM
To: Ashley Stolzmann; Dennis Maloney
Subject: "Nawatny Ridge"

Good evening, Mayor, and Mayor Pro Tem/Councilman Maloney, Thank you for your service to our community.

Today I received the invitation for the site reviews for Nawatny Ridge. While I appreciate the site invitation, I wonder if that name is really still in play. Most people at the last community meetings had zero interest in that name. While the developer is trying to be respectful to Louisville's history - wonderful intent, it falls flat or negative.

Can they please change to something else? You might conduct a survey from the mayor's office. I might be wrong but with my background in research as well as reading the audiences, the name was considered very negative, or just out of step and the developer and their consultants didn't want to hear anything different. I think this land is in Ward III so of interest to both of you especially.

Thank you for your consideration - just trying to keep things from being unnecessarily odd and out of step with the community. Better that even a working name be something more positive. Words matter especially if they are moving forward.

Sincerely,
Cynthia

Cynthia Corne
438 Jefferson Ave.

**Rob Zuccaro**

**Subject:** FW: Please vote no

-----Original Message-----
From: Bartley Cox [mailto:bartleycox@me.com]
Sent: Thursday, June 25, 2020 10:41 AM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Please vote no

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

Bartley Cox
Ward 3
80027

**Rob Zuccaro**

**Subject:** FW: Stop Redtail Ridge

-----Original Message-----
From: Matthew Cox [mailto:2matthewcox@gmail.com]
Sent: Tuesday, June 23, 2020 1:25 PM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Stop Redtail Ridge

Dear Planning Commission,

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

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

Regards,

Matt & Rachel Cox
2010 Centennial Drive
Louisville, CO

**Rob Zuccaro**

**Subject:** FW: ConocoPhillips Development

**From:** rachel cox [mailto:rachelandrianna@gmail.com]
**Sent:** Monday, August 26, 2019 9:23 AM
**To:** City Council <Council@louisvilleco.gov>
**Subject:** ConocoPhillips Development

Dear City Council,

I had the opportunity to attend the City Council meeting at the Louisville Rec Center last week in regards to the new ConocoPhillips development. I have to say this development is highly disappointing and saddens me. While I appreciate the transparency of the project, and the input from the public in regards to the design, I am still adamantly against the project.

The amount of development in Louisville has seemingly gotten out of control. The traffic continues to build, the small town charm is going by the wayside, and the quality of life that the residents of Louisville once had will soon be forgotten. It seems that any open parcel we have left is being built on. Perfect example is yet another new development on 42 that has just begun with what I assume is just more high density housing. The Open Space near Steel Ranch that was once an area where coyotes roamed freely, is now a housing development with only a side walk and a drainage ditch that is now called "Bullhead Gulch". I am interested to see how much Open Space is truly Open space with the new development. I did express this as a concern, as did others during the meeting.

The Firefighters, and Policeman are taxed, and can no longer respond in the time frame in which they feel is acceptable. The small businesses, and galleries continue to leave downtown and Real Estate agencies are taking over. Why are we allowing this to happen? Yet, we continue to build high density, and now the onus is on us as you continue to raise our taxes to fund these types of things.

A development of this size in the ConocoPhillips parcel is simply not feasible to maintain our small town charm. As a commuter who commutes to Commerce City daily, there are no bus options, or public transport available. With a development that is planning on putting in an additional 7000 people this will no longer be possible. Has City Council turned a blind eye to the traffic that continues to build in our town? It seems that the citizens have no say in whether these developments will be allowed. There are City Council meetings, but the decision has already been made long before we attend these meetings.

We continue to move towards becoming just another suburb. We can barely fill the retail spaces now, yet we are going to add more with this new project? I would have really liked to see some presence from City Council at the meeting that took place last Monday. If any of you were there, you did not make yourself known.

I do have one other question. When will the light be functioning on 42nd near the Teach Center? The light that has been installed by FedEx building. I am often going to the Tech Center during rush hour, and this light has been up for several months, but not yet been put into working order. This will certainly make that turn much safer.

Rachel Cox
Louisville Resident

**Rob Zuccaro**

**Subject:** FW: Opposition to the Redtail Ridge Development

**From:** rachel cox [mailto:rachelandrianna@gmail.com]
**Sent:** Tuesday, June 23, 2020 12:22 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Opposition to the Redtail Ridge Development

Dear Planning Commission,

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

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

Rachel & Matt Cox

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge Comprehensive Plan

**From:** Lawrence Crowley [mailto:magic@ecentral.com]
**Sent:** Tuesday, June 23, 2020 1:32 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Redtail Ridge Comprehensive Plan

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

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

Thank you,

Lawrence Crowley
441 Pheasant Run
Louisville 80027

303-666-0640

**Rob Zuccaro**

**Subject:** FW: Storage Trek Site/Redtail Ridge Development

**From:** Maggie Dailey [mailto:maggiehdailey@gmail.com]
**Sent:** Monday, June 8, 2020 1:18 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Storage Trek Site/Redtail Ridge Development

Dear Louisville Planning Commission,

We're writing you to express concern about the size and scope of the potential Redtail Ridge Development site at the old Storage Trek area.

Please ask the developer to rethink the size of their proposal, as it is way too big and should be the size of what was approved for ConocoPhillips. Please vote no on the current development plan and PUD.

Additionally, we ask you to schedule a public hearing on the issue, when it is safe to have an in-person hearing and is open to all.

Best,
Maggie and Paul Dailey
Louisville Residents

**Rob Zuccaro**

**Subject:** FW: StorageTek land development proposal

**From:** Paula Dallabetta [mailto:pauladallabetta@gmail.com]
**Sent:** Wednesday, June 10, 2020 4:23 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** StorageTek land development proposal

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

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

Paula Dallabetta
303.883.2999

**Rob Zuccaro**

**Subject:** FW: 900 new living units

**From:** Paul Darby [mailto:paulmichaeldarby@gmail.com]
**Sent:** Tuesday, June 23, 2020 8:05 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** 900 new living units

Hello!

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

Paul Darby
144 South Madison Avenue, Louisville Colorado 80027

With all of the increased internet activity because of the worldwide crisis we are undergoing, I have noticed that on occasion someone says they have received an email that I did not send or did not receive a message that I did send. If you notice anything that seems off, please email me a message alerting me to the situation and hopefully I will get it in my inbox.

## Rob Zuccaro

**Subject:** FW: Vote yes for Redtail Ridge GDP
**Attachments:** lettertoPlanningCommission.docx

**From:** Marilyn Davenport [mailto:marilyndave@gmail.com]
**Sent:** Thursday, June 11, 2020 11:16 AM
**To:** Planning <planning@Louisvilleco.gov>
**Subject:** Vote yes for Redtail Ridge GDP

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge development

**From:** Debbie davies [mailto:debdavies47@msn.com]
**Sent:** Thursday, June 25, 2020 11:45 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Redtail Ridge development

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

It is a bit ironic to call it Redtail Ridge when there will be no more redtail hawks since their habitat, including prairie dogs, will be completely destroyed. This area should be developed as a rural property to maintain as much ecological and biological diversity as possible. Once it is gone, we will never get it back. It is disturbing to me that the 'fix' is to avoid construction during migratory bird and burrowing owl breeding season, as there are fewer and fewer places in Colorado for these birds to breed in the following season. If all municipalities take on this view of displacement, eventually there won't be any wildlife left to displace.

I think we need more multi-unit housing in town, however, not to the tune of 2.5 million square feet, and over 2000 units. It's overwhelming. The Density Analysis document compares Redtail Ridge to Broomfield and Superior developments, not to Louisville developments, which are not as massive in scope.

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

Please vote no on this particular proposal.
Thank you,
Deborah Davies
603 W. Aspen Ct
Louisville

**Rob Zuccaro**

**Subject:** FW: No on Red Tail Development

-----Original Message-----
From: Mark Dayan [mailto:marksdayan@gmail.com]
Sent: Tuesday, June 23, 2020 5:35 PM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: No on Red Tail Development

1. Need environmental impact
2. Need re-assessment post-covid
3. Too large and dense for Louisville

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

Sent from my iPhone

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge

**From:** Thomas Deany [mailto:tdeany@yahoo.com]
**Sent:** Tuesday, June 9, 2020 9:14 AM
**To:** Planning <planning@Louisvilleco.gov>; City Council <Council@louisvilleco.gov>; Ashley Stolzmann <ashleys@louisvilleco.gov>
**Subject:** Redtail Ridge

I am writing in support of the Redtail Ridge Project.

I have been a homeowner in Louisville for 23 years and have watched the town become a fantastic place to live. I have seen the development of downtown into something that has been the envy of our area and a top place to live in the country. I now live in DELO, enabling me to walk to shopping, restaurants, and breweries.
I have also seen big box stores and downtown restaurants close and remain vacant far too long. I was here when StorageTek sold and watched as the property was eventually closed down. I have seen Sams and Kohls built and closed down. I have heard the calls for stopping progress in Louisville so we don't lose our small town character. I have seen Lafayette getting the better new restaurants like Post and William Olivers, and watched Broomfield and Superior develop on our borders, as businesses say Louisville is too expensive and too difficult to work with.

We need a balance of maintaining our character and continuing to have a vibrant business community, both office, retail, and services. We are doing a very nice job developing our Tech Center, City Council has shown great initiative in closing Main Street and providing grants to help businesses during the COVID-19 problem. But we need to seize opportunities along the McCaslin corridor and especially the old StorageTek property if Louisville is to remain vibrant.

Redtail Ridge strikes me as the perfect addition to Louisville. The property was previously developed so isn't a takeover of a greenfield site or open space. Medtronic would be a fantastic business to have – modern, high tech, high salaries, and community focused. The project is a great mix of residential and senior living that will make the development more viable. And making it even more attractive, huge open space, park space, bike trails, and vastly improved traffic access for Monarch and Avista.

I went on the public tour of the site and loved it then, and the most recent changes make it even more attractive with improved placement of the park and the addition of residential. A little residential helps the viability of any retail on the site, makes for a shorter commute for workers in the area without adding significant traffic problems and more density to existing parts of Louisville, and allows a great demographic mix with the senior living center.

For those who don't want to lose the old Louisville character – I believe this property will stand out as a very conservative, thoughtfully planned part of the community when you compare it to the massive developments across US 36 and across 96th street. This development is not downtown so it shouldn't be looked at through the same lens. It is designed as a much better example of how to develop an area than Broomfield has shown, and will be a point of pride for Louisville.

As a taxpayer who would welcome the additional revenue, a casual bike rider who would use the trails there, and a longtime resident/fan of Louisville, I am extremely pleased with the design of the development, and the attention paid to the class and character of Louisville. These developers are local people who have been thoughtful about the development and they need the support of the planning commission and city. I strongly urge you to find ways to make this work.

Tom Deany

1090 Griffith St

Louisville

**Rob Zuccaro**

**Subject:** FW: Development at ST site

-----Original Message-----
From: justinswordfish@gmail.com [mailto:justinswordfish@gmail.com]
Sent: Tuesday, June 9, 2020 10:59 AM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Development at ST site

I am a 30 year resident of Louisville.
Please do not consider the huge new planned development any more than the downtown multi-level parking garage. Sure we need tax money but huge developments are not the answer. Don't we have a vision of who we are? Isn't our character of a small community? Or are we a simply space for urban sprawl?
I will vote no and encourage all others to oppose this development.
Thanks, Justin Deister

Sent from my iPhone

**Rob Zuccaro**

**Subject:** FW: Old Storage Tek site development

-----Original Message-----
From: justin deister [mailto:justin@uppercasedesign.us]
Sent: Tuesday, June 23, 2020 7:57 AM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Old Storage Tek site development

Just repeating my concern and opposition to the huge proposed development on the old Storage Tek site.
I think Louisville can come up with a development that is more in line with our vision of ourselves as a small town.
I would be happy to present a plan for smaller scale development.
Thanks,
Justin Deister -resident of 30 years.

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge

From: **Kevin Delaney** <grayhorseelectric@gmail.com>
Date: Mon, Jun 8, 2020 at 8:21 AM
Subject: Redtail Ridge
To: <ashleys@louisvilleco.g0v>

Dear Mayor Stolzmann,
I am writing today out of concern for the proposed Redtail Ridge development. I just sent a synopsis of my concerns to the Planning Commission and wanted to drop you a note as well.
I specifically voted for you due to your vocal support of the environment. Please do what you can to ensure the existing plan does not slip through the planning process without tough questions being asked.
Think of the climate costs this development will incur including increased traffic, decreased open space and native species; excessive pressures on our existing infrastructure and our already limited supply of fresh, clean water.
With the onslaught of this global pandemic, let's step back for a bit, take a deep breath and ask ourselves what the future holds for commercial real estate and our economy. Will we revert to our customary modes of commerce or will we turn to a more remote way of doing business?
Sure this site is going to be developed but let's do it in a thoughtfully, community supported way. Schedule the public hearing when it's safe to have an in person hearing that's open to all residents and advertised clearly. This development is much too large and important to quietly slip through now. Ask yourself if this is the legacy you want to leave for future generations.
Thanks for your time.
Regards,
Kevin Delaney

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge traffic

**From:** tomdelorey@aol.com [mailto:tomdelorey@aol.com]
**Sent:** Monday, June 22, 2020 4:12 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Cc:** tomdelorey@aol.com; nikymb@gmail.com
**Subject:** Redtail Ridge traffic

Dear Sirs & Madams:

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

Tom DeLorey
587 Augusta Lane
Louisville, CO 80027

**Rob Zuccaro**

**Subject:** FW: Red Tail Ridge

**From:** Amy Black Dexter [mailto:amybdexter@gmail.com]
**Sent:** Thursday, June 11, 2020 10:01 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Cc:** Jimmy Dexter <jimmydexter@gmail.com>
**Subject:** Red Tail Ridge

Dear LV Planning Commission,

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

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

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

Sincerely,

Amy and Jimmy Dexter
(970) 485-9544

**Rob Zuccaro**

**Subject:** FW: Regarding Proposed Office Development by Medtronic

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**From:** Dinakar Dinnu <dinakar.dinnu@gmail.com>
**Sent:** Monday, June 8, 2020 4:50 PM
**To:** City Council; Planning Commission
**Subject:** Regarding Proposed Office Development by Medtronic

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

**Rob Zuccaro**

**Subject:** FW: Massive Dev. Proposal

-----Original Message-----
From: Myriam Charry Doerr [mailto:rmdoerr@hotmail.com]
Sent: Monday, June 22, 2020 3:57 PM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Massive Dev. Proposal

My husband and I are oppose to this project. That's a rural area, plus we do not need more housing which comes with all the negative effects as crime.
Myriam Charry Doerr
Richard P Doerr

Sent from my iPhone

**Rob Zuccaro**

**Subject:** FW: June 11 - No on Redtail Ridge

**From:** Laurie Draper [mailto:ldraper01@gmail.com]
**Sent:** Tuesday, June 2, 2020 3:41 PM
**To:** Planning <planning@Louisvilleco.gov>
**Cc:** Johnson Doug <doug15johnson@yahoo.com>
**Subject:** June 11 - No on Redtail Ridge

Hello,

Please deny the General Development Plan by Brue Baukol for the old STK property. They are not preserving enough space for natural habitat for local wildlife.

Thank you,

Laurie

Laurie Draper
Feldenkrais® Practitioner
www.Feldenkrais5280.com

**Rob Zuccaro**

**Subject:** FW: STK Development - Redtail Ridge Comments

**From:** Laurie Draper [mailto:ldraper01@gmail.com]
**Sent:** Wednesday, June 10, 2020 5:50 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Cc:** Johnson Doug <doug15johnson@yahoo.com>
**Subject:** STK Development - Redtail Ridge Comments

Dear Louisville Planning Commission:

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

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

Thank you,

Laurie Draper
804 Spyglass Circle

Laurie Draper
Feldenkrais® Practitioner
www.Feldenkrais5280.com

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge development at the old Conoco Phillips / Storage Tek site,

**From:** Linda Du <4lindadu@gmail.com>
**Sent:** Monday, June 8, 2020 2:48 PM
**To:** Rob Zuccaro <rzuccaro@louisvilleco.gov>
**Subject:** Redtail Ridge development at the old Conoco Phillips / Storage Tek site,

Hi, Rob,

We live in a great town with a small town feel and we need to keep it that way. A developer, with a well-connected PR firm, wants a huge development at the Storage Tek site with buildings three times the size of Storage Tek! With buildings up to five stories high. The Redtail Ridge development will bring lots more traffic congestion ,pollution, not near enough open space and no community separation from Broomfield, also destroyed the wildlife currently in the site.
I agree, Louisville needs some development at the old Storage Tek site, but not huge one, not five stores ones. Please tell the developer their proposal is way, way too big. The developer should come back with a plan the size of what was approved for ConocoPhillips, which is already a generous 60% bigger that Storage Tek.

As residents of Louisville, my husband and I objected to the plan.

Zhong Chao Wu and Linda Du

**Rob Zuccaro**

**Subject:** FW: ConocoPhillips Development

**From:** Linda Du [mailto:4lindadu@gmail.com]
**Sent:** Thursday, June 25, 2020 11:51 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** ConocoPhillips Development

Hi, Planning Commission,

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

1. The developer's proposal is too big, they should come back with the a plan the size of what was approved for ConocoPhilips which is already a generous 60% bigger which is already a generous 60% bigger that Storage Tek, and to vote no on the development plan and PUD on the agenda.the developer does not meet the criteria for a comprehensive plan change.
2. The developer **must meet every one of the four criteria (listed below) for the Planning Commission to be able to vote yes.** (From my read, they can't meet any of the criteria.) The developer can already build up to three million square feet under the current "Rural" designation, so a comprehensive plan change is not needed. That's twice the size of StrorageTek and much bigger that Conoco Phillips 2.4 million square feet. Medtronic can easily fit into that space with lots of room left over for office and retail. Louisville does not need 900 more multi-family rental units which are essentially out of town, will increase rental units to about 45% of Louisville's housing stock and will make the city

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

**Rob Zuccaro**

**Subject:** FW: Opposition to Redtail Ridge Development

**From:** Melissa DuBois [mailto:meldubois@gmail.com]
**Sent:** Thursday, June 11, 2020 12:59 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Opposition to Redtail Ridge Development

To the Louisville Planning Commission,

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

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

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

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

I appreciate your attention to our community's concerns.

Respectfully,
Melissa DuBois
Louisville Resident

Louisville Planning Commission,

I wanted to take a moment to voice my support for the Redtail Ridge Project and a General Development Plan (GDP) Amendment before the Planning Commission on June 11. The prospect of adding Medtronic, a Fortune 500 company, and its highly educated employees and well-paying jobs, as the anchor for the project is exciting and help inject additional needed tax revenue. The nearly 400-acres of land has not been utilized for many years now and Medtronic will spur positive economic activity for years to come. This opportunity is exactly why the city council unanimously approved almost $1.5 million in incentives for Medtronic, Inc. to locate on the property. They recognized this development will greatly benefit all of us and retain important jobs within our community which should not be disregarded in times like these. These opportunities are also not guaranteed for the future as the past several years/ decades have shown us. It feels that Louisville is being strangled a bit from a business standpoint, and that this type of project would offer a much-needed breath of fresh air to the city, its citizens, and businesses. Thank you for considering my email.

Cameron Dunford – Partner at Varra financial Associates in Louisville

6/5/2020

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge

**From:** The Ealys [mailto:ealyshome@gmail.com]
**Sent:** Tuesday, June 9, 2020 1:20 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Redtail Ridge

I understand the desire to develop the old Storage Tek property, but this proposal is too massive and will contribute to urban sprawl. There is NO NEED for additional apartments, or any of the building to the scale being proposed. I urge you to please STOP and rework this plan to a more appropriate size. The public and the city do not want this. Do the right thing.

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

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

Jodi Ealy
822 Trail Ridge Dr, Louisville, CO 80027

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge - A definite NO

**From:** evry@comcast.net [mailto:evry@comcast.net]
**Sent:** Tuesday, June 9, 2020 7:49 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Redtail Ridge - A definite NO

Dear Planning Commission,

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

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

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

Thanks for reading,

Beverly Allenson
592 Spruce Circle

**Rob Zuccaro**

**Subject:** FW: from Audrey Fallik

**From:** Howard Fallik [mailto:iamhef@msn.com]
**Sent:** Sunday, June 21, 2020 8:31 PM
**To:** Planning <planning@Louisvilleco.gov>
**Subject:** from Audrey Fallik

To whom this may concern,

As a 32 year resident of Louisville, I am concerned about the proposal for the Redtail Ridge community, near Monarch H.S.
My husband and I have lived in Louisville since 1987. We moved here for a variety of reasons, including the comfort of a hometown feel.
While there may be positive aspects to a large construction project, our concern is the potential for negative consequences to the Louisville community.

To what extent will traffic increase?
Will Louisville retain this "hometown feel" that is so valued?
Would Louisville undergo a transition from a friendly and familiar small city to one that is less welcoming and not as comfortable?
Would such a large project put a strain on city resources, and result in a city that its citizens may find is not as enjoyable, and not as safe?

Since first moving to Louisville the city has grown a great deal. For the most part this growth has been well managed, and has not been of real concern.
Redtail Ridge may change that perception for myself and for other residents.

Perhaps it's most advisable to err on the side of retaining the kind of city with which we are so familiar, and much prefer.

Thank you,

Audrey Fallik

**Rob Zuccaro**

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

**From:** lets ficks [mailto:letitia.fickling@gmail.com]
**Sent:** Thursday, June 25, 2020 8:04 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Redtail ridge - build it!!!

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

We are very excited!!

**Rob Zuccaro**

**Subject:** FW: Redtail ridge

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

Jeff Moline!!

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

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

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

It's walking distance to downtown!

Lettie fickling

**Rob Zuccaro**

**Subject:** FW: Redtail ridge

**From:** lets ficks [mailto:letitia.fickling@gmail.com]
**Sent:** Thursday, June 25, 2020 8:10 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Redtail ridge

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

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

Lettie fickling

**Rob Zuccaro**

**Subject:** FW: Redtail ridge

**From:** lets ficks [mailto:letitia.fickling@gmail.com]
**Sent:** Thursday, June 25, 2020 8:14 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Redtail ridge

We just need more housing overall. Affordable or otherwise.

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

Lettie Fickling

**Rob Zuccaro**

**Subject:** FW: Redtail ridge

**From:** lets ficks [mailto:letitia.fickling@gmail.com]
**Sent:** Thursday, June 25, 2020 7:32 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Redtail ridge

To whom it may concern,

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

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

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

Lettie Fickling

**Rob Zuccaro**

**Subject:** FW: redtail ridge project

**From:** Lettie Fickling [mailto:lettiefickling@gmail.com]
**Sent:** Monday, June 15, 2020 3:48 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** redtail ridge project

Hello,

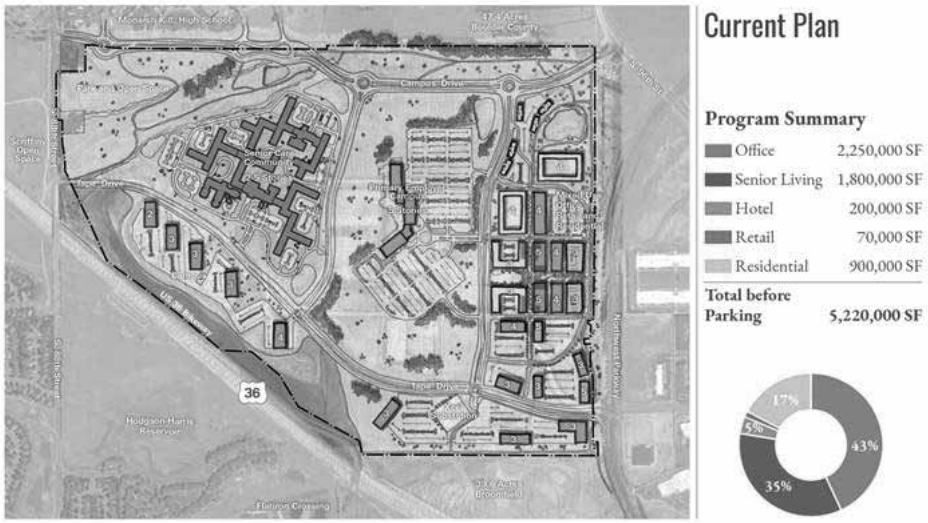
I sent an earlier email, but i just looked at the actual plans on the redtail ridge website, and had some more comments.
I like them a lot. My only objection is that so much of the parking is lots rather than a parking structure. flat parking lots pave over a lot of additional land, creating an eye sore and unnecessarily damaging the environment. the lots for the main campus building should all be replaced with a single parking structure with a much smaller footprint. same with all the parking lots for the smaller office buildings in the SW. one central parking structure for all of them and more park land. then the ones in the mainstreet area should be replaced with one parking structure. no one likes looking at paved parking lots as far as the eye can see. I like the idea of putting the parking structure along the northwest parkway, acting as a noise break from the road. This doesn't have to reduce parking spaces, just keeps them in a smaller area, wasting less land.

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

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

Thanks,

Lettie Fickling



**Rob Zuccaro**

**Subject:** FW: Redtail Ridge Project

**From:** lets ficks [mailto:letitia.fickling@gmail.com]
**Sent:** Monday, June 15, 2020 3:00 PM
**To:** City Council <Council@louisvilleco.gov>
**Subject:** Redtail Ridge Project

To Whom It May Concern,

I want to voice my support for the redtail ridge project. I am concerned that it seems the residential and retail portion are under threat. to me that seems an essential part. in fact im concerned that it seems that the residential is the smallest portion besides the retail. ideally it should be a mixed use community which can almost fully support itself. there will be ratil, and office space, but will there be enough housing for a good portion of the people working there? it seems most of the residential is being given over to senior living. which is of course important, but most seniors do not work. If anything i think the residential and senior living portions of the project should switch places in terms of size, or the housing should be increased to be commensurate with the senior living. especially since its so close to the school, making it a very attractive prospect for young families. mixes of townhomes, apartments, senior living, and 3 bedroom single family homes are very attractive to people and create a feeling of a complete community. These people will want to be able to walk to shops and food like the rest of us, thus meaning more retail.

If people are worried about traffic, reducing the housing would only increase traffic by forcing people to commute from further.

Please keep this project as dense as possible!
Don't let the nimby's and their fear of any change win!

Lettie Fickling,
Louisville resident.

**Rob Zuccaro**

**Subject:** FW: Missing Middle Housing

**From:** lets ficks [mailto:letitia.fickling@gmail.com]
**Sent:** Wednesday, June 17, 2020 11:28 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Missing Middle Housing

To the planning commission,

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

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

I think this article sums it up well:
https://slowstreets.wordpress.com/2018/08/15/how-planning-departments-are-biased-against-missing-middle-housing-part-1/

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

Thank you,

Lettie Fickling

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge Project

**From:** lets ficks [mailto:letitia.fickling@gmail.com]
**Sent:** Monday, June 15, 2020 2:48 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Redtail Ridge Project

To the planning commission,

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

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

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

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

Please remember that most people only write letters when they disagree with things, so having most letters be against development does not mean most people are.

Please make it as dense as possible with as much new housing, office space, and small retail as possible!!!!

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

thank you,

Lettie Fickling

**Rob Zuccaro**

**Subject:** FW: Redtail ridge

**From:** lets ficks [mailto:letitia.fickling@gmail.com]
**Sent:** Thursday, June 25, 2020 8:01 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Redtail ridge

To whom it may concern,

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

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

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

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

Lettie fickling

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge Development - Do Not Support

**From:** Marike Fitzgerald [mailto:marike.fitzgerald@gmail.com]
**Sent:** Monday, June 22, 2020 9:11 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Redtail Ridge Development - Do Not Support

Hello,

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

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

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

Thank you for your time,

Marike Fitzgerald
992 Arapahoe Cir,
Louisville, CO 80027

**Rob Zuccaro**

**Subject:** FW: No on Redtail Ridge!

**From:** Janine Fitzgerald [mailto:j9fitz@gmail.com]
**Sent:** Wednesday, June 24, 2020 5:31 PM
**To:** Planning <planning@Louisvilleco.gov>
**Subject:** No on Redtail Ridge!

Dear Planning Commission-
Please do not approve the Redtail Ridge development as designed. Yes, I would like to see something at the old Storage Tek facility, but this project is too big for our town. Do you live in Louisville? Have your children gone to Monarch PK-8 or Monarch High School? This project will add sooooo much more traffic to our town. There's already too much traffic. I've lived here for 16 years and it has changed, but not necessarily for the better.

Please, please vote NO.
Janine Fitzgerald

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge

**From:** Janine Fitzgerald [mailto:j9fitz@gmail.com]
**Sent:** Thursday, June 11, 2020 12:32 PM
**To:** Planning <planning@Louisvilleco.gov>
**Subject:** Redtail Ridge

To the Louisville Planning Commission -
I have lived in Boulder County since 1982 and Louisville since 2004. I have witnessed an insane amount of development in 38 years. The proposal for the Storage Tek site is TOO MUCH. Already the quality of vehicle traffic congestion in our town is ridiculous. We've already added so many houses by King Soopers and along Highway 42. The quality of life here in Louisville is at stake.
More is not not always better. Bigger is not always better.
I agree, having something at the Storage Tek site would be good, I just don't think this proposal is the right fit for Louisville.

Regards,
Janine Fitzgerald
Ward II

**Rob Zuccaro**

**Subject:** FW: NO to change in zoning for RedTail Ridge development proposal

**From:** Natasha Flyer [mailto:natasha.flyer@gmail.com]
**Sent:** Wednesday, June 24, 2020 7:50 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** NO to change in zoning for RedTail Ridge development proposal

Dear Louisville Planning Commission,

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

Signed:

Natasha Flyer
1640 Egret Way
Superior CO 80027

Susan Bauer
1770 Morrison Court
Superior CO 80027

Mary Ginnane
1831 Mallard Dr.
Superior CO 80027

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

Shawn Scott
2112 Concord Lane
Superior CO 80027

Satin Scott
2112 Concord Lane
Superior CO 80027

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

Christopher Houghton
1335 S Mesa Ct
Superior CO 80027

Kelly Macaulay
1950 Shamrock Dr.
Superior CO 80027

**Rob Zuccaro**

**Subject:** FW: Red Tail Ridge

**From:** Michael Fried [mailto:m40402@yahoo.com]
**Sent:** Tuesday, June 23, 2020 9:22 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Red Tail Ridge

I am a Louisville resident and I am opposed to the plan put forth so far. My reasons are:

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

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

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

Thank you for your consideration.

Michael Fried
1345 Snowberry Ln
Louisville

**Rob Zuccaro**

**Subject:** FW: Need more development

**From:** Chrisgabriel101 [mailto:chrisgabriel101@gmail.com]
**Sent:** Monday, June 8, 2020 7:23 AM
**To:** City Council <Council@louisvilleco.gov>
**Subject:** Need more development

Hi
I'm in favor of the new development proposal at the Storage Tek site. We need more development if we want to keep our town thriving and this will definitely help.
Thanks

Chris

**Rob Zuccaro**

**Subject:** FW: Brue Baukol and Medtronic application for development

**From:** Linda Gallegos <linda.gallegos8@gmail.com>
**Sent:** Wednesday, June 10, 2020 4:07 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Cc:** Rob Zuccaro <rzuccaro@louisvilleco.gov>
**Subject:** Brue Baukol and Medtronic application for development

Dear Louisville Planning Commissioners,

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

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

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

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

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

I asked the developers at their town hall what plans they had to take care of the wildlife on the property and received vague answers. I'm concerned they will be allowed to move forward with their plans without having to commit to any protections for the wildlife on that property.

**Do we really want to be like other cities where we prize development over nature?** As a Colorado native, What makes our city the best place to live is that we have made conscious choices that differ from our neighbors who are solely focused on development, more growth, more traffic, less concern for open space and nature. Those cities have destroyed the very things that brought people to them in the first place. Louisville is better than that.

Thank you,

Linda Gallegos

125 Cherrywood Ln

Louisville, CO 80027

**Rob Zuccaro**

**Subject:** FW: Storage Tek site

**From:** Kristin Kerr Gannon [mailto:kkgannon7@gmail.com]
**Sent:** Monday, June 8, 2020 8:08 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Storage Tek site

Dear Louisville Planning Commission-

I am a teacher at Monarch High School, and I have just learned that The Redtail Ridge development company is planning to expand the Storage Tek site with 60% more buildings, with high rises 5 stories high, and added housing and traffic congestion. Please do not approve of their excessive building plans.

Traffic is already a problem on our school campus, and the loss of open space on this corridor is tragic. Open space is what makes our community so beautiful. Once you develop it- it will be gone for good. As you know, Boulder County has strict line of sight building codes to preserve the beauty and skyline of our community. Please honor these codes.

I understand that you want some development on that site for revenue, but please be mindful of the needs of the community and the environment.

This is far too much development to go next door to our grade school and high school.

Thank you for your time, Kristin Kerr Gannon, Social Studies Educator

**Rob Zuccaro**

**Subject:** FW: Red tail Development

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**From:** Jeffrey Gass <jeffreygass19@gmail.com>
**Sent:** Monday, June 15, 2020 11:02 AM
**To:** Christopher Leh; Caleb Dickinson; Ashley Stolzmann
**Cc:** Planning Commission
**Subject:** Red tail Development

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

The city talks out of both sides of their mouths

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

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

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

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

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

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

Sent from my I-phone

**Rob Zuccaro**

**Subject:** FW: Red tail Development

**From:** Jeffrey Gass [mailto:jeffreygass19@gmail.com]
**Sent:** Monday, June 15, 2020 11:03 AM
**To:** Christopher Leh <leh@louisvilleco.gov>; Caleb Dickinson <cdickinson@louisvilleco.gov>; Ashley Stolzmann <ashleys@louisvilleco.gov>
**Cc:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Red tail Development

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

The city talks out of both sides of their mouths

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

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The traffic light already exists at 96th and Tape Drive so I am not sure how much of an traffic impact this development will cause

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

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

Sent from my I-phone

**Rob Zuccaro**

**Subject:** FW: Vote no to Redtail Ridge development plan

-----Original Message-----
From: Grace Gee [mailto:grace@gracegeeart.com]
Sent: Wednesday, June 24, 2020 11:10 PM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Vote no to Redtail Ridge development plan

Dear Planning Commission,

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

Thank you,

Grace Gee
Ward 1

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge proposal

**From:** Pia Gerstle [mailto:pia.gerstle@gmail.com]
**Sent:** Tuesday, June 9, 2020 7:57 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Redtail Ridge proposal

Hello,

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

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

Thank you,
Pia Gerstle

**Rob Zuccaro**

**Subject:** FW: Storage tech site

**From:** alan gallagher [mailto:alang916w@gmail.com]
**Sent:** Tuesday, June 23, 2020 9:29 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Storage tech site

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

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

**Rob Zuccaro**

**Subject:** FW: Red Tail should be denser

**From:** Jay Gloster [mailto:jayargloster@gmail.com]
**Sent:** Thursday, June 25, 2020 7:54 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Red Tail should be denser

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

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

Support inclusion and economic justice, build denser,

Jay Gloster

**Rob Zuccaro**

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

**From:** Jay Gloster [mailto:jayargloster@gmail.com]
**Sent:** Thursday, June 25, 2020 8:14 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** RE: Commission's comments on Red Tail Ridge

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

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

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

Thanks,

Jay Gloster

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge

**From:** Jay Gloster [mailto:jayargloster@gmail.com]
**Sent:** Monday, June 15, 2020 1:57 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Redtail Ridge

Hi,

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

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

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

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

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

Thank You,

Jay Gloster

**Rob Zuccaro**

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

**From:** Jay Gloster [mailto:jayargloster@gmail.com]
**Sent:** Thursday, June 25, 2020 7:37 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Red Tail Ridge Traffic Is Not a Problem

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

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

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

Stop traffic, build dense.

Jay Gloster

**Rob Zuccaro**

**Subject:** FW: VOTE NO on Redtail Ridge

**From:** Ann GODBY [mailto:godbya@comcast.net]
**Sent:** Wednesday, June 24, 2020 9:00 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** VOTE NO on Redtail Ridge

Dear Louisville Planning Commission,

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

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

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

33 year resident and Louisville Elementary School Librarian

**Rob Zuccaro**

**Subject:** FW: Oppose the new development

-----Original Message-----
From: Robin Goldstein-Lincoln [mailto:robinglincoln@msn.com]
Sent: Saturday, June 13, 2020 1:42 PM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Oppose the new development

I am reaching out to let you know that we strongly oppose the proposed new housing at the storage tek location.
Thank you for your consideration.
Robin and Brian Lincoln

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

(Sent from my iPhone)

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge development - too big

-----Original Message-----
From: Anne Gooding [mailto:anne@colorado.edu]
Sent: Monday, June 8, 2020 3:57 PM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Redtail Ridge development - too big

Dear Commission,

I am writing to express my concerns about the new Redtail Ridge development. I am in no way opposed to developing this property as Louisville needs for something to be happening there. I am very concerned about the size of the proposed development and the impact it will have on our small town. It seems that sticking with what was approved for the Conoco-Phillips development would be appropriate. That proposal is already 60% larger that what was there for StorageTek. Please vote no on the current development plan. Even Boulder County does not approve of the current plan.

Also, it seems that something of this scale should really have public input. It should not be decided until there can be an in person hearing that is safe for all who want to have a say.

Thanks for your consideration of this matter.

Anne Gooding
Louisville Resident

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge - Exacerbating an Already Bad Traffic Situation

**From:** Andy Graziano [mailto:graz5aj@gmail.com]
**Sent:** Monday, June 22, 2020 12:00 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Redtail Ridge - Exacerbating an Already Bad Traffic Situation

To whom it may concern,

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

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

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

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

**Rob Zuccaro**

**Subject:** FW: Storage Tek/Red Ridge... smaller is better for Louisville

**From:** Aaron Grider [mailto:aaronapg@icloud.com]
**Sent:** Friday, June 12, 2020 9:57 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Storage Tek/Red Ridge... smaller is better for Louisville

Louisville Planning Commission,

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

Aaron Grider
Colorado, USA
303-552-1083

## Rob Zuccaro

**Subject:** FW: old storage tek site

**From:** Doug Haley [mailto:dehaley2003@yahoo.com]
**Sent:** Tuesday, June 9, 2020 10:59 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** old storage tek site

To Whom it May Concern:

I've been a resident of Louisville since 1996. It's come to my attention that there are plans to develop the old Storage Tek site into a mega senior living, office, and retail development. I'm against such a large development and would prefer that the site be used for something similar (like a corporation) to what was there in the past. Traffic on 95th Street south of Dillon Rd is already way more than it used to be. Let's keep our small town vibe going. No need for a major development like this one. We already have empty available space for businesses and retail west of McCaslin, in the old Kolhs and old Sam's Club, and in the Tech Center area.

Thank you,

Doug Haley
Louisville, CO

**Rob Zuccaro**

**Subject:** FW: Red Tail Ridge Development Plan

**From:** Greg/Cathy Hall [mailto:gchall88@gmail.com]
**Sent:** Monday, June 8, 2020 3:29 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Red Tail Ridge Development Plan

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 interestested 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

**Rob Zuccaro**

**Subject:** FW: Do not approve StorageTek plan

-----Original Message-----
From: Lucia Harrop [mailto:lucia.harrop@gmail.com]
Sent: Tuesday, June 23, 2020 8:23 AM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Do not approve StorageTek plan

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

--Lucia

## Rob Zuccaro

**Subject:** FW: Redtail Ridge Comprehensive Plan Amendment and General Development Plan Amendment

**From:** Gail Hartman [mailto:gail.a.hartman@gmail.com]
**Sent:** Monday, June 8, 2020 3:49 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Redtail Ridge Comprehensive Plan Amendment and General Development Plan Amendment

To the Louisville Planning Commission,

I am unable to attend your virtual meeting on June 1, 2020 and am therefore writing to express my great concern over the Redtail Ridge development proposal that is asking for buildings three times the size of Storage Tek, up to 5 stories high on 5 million square feet.

**Please vote NO on the Comprehensive Plan Amendment and General Development Plan Amendment**

The developer's proposal is way too enormous. The Planning Commission must ask the developers to come back to the City with a plan the size of what was approved for the Conoco Phillips developed, which was already 60% larger than Storage Tek.

Further, the Planning Commission needs to schedule a public hearing when it is safe for people to have an in-person hearing, not one via Zoom where we know that MANY in our city don't have the technology (equipment and/or reliable access) to attend. This the biggest land use decision in decades for the City and therefore the hearing must be open to EVERYONE who chooses to participate. It can't be hidden from the masses who are unable to attend.

Further, your virtual meeting agenda states, "The Planning Commission will accommodate public comments as much as possible during the meeting." Um, no. Every single comment from Louisville residents needs to be heard and the City should therefore advertise the hearings as they normally do during non-pandemic times. This is far too important an issue for the City to play the games the developer is clearly trying to play by hiding behind the pandemic. Louisville residents are way too savvy for this. This development needs to be addressed in the open, when people are safe to attend in person.

Finally, it's been noted in a recent email sent by County Commissioner Matt Jones that "**Boulder County does not support this proposa**l because of its size and all the regional traffic, housing and environmental impacts it will create, and it is contrary to the intent of the Northwest Parkway Intergovernmental Agreement which, 'is intended to preclude increased development and urban sprawl that would obliterate the boundaries of Broomfield, Lafayette, and Louisville…' " Redtail Ridge, of course, does all of this and more.

**Please vote NO on the Comprehensive Plan Amendment and General Development Plan Amendment**

Thank you,

Gail Hartman
Louisville, CO

**Rob Zuccaro**

**Subject:** FW: I like what you are doing with the old storage teck grounds. Good work

**From:** Earl Hauserman [mailto:earlhauserman@icloud.com]
**Sent:** Tuesday, June 23, 2020 8:21 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** I like what you are doing with the old storage teck grounds. Good work

Yes, it might be a little big but not by much. Keep going forward, yes change is difficult for some but they will come around.

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

**Rob Zuccaro**

**Subject:** FW: Storage Tek development plan and PUD

**From:** Joel Hayes [mailto:hayesjoel@gmail.com]
**Sent:** Wednesday, June 10, 2020 8:53 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Storage Tek development plan and PUD

**I write to ask you to oppose the proposed development plan and PUD for the former Storage Tek site. It is too big, too high and too dense. Please hold the development to the size approved for ConocoPhillips. We also request a hearing that can be attended in person, when it is safe to do so and individual voices can be heard.**

**Yours truly,**

**Joel Hayes**
**Susan Johnson**
**187 Harper St.,**
**Louisville CO.**

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge

**From:** ma heaney [mailto:ohsm@earthlink.net]
**Sent:** Thursday, June 25, 2020 9:26 AM
**To:** Planning <planning@Louisvilleco.gov>
**Subject:** Redtail Ridge

Please REJECT the development plan for the Conoco Phillips property as submitted.

The project is FAR too large. At least one third of that property should be preserved as open space and left undeveloped. When so many other municipalities are trying to reclaim open land and green space for citizens - at great expense - why would Louisville willing dispose of our last opportunity to preserve a significant parcel of open land? Retain the Rural zoning designation.

The project does not meet the goals, or intent, of numerous plans developed over years by citizens: Master Plan, PROST, and Sustainability Action Plan. Louisville should not alter its long-range, carefully developed plans to the detriment of citizens.

The development will create far too much traffic. Especially when the increase in traffic from planned Broomfield developments in that area is considered.

Environmentally, the development is old school; there are no references what so ever to sustainability. In plans submitted to date, there are large seas of heat producing, groundwater recharge preventing asphalt. Where are minimal foot print garages or solar panels covering parking areas? Where are features that direct rainwater runoff to trees in or near pavement? A request for even fewer oxygen producing, carbon-reducing trees than is required has been made by the very first contractor. Where is the solar energy for buildings? Where are built environment designs that reduce energy consumption: passive measures (such as thermal insulation and sun shading) and active measures (such as heat pumps and photovoltaic panels)? And, shockingly, in looking at past development driven by the investment company, there is absolutely no mention of sustainability and no energy saving features to be found. (One high-density housing project did indicate that energy saving appliance *might* be available to owners.)

Last, looking to the future, the development is not financially viable. With a built environment that does not even meet today's standards for energy efficiency (any realtor will tell you that, currently, the number one feature buyers look for in a home is energy efficiency - also true of commercial development), how will this development fare with tenants in 10 years when climate change has an even great impact? Or in 20 years when climate is even more extreme? Tenants will be looking for even more energy efficient features and, not finding them in Louisville properties, bypass us for cleaner, more efficient properties in other cities. Then what will Louisville have? Vacant, undesirable properties that do not generate tax revenue.

Please, vote NO! We all want to see this parcel developed. But not like this. Do not allow investors to dictate Louisville's growth and development. Adhere to our plans in place.

**Mary Ann Heaney**
*1117 La Farge Ave.*

**Rob Zuccaro**

**Subject:** FW: The Redtail Ridge development proposal

**From:** Ellen J Helberg [mailto:ejhelberg@gmail.com]
**Sent:** Thursday, June 11, 2020 1:41 PM
**To:** Planning <planning@Louisvilleco.gov>
**Subject:** The Redtail Ridge development proposal

Dear Planning Commission Members:
I am writing to express my opposition to the current proposal to develop the Storage Tek site.
In its current form, the proposal for development will bring a lot more traffic congestion with pollution, pressure on housing, not near enough open space and no community separation from Broomfield.
I agree that development at the old Storage Tek site is a good idea, but this proposal for a 5 million square feet development is just too large.
Please inform the developer that its proposal is too big. I think a more appropriate proposal would be a plan the size of what was approved for ConocoPhillips, even though that plan was a generous 60% bigger than Storage Tek originally was.
Please vote no on the development plan and PUD on the agenda.
I also urge you to schedule a public hearing open to all when it is safe to do so. This is the biggest Louisville land use and development decision in a very long time.
Please do not have a public hearing that requires those who want to attend to risk their health in a pandemic.
Thank you for your consideration.

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

**Rob Zuccaro**

**Subject:** FW: StorageTek site re-development

**From:** Laurie Helma [mailto:lkhelma@comcast.net]
**Sent:** Wednesday, June 24, 2020 12:20 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** StorageTek site re-development

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

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

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

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

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

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

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

Respectfully,
Laurie K. Helma

**Rob Zuccaro**

**Subject:** FW: Stop redtail ridge development

-----Original Message-----
From: Talitia Hockeborn [mailto:talitia@tejcoaccounting.com]
Sent: Thursday, June 25, 2020 8:52 AM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Stop redtail ridge development

We live in a great town with a small town feel and we need to keep it

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

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

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

Sincerely,
Talitia Hockeborn
Over 21 years homeowner in Louisville.

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge Approval

**From:** Kirk Holland [mailto:kirk@accessvp.com]
**Sent:** Tuesday, June 9, 2020 3:26 PM
**To:** Planning <planning@Louisvilleco.gov>
**Subject:** Redtail Ridge Approval

To Louisville Planning Dept and City Council:

As a Louisville resident for almost 20 years and a leading member of the Colorado business community, I support the Redtail Ridge Project and a General Development Plan (GDP) Amendment. The plan has the appropriate right balance between the need to invest in Louisville's long term future while also maintaining a livable, innovative and economically diverse community in our backyards. I have been impressed by the willingness of the developer to modify its plans based on community and City feedback. They have lowered density and reconfigured open space and trail networks to create connectivity to surrounding communities. The traffic improvements will improve circulation around and through the site. I also applaud them for adding affordable housing units helping alleviate a larger problem within the community. The overall mix of uses is a home run for the community vs. simply a large corporate campus with no community access. This is a win-win and I urge you to approve the amendments. I would also add that my data and information flow from many national institutional investors and real estate developers across the country would indicate that if Louisville does not complete this deal with the current developer, it will be many, many years (likely more than 5-10 years) before another project of this quality and flexibility will be available to us. The time is now to complete this great opportunity for the Louisville Community.

Thank you for your time and consideration.

Regards,

Kirk Holland

Kirk Holland
Managing Director
Access Venture Partners
www.accessvp.com

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge

**From:** Deborah Holland [mailto:hollanddl@comcast.net]
**Sent:** Tuesday, June 9, 2020 4:22 PM
**To:** Planning <planning@Louisvilleco.gov>
**Subject:** Redtail Ridge

To Whom it may Concern:

As a Louisville resident for many years, I support the Redtail Ridge Project and a General Development Plan (GDP) Amendment. The plan strikes the right balance between the need to invest in Louisville's future while still maintaining a livable, innovative and economically diverse community. I have been impressed by the willingness of the developer to modify its plans based on community and City feedback. They have lowered density and reconfigured open space and trail networks to create connectivity to surrounding communities. The traffic improvements will improve circulation around and through the site. I also applaud them for adding affordable housing units helping alleviate a larger problem within the community. The overall mix of uses is a home run for the community vs. simply a large corporate campus with no community access. This is a win-win and I urge you to approve the amendments.

Thanks for your time and consideration.

Deborah Holland

**Rob Zuccaro**

**Subject:** FW: Current development plan application for Redtail Ridge

**From:** Ross Holland [mailto:rossholland027@gmail.com]
**Sent:** Thursday, June 25, 2020 11:10 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Current development plan application for Redtail Ridge

Dear Planning Committee members,

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

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

Sent from Mail for Windows 10

**Rob Zuccaro**

**Subject:** FW: Opposition to Redtail Ridge development

-----Original Message-----
From: Carol [mailto:carolkahughes@yahoo.com]
Sent: Monday, June 15, 2020 9:11 PM
To: City Council <Council@louisvilleco.gov>
Subject: Opposition to Redtail Ridge development

Hello,

I am writing to express my strong opposition to the proposed Redtail Ridge development. Among my concerns about the development are the blurring of the boundary between Broomfield and Louisville, the population increase, the potential for negative impact to wildlife, and, chiefly, that this development is not at all in keeping with the character of our town.
We moved our family from Westminster to Louisville in 2012 because we just loved Louisville. We're from the Midwest, and Louisville reminds us of our roots. Westminster (and the many cities like it in the metro area) did not have the same hometown, friendly Main Street feel that we have here. When I looked at the plans for the Redtail Ridge development, I thought it looked horribly generic, plucked from someplace like 144th and I25 or Highlands Ranch. That's not Louisville. This massive development is the antithesis of what makes Louisville special.
I understand that businesses like Medtronic need office space, but a five-story monolith is surely avoidable. In addition, I've seen no mention of an impact study on our local schools from the multi-family units. I can only imagine the added traffic congestion and environmental impact that will accompany this enormous development.
I urge the board to carefully consider what such change would mean for our town. Wait to make this huge decision until in-person hearings can resume and residents can truly be heard. At the very least, please do not approve the proposal as it currently stands. It is simply far to large and not right for Louisville.

Respectfully,
Carol Hughes
953 Eldorado Lane

Sent from my iPhone

**Rob Zuccaro**

**Subject:** FW: Say NO to Redtail RIdge!

**From:** Anne-Barrie Hunter [mailto:anne-barrie.hunter@colorado.edu]
**Sent:** Thursday, June 25, 2020 6:42 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Say NO to Redtail RIdge!

Dear Planning Commission,
I respectfully urge you to decline the Redtail Ridge proposal. This is NOT in Louisville's best short- or long-term interest.

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

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

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

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

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

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge development

**From:** Jana Ikeda [mailto:jikeda@comcast.net]
**Sent:** Monday, June 8, 2020 8:33 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Redtail Ridge development

Planning Commission of Louisville Colorado:

I believe that Louisville is one of the best small towns in the U.S. Many agree, as it has been voted such many times in recent years.

Change is the only constant. I see the need for some development in the old Storage Tek site, but the community needs to have some input. An in-person meeting would be appropriate when able.

Please consider the needs and desires of the Louisville residents.

Sincerely,
Jana Ikeda
Louisville resident

Sent from Mail for Windows 10

**Rob Zuccaro**

**Subject:** FW: Andy James - Redtail Ridge Hearing

**From:** ANDY JAMES [mailto:ydnaj@msn.com]
**Sent:** Monday, June 22, 2020 3:59 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Andy James - Redtail Ridge Hearing

Hi Planning Commission,
I support the Redtail Ridge development. I believe this development is long over due.

Andy James
7420 Panorama Dr.
Boulder, Co. 80303

Sent from Mail for Windows 10

**Rob Zuccaro**

**Subject:** FW: StorageTek for tonight

-----Original Message-----
From: Ellen Jardine [mailto:ellen@frii.com]
Sent: Thursday, June 11, 2020 3:58 PM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: StorageTek for tonight

Good afternoon,

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

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

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

Thank you,

Ellen Jardine
ellen@frii.com

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge

-----Original Message-----
From: Ellen Jardine [mailto:ellen@frii.com]
Sent: Wednesday, June 24, 2020 10:03 AM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Redtail Ridge

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

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

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

Ellen Jardine
ellen@frii.com

390 Owl Dr.
Louisville, CO 80027

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge

**From:** Maryan Jaross [mailto:mjaross@comcast.net]
**Sent:** Wednesday, June 24, 2020 5:44 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Redtail Ridge

To the Planning Commissioners:

We attended the entire hearing and presentations about Redtail Ridge.

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

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

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

Concerns are:

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

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

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

Respectfully,

Maryan Jaross
Tom Lepak

Maryan Jaross

## Rob Zuccaro

**Subject:** FW: Vote No on the StorageTek / Conoco development

**Importance:** High

**From:** Joel [mailto:shay25@q.com]
**Sent:** Wednesday, June 24, 2020 4:16 PM
**To:** Planning Commission <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

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge

**From:** Scott Johnson [mailto:love2srvcu5280@yahoo.com]
**Sent:** Thursday, June 4, 2020 10:27 AM
**To:** Planning <planning@Louisvilleco.gov>
**Subject:** Redtail Ridge

Louisville Planning Commission:

We are writing to voice our support for the Redtail Ridge Plan Amendment and General Development Plan (GDP) Amendment before you on June 11. This site has been dormant for more than a decade and not producing needed tax revenue for the city. We are sure you are hearing from the same small group who have stopped progress in Louisville for years. Now is not the time to allow the "vocal minority) dominate the discussion.

Having closely watched the plan evolve, we believe it balances the need for new development to keep the city economically strong and a desire to preserve open space while also brining well-paying jobs and the associated tax revenue. The proposed plan includes many acres Of open space, park land and trails — and Medtronic. This is a great opportunity for Louisville.

Thank you for your consideration.

Sincerely,

Scott Johnson and Judy Love-Johnson

**Rob Zuccaro**

**Subject:** FW: Red Tail Ridge

-----Original Message-----
From: Sharon Johnson [mailto:sharonjohnson656@gmail.com]
Sent: Tuesday, June 23, 2020 11:55 AM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Red Tail Ridge

Dear Planning Commission Members:

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

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

Sharon Johnson
Sharonjohnson656@gmail.com
Sent from my iPhone

**Rob Zuccaro**

**Subject:** FW: Redtail Project

**From:** Tracey Johnston [mailto:tjohnston67@yahoo.com]
**Sent:** Wednesday, June 24, 2020 11:05 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Redtail Project

To the members of the Planning Commission,

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

Sincerely,

Tracey Johnston

**Rob Zuccaro**

**Subject:** FW: Live in Louisville? Then Open this Email

---------- Forwarded message ---------
From: **Matt Jones** <electmattjones@gmail.com>
Date: Mon, Jun 8, 2020 at 7:17 AM
Subject: Live in Louisville? Then Open this Email
To: <ben.diehl@gmail.com>

View Online Facebook LinkedIn Sharing Text Redtail Ridge Proposal

OK Louisville friends. I need your help.

We live in a great town with a small town feel and we need to keep it that way. A developer, with a well-connected PR firm, wants a huge development at the Storage Tek site with **buildings three times the size of Storage Tek! With buildings up to five stories high**. The Redtail Ridge development will bring lots more traffic congestion with ozone creating, climate changing pollution, pressure on housing, not near enough open space and no community separation from Broomfield.

I agree, Louisville needs some development at the old Storage Tek site, but not 5 million square feet? This will only change if you participate!

**Please ask the Louisville Planning Commission to:**

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

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

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

**How to participate:** This Thursday, June 11, log on here to the virtual meeting at 6:15, as the meeting starts at 6:30 and Redtail Ridge is the first item on the agenda. Click here for the meeting agenda and here for the meeting packet.

If you can't attend, and even if you can, please write a short email to the planning commission at: PlanningCommission@LouisvilleCO.gov.

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

My best,
Matt Jones
Boulder County Commissioner

People for Matt Jones | PO Box 270195, Louisville, CO 80027

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## Rob Zuccaro

**Subject:** FW: Redtail Ridge comments

**From:** Matt Jones [mailto:jonesmk123@gmail.com]
**Sent:** Thursday, June 25, 2020 10:26 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Redtail Ridge comments

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

--
Thanks,
Matt Jones
Louisville resident

**Rob Zuccaro**

**Subject:** FW: opposition to Redtail Ridge Comprehensive Plan

**From:** Dave Judd [mailto:Dave.Judd@lasp.colorado.edu]
**Sent:** Wednesday, July 1, 2020 6:36 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** opposition to Redtail Ridge Comprehensive Plan

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

Sincerely,
David Judd

**Rob Zuccaro**

**Subject:** FW: Red Tail Ridge

**From:** June Kahn [mailto:junekahn@outlook.com]
**Sent:** Monday, June 8, 2020 9:14 PM
**To:** Planning <planning@Louisvilleco.gov>
**Subject:** Red Tail Ridge

To City of Louisville Planning Commission

I am writing to request you to deny the application of Red Tail Ridge as I feel it should meet with the existing zoning requirements. I also don't agree with putting a waiver on Building heights which would certainly impact views of the Flatirons as well as the change from commercial TO commercial AND residential zoning. I feel what is being proposed would put pressure on our public infrastructure due to the increase in population if zoning is changed. Our small own will lose its character not to mention the traffic that currently has issues. The emphasis should be placed on bringing more business in a way that doesn't affect our small town charm. I believe more thought should be brought to this.

Thank you for your consideration.

June Kahn

June E Kahn, CPT
***June Kahn Bodyworks, LLC***
Owner – ***Center Your Body Pilates***
**World IDEA** Instructor of the Year Award Recipient
2017 **Savvier** Master Trainer of the Year

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www.junekahn.com
303 946 6220 Mobile

**Connect with me!**
Facebook: @junekahn
Instagram: @junekahn.com
Twitter: @juniebug1

**Rob Zuccaro**

**Subject:** FW: Red Tail Development in Louisville

**From:** Lisa Kahn [mailto:lisaakahn@comcast.net]
**Sent:** Friday, June 12, 2020 10:04 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Red Tail Development in Louisville

Hi there,
I am very alarmed to hear about the much larger development proposed for the Storage Tech site, taking up a lot more of the area than was previously approved for the Conoco Phillips proposal. We cannot allow more traffic at that area, as it is it major back entrance to Louisville from US 36, and we don't want more pollution associated with that traffice.
Please do not approve the development as proposed.
thank you, Lisa Kahn
304 S. McKinley Ct
Louisville CO 8007

**Rob Zuccaro**

**Subject:** FW: NO to Redtail Ridge amendments and PUD

**From:** E. K. [mailto:ekangel@hotmail.com]
**Sent:** Wednesday, June 10, 2020 9:19 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** NO to Redtail Ridge amendments and PUD

To the Louisville Planning Commission:

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

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

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

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

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

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

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

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

Sincerely,
Elizabeth & David House
15+ year resident of Louisville, CO

**Rob Zuccaro**

**Subject:** FW: Red Tail Ridge

-----Original Message-----
From: E Kaufman [mailto:e3d.kaufman@gmail.com]
Sent: Thursday, June 25, 2020 7:46 AM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Red Tail Ridge

Hello,

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

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

Elizabeth Kaufman
783 Orchard Dr,
Louisville, CO 80027

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge

**From:** Beth Kearns [mailto:elizabethk@mail.com]
**Sent:** Thursday, June 25, 2020 5:13 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Redtail Ridge

Dear Planning Commissioners,

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

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

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

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

Elizabeth Kearns

**Rob Zuccaro**

**Subject:** FW: StorageTek/Redtail Ridge

**From:** johnkelin@comcast.net [mailto:johnkelin@comcast.net]
**Sent:** Thursday, June 11, 2020 5:04 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** StorageTek/Redtail Ridge

Dear Commission,

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

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

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

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

Reject it.

Thank you,

John Kelin

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge development

**From:** JR Ketelsen [mailto:jrketelsen@gmail.com]
**Sent:** Wednesday, June 10, 2020 7:52 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Redtail Ridge development

Planning Commissions;

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

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

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

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

1. Tell Brue Baukol Capital Partners that this plan is much too large. Tell them to return with a more reasonable plan; a plan that conforms to the agreed-upon Conoco-Phillips plan; which was 60% larger than the Storage Tek campus. Please vote no on this development plan and PUD on the agenda.
2. Please schedule the public hearing -- on the biggest Louisville land use and development decision in decades-- when it is safe to have an in-person hearing that is open to all, not just those who want to risk it in a pandemic. And the city should actively advertise the hearings. This is way too important to quietly slip through now.

Thank you for your time and consideration.

JR Ketelsen & Rita Vali

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge Application

**From:** Robert Kline [mailto:rkline3443@gmail.com]
**Sent:** Sunday, June 7, 2020 1:45 PM
**To:** City Council <Council@louisvilleco.gov>
**Subject:** Redtail Ridge Application

Dear Council:

I am a long time resident of Louisville having moved hear from Denver in 1984. I raised my children in this wonderful city and have started three business which have located within the city as well.

I have reviewed the Redtail Ridge development plan and I am in full support of this project. I believe this type of development of this important piece of land is vital to the long term health of our community. I hope you will support the development and current application as well.

Regards,
Robert Kline
347 Walnut Lane
Louisville, CO 80027

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge - Proposed Comprehensive Plan Amendment and General Development Plan Amendment

**From:** Julia Knearl [mailto:julia@juliaklaw.com]
**Sent:** Thursday, June 25, 2020 10:38 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Cc:** City Council <Council@louisvilleco.gov>
**Subject:** Redtail Ridge - Proposed Comprehensive Plan Amendment and General Development Plan Amendment

To the Planning Commission:

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

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

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

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

4. I am concerned that the consulting conclusions related to revenue for the City likely overstate the potential revenue for a variety of reasons. Without getting into all of them, the biggest pcurrent roblem with any consulting report of this type is that all of the consultant's data must have been from the pre-Covid-19 era. There is no question that it was based on history that is no longer applicable to our current

environment. Obviously the pandemic does not mean that we all stop doing what we are doing and wait to see what unfolds. It does mean, however, that any positive picture of potential revenue must be seen in light of the huge qualifier that no one knows what retail spending, office building leasing or other similar economic activities will look like, particularly in the next few years. Moreover, to assume that property values will remain where they have been and that seniors will have income levels that they previously realized ignores the economic weight we are all facing. The only thing we know for a fact is that the City will see costs of some kind because roads will have to be maintained, the fire and policy departments will have to funded, and there will have to be City staff to maintain utilities and the basics of government, even if the economy is entering into a long downturn. Businesses will go away, but the City will remain in some form and will bear the costs.

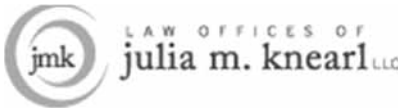
For all of the above reasons, and many others, please vote "NO" on the proposed Amendments. This is not the right project for the City, and it is most certainly not the right time to take on something that would have such a large negative and costly impact on our community.

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

Best regards,

Julia
.

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

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**Rob Zuccaro**

**Subject:** FW: Zaharias and Redtail Ridge

**From:** Carolyn Koehnen [mailto:ckoehnen@gmail.com]
**Sent:** Monday, June 22, 2020 11:29 AM
**To:** townboard@superiorcolorado.gov; Planning <planning@Louisvilleco.gov>
**Subject:** Zaharias and Redtail Ridge

I am a three year Rock Creek Resident.

Please please do not allow zoning approval for the Zaharia/Redtail Ridge developments! Please no more rental units! Please work to buy up the property for open space. We residents would be most appreciative!

Carolyn Koehnen
2061 Emerson Ln, Louisville, CO 80027
303.841.6881

**Rob Zuccaro**

**Subject:** FW: Public Hearing June 11, 2020 - 6:30 PM

**From:** tamar krantz [mailto:tamarkrantz@gmail.com]
**Sent:** Wednesday, June 3, 2020 4:41 PM
**To:** Planning <planning@Louisvilleco.gov>
**Subject:** Public Hearing June 11, 2020 - 6:30 PM

Commission members,

I urge you to recommend that the City Council deny the General Development Plan (GDP) and Comprehensive Plan Amendment for the proposed Redtail Ridge Development.

I don't think that our city should allow zoning changes for this property. The GDP calls for a 5.9 million square foot development on a parcel zoned for 2.5 million square feet. The increased footprint leaves insufficient space for wildlife habitat. Please do not allow waivers in building height limits, square footage, or residential development in exchange for an inadequate open space set-aside. The biological assessment recommended additional studies and consultations that have not yet been completed or made public.

I am also concerned about

- diminished views
- increased traffic
- Pressure on public infrastructure to meet significant increase in population if zoning is changed to allow residential
- construction impacts including noise and air quality next to a sensitive population (K-8 school and High School)
- incompatibility with the small town character of Louisville and pastoral surroundings
- inherent problems with the creation of a metro district

Please let me know how to participate in the public hearing electronically.

Respectfully,

Tamar Krantz
7203523679

**Rob Zuccaro**

**Subject:** FW: Please vote no on the Redtail ridge development plan!

**From:** tamar krantz [mailto:tamarkrantz@gmail.com]
**Sent:** Thursday, June 25, 2020 8:29 AM
**To:** Planning <planning@Louisvilleco.gov>
**Subject:** Please vote no on the Redtail ridge development plan!

I see that you have a letter from BVSD that says that Monarch can accommodate new students that may come with new housing units at Red Tail ridge. This discussion has been behind closed doors and has not been discussed with parents of students who will be impacted by this decision.

The letter in your packet states that BVSD projects 108 new students will be going to Monarch K-8 from the 900 proposed apartments I do not know how many will be at the K-5 portion, but BVSD projects that K-5 will be at 100% capacity in 2021 to 2022 as a result of the development. Currently it is at about 90% with about 30% of students coming from open enrollment. The way to accommodate new students will be to close the schools to open enrollment and possibly move K-5 kids to middle school space. Monarch K8 currently hosts 200 students through open enrollment. BVSD has yet to answer many questions:

1. How will closing open enrollment affect diversity at the school?
2. Where will those open enrolled students go?
3. What will happen with siblings of kids currently open enrolled?
4. BVSD is making this calculation based on 900 apartments. Is there a chance that the developer will change their mind and put in other housing types that would change the calculation factor for students per household? If the school is at 100%, a change would be unacceptable.

During the town hall May 14, one of the Brue Baukol speakers said that BVSD is excited about the extension of campus drive. I am also hearing about problems that cancel those benefits .Dillon Road/S. 88th Street and S. 88th Street/Campus Drive intersections are expected to operate at a “F” level of service during the AM peak hour. There will be more public “cutting through” campus drive. I am imagining now ambulances passing both schools en route to the hospital.

20 years of construction will have air quality impacts (particulates) and noise impacts. Though the developer minimizes this in their presentations, this will affect learning and student health at both Monarch schools. Thank you for considering this. Tamar Krantz

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge

-----Original Message-----
From: Rick Kron [mailto:rickkronco@gmail.com]
Sent: Tuesday, June 9, 2020 8:25 PM
To: Planning <planning@Louisvilleco.gov>
Subject: Redtail Ridge

Members of the Planning Commission,

For the many reasons advanced by the property owner/developer, I support the proposed Redtail Ridge plan. The Storage Tek, Conoco Phillips site should have developed literally decades ago. The current plan brings open space, trail connections, jobs, and additional tax base to the City. These are challenging times. This is a great plan. It deserves our support.

Thank you,

Rick Kron
746 W. Fir Ct.
Louisville, CO 80027

Louisville resident since 1987.
Member of the Board of the Downtown Business Association since 2003 and current Board President.

Sent from my iPad

**Rob Zuccaro**

**Subject:** FW: Oppose Redtail Ridge development

-----Original Message-----
From: Brian Nordstrom Lane [mailto:bnordlane@icloud.com]
Sent: Tuesday, June 23, 2020 8:42 PM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Oppose Redtail Ridge development

I oppose the Redtail Ridge development as proposed.

Brian Nordstrom Lane

Sent from my iPhone

**Rob Zuccaro**

**Subject:** FW: redtail ridge

**From:** Robyn Nordstrom Lane [mailto:rnordstromlane@gmail.com]
**Sent:** Tuesday, June 23, 2020 8:47 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** redtail ridge

hello -
i am writing to state that i oppose the redtail ridge development plan.
robyn nordstrom lane
louisville resident

**Rob Zuccaro**

**Subject:** FW: Development plan for former Storage Tek site is WAY too big!

**From:** Rebecca Laverdure [mailto:rebeccalaverdure@yahoo.com]
**Sent:** Tuesday, June 23, 2020 2:42 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Development plan for former Storage Tek site is WAY too big!

Dear Louisville Planning Commission,

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

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

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

Sincerely,

Rebecca Laverdure
Louisville Resident and Teacher

**Rob Zuccaro**

**Subject:** FW: Property Development Plan

**From:** Jessica Lawrence [mailto:jeslawrence@gmail.com]
**Sent:** Wednesday, June 24, 2020 8:13 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Property Development Plan

Dear Louisville Planning Commission,

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

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

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

Sincerely,

Jessica Lawrence
Louisville Resident and Teacher

**Rob Zuccaro**

**Subject:** FW: I oppose the current proposal for development at Red Tail Ridge

**From:** Larry Lazar [mailto:larrylazar@gmail.com]
**Sent:** Thursday, June 25, 2020 9:22 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** I oppose the current proposal for development at Red Tail Ridge

Dear Members of the Louisville Planning Commision,

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

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

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

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

Lawrence Lazar

462 W Spruce St.

Louisville, CO 80027

**Rob Zuccaro**

**Subject:** FW: Opposition to Red Tail Ridge development

**From:** Jacqueline Sant [mailto:jn.sant@yahoo.com]
**Sent:** Thursday, June 25, 2020 9:40 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Opposition to Red Tail Ridge development

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

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

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

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

Jacqueline Sant

549 Adams Ave

Louisville

June 5,2019

Members of the Planning Commission,

I am starting this letter on June 2nd with hopes of getting it to you several days before your June 11th meeting. It is going to be lengthy as I hope to provide you with sufficient background information to support my views.

The Redtail Ridge rezoning and Comprehensive Plan/GDP amendment has major land-use implications and, as such, is the most significant issue to come before your body in many years. The magnitude of the issue mandates that you consider the rezoning issue in the context of the City's statutory policy on rezoning. Section 17.44.050. – Declaration of policy for rezoning.

A major premise for starting with this statutory policy is the underlining principle that a main purpose of a Comprehensive Plan, and the zoning driven by such a Plan, is the creation of a fiscally sustainable city. Fiscal sustainability is primarily driven by a city's revenue structure. Fiscal modeling is an attempt to project the future impacts of a development using today's structure. It is important to keep in mind it is the revenue structure and not modeling that drives the process.

Key parts of our revenue structure are sales and property taxes. Let's first look at sales tax. "The City relies heavily on sales taxes to fund most programs other than utilities, which are fully supported by utility service fees. Sales tax revenue typically represents about 30% of total City-Wide revenue and about 45% of total General Fund Revenue."[1] While we know who collects our sales tax, there is uncertainty as to who pays it. In past fiscal modeling, it has been estimated that the average household in Louisville spends $300-325/week on goods and services subject to our sales tax. (See Attachment 1 for a discussion and sensitivity analysis of this assumption. It was done for a citizen training exercise).

As shown in attachment 1, even if the average household spent $400/week on taxable goods and services, this spending would account for less than ½ of our sales tax collections. This means nonresidents account for over ½ of our sales tax collections. I invite you to do the math.

[1] Page 3, 2019-2020 Biennial Operating and Capital Budget, City of Louisville, Colorado.

There are likely two categories of people who spend money in Louisville. Those who come here to shop and dine, and those who come here to work, and while here, shop and dine. I have not seen recent numbers, but in the past, estimates put the number of people working in Louisville to be around 11-12,000. Around 90% of these individuals live outside Louisville.

The above discussion reinforces past findings that, as a whole, residential units do not pay for the services they receive. It further reinforces the need to have a strong contingent of commercial properties if we are going to pay the bills. The goal of fiscal sustainability cannot be met if we continue the practice of repurposing land set aside for commercial uses to residential uses.[2] Doing so undermines the realities of our revenue structure and therefore blocks the road to long-term fiscal sustainability.

Property taxes are the second largest source of discretionary money supporting the General Fund. The Gallagher Amendment to the Colorado Constitution requires owners of commercial properties to cover 55% of the State's property taxes.[3] The effect of the amendment is now to tax commercial property at a rate four times that of equally valued residential property. This multiplier has increased over time because commercial development lags residential development.

This lag affects more than taxes. It requires patience as we receive pressure to repurpose our undeveloped land. In the context of long-term fiscal sustainability, vacant commercial land should be viewed as a form of savings account. This is particularly important as Louisville approaches buildout.[4]

Before moving on, I refer you to attachment 2. This is a piece, recently sent to the City Council, focusing on the concept of long-term fiscal accountability.

I now would like to comment on a few issues that usually come up when we deal with redevelopments and high-density housing.

---

[2] As was done with Steele Ranch and North End.

[3] I am very aware of the talk about having the repeal of this Amendment on this fall's ballot. It will take some pretty creative thinking to get voters to pass something that would have the effect of raising residential property taxes.

[4] As a case in point, two of our commercial stalwarts, Colorado Tech and Centennial Valley, have been under development for 40 years.

1) It is often claimed high-density housing is used to create vitality in commercial areas. Sketches showing people chatting under trees with few, if any, cars in sight do not represent vitality. If you want to see vitality in Louisville visit our trails and open space. Visit downtown Louisville and the restaurants in the McCaslin interchange area. Watch five-year old kids playing in a youth soccer game with their parents cheering (actually screaming and coaching) them on. Office parks can stand on their own.
2) If we build more housing of any type more people will "live, work and play" in Louisville. History proves this to be nonsense. In the past 40 years, Louisville has had significant growth in both population and jobs. Over this period the number of people who live and work in Louisville has been around 10 percent. It may be as low at 8% right now. People live in Louisville for a myriad of reasons. Additionally, the frequency of job changes in today's work force further undercuts "live, work and play."

In summary, I ask you to give strong consideration to the above issues in making your decision on rezoning the Redtail Ridge land. Your decision will have long-term impacts on the future finances of the City of Louisville.

Thanks,

John Leary

1116 Lafarge Ave.

# HOUSEHOLD SPENDING VS NON-RESIDENT SPENDING IN LOUISVILLE'S SALES TAX GENERATION

## Givens

Louisville collected $16.1[1] M in sales tax revenues in 2019.

Louisville's sales tax rate is 3.65%.

## Assumptions

There were approximately 8,600 households in Louisville in 2019.

The average household in Louisville spends $325/week[2] on goods and services subject to Louisville's sales tax.

## Analysis

$16.1M/8,600 = $1,872 of sales tax collected per household.

Let Y be the amount of household spending needed to generate $1,872 of sales tax.

Therefore, .0365 x Y= $1,872.

Solving for Y results in spending of $51,288/household/year, or $986/ household/week, being needed to generate sales tax revenue of $1,872.

Subtracting the assumed average weekly household spending of $325/week from the $986 generated/household, means household spending falls $661/week short of generating the sales tax revenue necessary to pay our bills.

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[1] Does not include audit revenue.

[2] This is roughly the amount of spending the City uses when running its fiscal models. This amount includes spending on goods purchased at regional, sub regional and neighborhood retail outlets, as well as the amount spent on the taxable portions of utility bills. It is sometimes adjusted up when the income of new residents exceeds the average household income of existing residents.

$661 X 8600 X 52 x .0365 = $10.8M dollars needed from other than household spending to generate our total sales tax revenue of $16.1M

(Check: $325 X 8600 X 52 X .0365 = $5.3M $10.8M + $5.3M +$16.1M)

SENSITIVITY ANALYSIS

As was pointed out in Footnote 2 above, the $325/week household spending amount is sometimes adjusted up if new residents are projected to have higher than the average Louisville household income.[3] Additionally, sales tax on on-line spending is increasingly being captured.

Let's assume on-line spending and higher marginal incomes increase household spending on taxable goods and services in Louisville to $425/week/household. How does this change the above calculations?

$425 X 8600 X 52 X .0365 = $6.9M

$16.1 - $6.9 = $9.2 M

Household spending is still $9.2 M less than needed to pay the bills.

IMPLICATIONS

Louisville gets less than ½ its sales tax revenue from residential units. This means we depend on nonresident spending for over ½ our sales tax revenue. This nonresident spending comes from two sources: 1) Nonresidents coming into the city to purchase taxable goods, and 2) nonresident workers in the City who make purchases while in the City.

Most importantly, we know who collects our nonresident sales tax, but we do not know who spends it.

The nature of these spending patterns has land use implications.

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[3] This is a somewhat questionable practice for 2 reasons. 1) It assumes there is an unlimited ability to spend money in Louisville. This, at best, is partially true. 2) Incomes of new residents is determined by projecting incomes necessary to purchase homes in the development being evaluated. This method does not account for the equity new home buyers bring to the table.

Planning for Fiscal Sustainability[1]
Thoughts from John Leary

For over 20 years we in Louisville have attempted to integrate fiscal planning into our land use planning process. The goal of these efforts has been the creation of a fiscally sustainable city. Although we annually have a balanced budget, and have fund balances consistent with City policies, we really do not know if, in the long term, we are moving towards sustainability. We incrementally perform fiscal modelling on our land use plans and developments and gain little knowledge about our long-term fiscal sustainability.

Why has this happened? A major reason is our failure to ever define sustainability in a way that it could inform land use planning. It was not done in the 2013 Comp Plan which has a set of principles and policies,[2] some useful and some not so much, that do little to define fiscal sustainability. Additionally, the 2013 Comp Plan modelled the increment of growth expected from the Plan.[3] There was no assessment as to whether this increment would have a positive or negative affect on our overall sustainability. It was just done.[4]

One of the Plan's policies is particularly problematic as it has put us on a track of having a meaningless integration of fiscal planning and land use planning. The policy states: "Annexation, development or redevelopment must have a positive impact on the City's fiscal and economic position, especially[5] in historically retail areas…." This policy has led to fiscal modeling at the PUD level to assess a development's fiscal impact. Whatever this impact is, it has little value in determining if we are moving towards a fiscally sustainable City. Defining sustainability involves projecting service levels and capital projects desired by City residents, putting a price on these projections, and assessing our ability to pay for these projections with our current revenue structure and land use mix. PUD fiscal modeling, by design, lets us know if the revenues generated by the development are sufficient to cover the services and capital needs of the development are at a level commensurate with the rest of the City. So, we learn if the development is projected to be fiscally neutral, create a surplus or create a deficit. Unfortunately, since we have not defined sustainability, we have no way of judging the impact on long term sustainability of any of these potential outcomes. A deficit might be okay if a project had social benefits deemed to be worth the impact on sustainability and a surplus may not be okay if it does little to enhance sustainability or offset social impacts.[6]

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[1] In this paper fiscal sustainability is defined as having adequate future revenues to fulfill capital and operating needs as we near the physical build out of our City.
[2] Page 51 of the 2013 Comprehensive Plan.
[3] The analysis indicated the growth increment would have a neutral fiscal impact which could be good or bad depending on how sustainability was defined.
[4] Fiscal modelling has become more of a "check the box" exercise than a decision-making variable.
[5] I do not know what purpose the word "especially" serves given the word "must."
[6] It should go without saying that fiscal sustainability is not a stand-alone criterion. It is a factor in a socio-economic decision. The process does not dictate an outcome.

A second interesting policy is "FH-1.6. The City's fiscal structure should consistently be evaluated to ensure it supports the desired land use pattern and community levels of service." In other words, we should "consistently" consider raising taxes and/or fees to get the "desired land use pattern." This has some merit, e.g., in the context of buying open space and expanding the recreation center, but it should not replace the need for pursuing a land use pattern that promotes the fiscal sustainability of the City.

Now for the good news, maybe. "Policy FH.1 The City should coordinate the need for capital improvements, the need to expand operating programs and services, and the need for revenue prior to the approval of new annexations and rezonings." If "coordinate" means assess, and if the principle applies to City wide needs, it is a good principle. It supports the concept of defining sustainability in the context of capital needs, service needs and revenue needs.

The McCaslin and South Boulder Rd small area plans moved in the direction of identifying future capital needs[7] in those areas which is positive. However, the assumptions used for revenue projections for revenues and expenditures are poorly documented, if at all, and the revenue projections seem overly optimistic.[8] You might remember the $ to $$$$ methodology for pricing capital projects.[9] But I do not want to undercut the point that these small area plans moved in the direction of identifying and quantifying future capital needs.

So, back to the whole concept of fiscal analysis as a land use planning tool. Some good work has been done, but we have done little to achieve the goal of developing a fiscally sustainable land use plan. Or, on the other hand we have done nothing to ascertain our land use plan is fiscally unsustainable.[10]

Focusing on integrating our land use planning with planning for long-range fiscal sustainability is of particular importance when considering changes[11] in existing land uses. As we approach build out, we cannot rely on intuition and uninformed human judgments as our primary planning tools. The room for error is narrowing.

We no longer have the luxury of development for the sake of development, or because of a disdain for undeveloped land. At the same time, we need to recognize that although we are running out of land, we are not running out of time. Different development absorption rates can still be accommodated.[12]

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[7] The main focus was on capital needs with the assumption operating costs would track with current expenditures.
[8] For example, office space is expected to double in both plans and together the plans call for an addition of 500,000 sq. ft. of brick and mortar retail space.
[9] Obviously, $ to $$$$ did not go into the mode.
[10] This goes back to the earlier discussion of raising taxes as a means of achieving fiscal sustainability. If that is the choice, we should be upfront about it.
[11] Changes could come in the form of significant PUD amendment, amendments to general development plans, and rezonings.
[12] CTC and Centennial Valley have been under development for forty years or more and both are significant contributors to our fiscal well-being.

Before considering a zoning change or a change to a general development plan, we need to take a thorough look at the fiscal sustainability of our current land use plan. This would involve assessing the adequacy of our current service levels, and most importantly assessing our ability to finance our unmet capital needs[13]. Our two small area plans were a start on this, but more needs to be done.

Again, before this is done, we need to define fiscal sustainability. This should not be difficult as most of the capital and service needs are in various documents or in the heads of Councilmembers and staff. A definition would likely be in the form of monetizing capital needs and service needs along with creating a set of sustainability principles.[14]

Changes in land uses also require a fiscal analysis methodology different than the above traditional "PUD" approach. To assess the impact on overall fiscal sustainability it is critical to know the delta between the fiscal impact of various densities under existing land uses to the development proposed under the requested change in land use. This methodology should also be applied to assessing the impact of newly adopted Comp Plans.

I would like to summarize in this way. We need to decide what role we want land-use decisions to play in achieving fiscal sustainability. We have a triad of tradeoff's involving land-use, taxes, and the aspirations we have for our City. Our citizens deserve full transparency as we make these decisions.

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[13] Jumping out at us are Highway 42 and a number of underpasses that were a public priority in the small area plan process. Additionally, the rolling number of developer-built streets needing replacement continues to grow.
[14]Principles could address such issues as the priority put on the role of land decisions vs tax increases in planning for fiscal sustainability.

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge
**Attachments:** PLANNING COMMISSION REDTAIL.docx; ATT00001.htm; Newsweek.docx; ATT00002.htm; McKnight'sSeniorLiving.docx; ATT00003.htm

**From:** John Leary [mailto:johntleary@comcast.net]
**Sent:** Friday, June 19, 2020 3:05 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Redtail Ridge

Members of the Planning Commission,

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

I further beg your patience with the following comments:

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

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

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

Commissioner Diehl raised the following issues:

- *The use of the capital projects surplus shown in Figure 17*. Most of this surplus is likely a result of the one-time construction use tax. Rob correctly said most of this would not be needed for things like streets in the 1st 20 years. However, it could be needed in the 25 year. But the main issue here is the nature of capital spending. We all pay into the capital projects fund when we buy goods or services subject to our sales tax. It may be 20 years down the road before the street in front of our house is paved. But again, the major issue here is that one time revenues, while having benefits, are not, and should not and should not be, used for annual operating expenses.

- *He questioned whether the current environment was good for senior living facilities*. I assumed he was talking about the Covid-19 and recession. If he was, he did not get a good answer. If that was not his intent, I apologize, but anyway, attached are two articles on the subject. The first (from Newsweek) deals with Erickson Living's bankruptcy during the 2008 recession. (I expect you know they are owned by Redwood Capital Investment the winning bidder in their bankruptcy sale). The second article(from McNights Senior Living) deals with the financial impact of Covid-19 on senior living facilities.

Commissioner Rice raised the following issue:

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

Commissioner Williams raised this issue.

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

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

Thanks for your time and service,

John Leary
1116 Lafarge Ave

PLANNING COMMISSION REDTAIL

Last week I sent you written comments on the Redtail Ridge Comp Plan and GDP amendments. I made the following points:

> Our Comp Plan must have the goal of creating a land use mixture that will produce a fiscally sustainable city.
> Long-term fiscal sustainability is driven by our revenue structure and not by fiscal modeling.
> Our revenue structure is heavily dependent upon sales tax generated by our commercial sector via non-resident spending. This nonresident spending produces 55% - 60% of our sales tax revenue with residents providing the remaining 40 - 45%. We also get strong contributions of property and consumer use taxes from this commercial sector.
> Recent land-use decisions involving a commercial/residential mix have resulted in commercial land being repurposed to residential development to the financial peril of the City.

I call your attention to Figure 17 on page 28 of the staff report.

Look at the net fiscal results by fund section at the bottom of the figure.

The first three lines represent the net benefit to the operations part of the City Budget, i.e., services such as Police, Recreation, Parks, Public Works, etc.

The By Right column of the figure represents the current GDP or zoning granted to ConocoPhillips. As you can see the **existing zoning on the property (office development at a rural density) produces more net benefit to the City's operating budget than does Redtail Ridge.** You can see how tenuous the fiscal benefits are for Redtail; if it only builds

out to 80%, it would cost more to provide it services than we would receive in revenue.

I am skipping Debt Service Fund since it is roughly the same between scenarios, and moving on to the Capital Projects Fund about which I will make two points:

1) The Capital Project Fund surplus is likely from the construction use tax. While operating revenues are generated annually the construction use tax is one-time. As such, it is misleading to add these funds together.
2) It is against City Policy to use one-time revenues for annual operating costs.

Now, it is important to note the existing GDP, i.e., zoning, has a development level that is not the max allowed by its Comp Plan designation. It could be 27 % higher. If the GDP was amended to allow the full potential of the zoning category, the benefits to the operation budget from the current zoning would be nearly twice that of Redtail Ridge. Again, this is because of our revenue structure, and the fact residential development does not pay its way.

It is in the City's financial interest to stay with the current zoning.

McKnight's SENIOR LIVING
News, perspective and analysis


Publish DateMay 29, 2020

# Impact of COVID-19 on senior living could be $50 billion, Argentum CEO says

Kimberly Bonvissuto

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The impact of COVID-19 on the senior living industry could be $40 billion to $50 billion over the next year, Argentum President and CEO James Balda said Wednesday in a Yahoo Finance interview.

The estimate echoes one made last month when Argentum and the American Seniors Housing Association sent a letter to Health and Human Services Secretary Alex Azar asking for $20 billion from the Coronavirus Aid, Relief, and Economic Security (CARES) Act for companies operating independent living, assisted living, memory care and continuing care retirement communities.

Argentum President and CEO James Balda

"The impact on our industry could be anywhere from $40 [billion] to over $50 billion over the next 12 months. And this crisis will continue in our communities for the next 12 months until, ultimately, there is a vaccine," Balda said Wednesday. "We've been working with Congress, as well as the White House and the administration, to make the case that our providers need financial support just as the hospitals had received support and just as skilled nursing facilities had received support."

Senior living providers are doing everything they can to protect their residents during the COVID-19 crisis, Balda said, but those actions come at a cost, including escalating expenses for staffing and supplies.

"We've really been advocating to make sure that our providers get access to funding to help offset these costs," he told Yahoo Finance's On The Move panel.

The industry is seeing effects on both the revenue and expense side, the CEO said. Projections show labor costs increasing by more than 20% and supply costs increasing by more than 100%, Balda added. At the same time, communities have limited access to buildings and have restricted move-ins to prevent or contain the virus, moves that have led to a decrease in income.

One concern is that, as the country begins to open up and people's lives return to a new normal, senior living communities will "continue to be in crisis mode" as they try to protect their residents, he said.

Long term, however, Balda said the prospects for the industry are positive, adding that people choose to move into senior living communities for the supports they need and the socialization they want.

Looking to the future, Balda said there have been discussions about the physical structure of buildings on new projects and that operators will continue with enhanced infection control protocols.

Senior living communities will have more positive outcomes than nursing homes largely due to that physical structure of the buildings, he predicted. Although nursing home residents often share rooms, senior living residents typically have their own apartments, allowing them to self-quarantine or isolate if necessary, Balda said.

**In other coronavirus-related news:**

As the death toll in long-term care rises and COVID-19 testing capacity slowly expands, states are each crafting new testing policies to prevent and contain outbreaks in facilities, where more than half of coronavirus deaths have occurred in many states. In New Jersey, for instance, a directive required assisted living communities and other settings to provide COVID-19 baseline testing of all staff and residents by May 26.
Long-term care facilities have become a flashpoint in the COVID-19 pandemic, with high infection rates and low staffing exacerbated by the demands of the pandemic. A professor of mechanical and industrial engineering at Northeastern University and her doctoral students joined a team to make the hiring process more efficient.
As Massachusetts discloses the death toll by nursing home, multiple gaps exist in the data, suggesting that the number of deaths in senior care is much higher than the numbers say. Missing from the data are deaths at assisted living communities and publicly financed senior living residences, which are home to thousands of residents but have different regulators.
The White House, the Centers for Disease Control and Prevention and states are debating the proper theoretical (and politically beneficial) way to tally COVID-19 deaths. What is needed is a single and clear national testing strategy outline who must be tested, when and with which test, according to an opinion piece published by the Kaiser Family Foundation.
Carrie Kuhr, senior executive director of The Inn at Olentangy Trail and The Inn at Bear Trail in Columbus, OH, wrote a letter to the editor of the Columbus Dispatch about the need for funding of assisted living communities that are accumulating COVID-19-related costs.
A French senior care home has developed a plastic "happiness bubble" to help residents safely see their loved ones and friends during the pandemic.
Telehealth use by older adults during the coronavirus pandemic is still low, according to a pair of surveys, even though seniors have access to the technology and those who are using telehealth are giving it high marks.

Newsweek

BUSINESS

# BANKRUPTCY HITS RETIREMENT HOMES

BY **LINDA STERN** ON 11/23/09 AT 7:00 PM EST

**SHARE**

BUSINESS

The recession is hitting elderly people where they live, literally. Financial problems have been mounting at a number of assisted-living and continuing-care communities, forcing some facilities into bankruptcies and inflicting new worries on residents and their families who thought their life plans were comfortably set. In recent weeks, Erickson Retirement Communities, which manages 19 continuing-care retirement communities in 11 states, declared bankruptcy. Sunrise Senior Living Inc. posted a quarterly loss of $82 million and announced plans to sell off 21 of its assisted-living communities. Nationally, smaller retirement communities are raising their prices, changing the way they operate, selling themselves off to bigger chains, or getting out of the business altogether. Many companies say they can't make a profit—or even succeed on a nonprofit basis—in an environment that combines the high cost of caring for elderly residents, restrictive Medicaid budgets, tight credit markets and fewer residents willing and able to pay top dollar for their care.

When a facility fails, it can have myriad effects on the residents. The good news is that no one gets kicked to the curb–at least not right away. "Nobody has ended up on the street, which is a primal fear when you're dealing with these places," says Jason Frank, an elder-law attorney in Baltimore. "But their fees can skyrocket, and they can become unaffordable. Then they can kick you out for nonpayment." In some cases, residents may find that the sizeable deposits they made to get their apartments in the first place have disappeared. (Continuing-care communities like Erickson's typically charge deposits of $150,000 or more, and assure residents that they can stay on the campus for the rest of their lives regardless of how their needs change, and that the deposits will be refundable

to themselves or their heirs when they leave or die. But residents typically also have to pay monthly fees for care, and those fees can continue to increase. Assisted-living facilities like Sunrise generally require no deposits but charge a monthly pay-as-you-go-plan.) That's what happened to the 170 people who lived in Covenant at South Hills in Lebanon, Pa. Their deposits went up in smoke when their facility was sold in bankruptcy to Concordia Lutheran Ministries, which did not take on that liability. Several are now suing B'nai Brith Housing, the original operator of Covenant.

Erickson executives say that their bankruptcy filing will have no impact on residents. "We've refunded every single deposit in our 26-year history," says Tom Neubauer, the firm's executive vice president of sales. "People moving in are completely unaffected by all this." Erickson's corporate organization is complex, with each community (and that community's deposits) owned by a separate nonprofit entity that is not part of the bankruptcy filing.

But residents could face disruptions. Newer communities that haven't been completely built out yet may not have their assisted-living and nursing-home wings, so residents who need higher levels of care may end up being transferred to other facilities. Should various nonprofits not be able to resell units at the same price as the original buyers paid, those original buyers might not get their deposits back. And residents who run through their personal savings and their deposits paying for ever-higher levels of care will have to depend on an optional "benevolent fund" to cover their expenses.

Erickson has a solid reputation and good track record for keeping residents for the rest of their lives, but anyone shopping for retirement housing now should think thrice about the financial risks of their arrangements. "You've got to keep your eyes open," says Eric Carlson, director of the long-term-care project for the National Senior Citizens Law Center. "If you look at the agreements, sometimes what you're being promised is not that much. The provider may be reserving the right to force you to leave for various reasons." Often there's a generic "can't meet your needs" clause in the contract.

He recommends that refundable deposits be set aside in escrow accounts, and that anyone signing a long-term-care contract run it by an elderlaw attorney first. (They can be found at the National Academy of Elderlaw Attorneys.) His organization also has an online

checklist of questions that should be asked before moving into a retirement or assisted-living community.

Carlson also says he generally prefers the financial advantages of the pay-as-you-go models, but even consumers who choose facilities that only charge rent on a monthly basis may not be saving their nest eggs for long. Sunrise has raised prices as it has gone through several quarters of financial trouble. It can cost $6,000 or more a month for quality assisted living, and $9,000 for nursing-home care. At those rates, it's not hard to run through life savings in a hurry, and then not every assisted-living facility will keep you. Many don't take Medicaid or other subsidies, and some facilities that had taken Medicaid have switched to no-Medicaid policies. That leaves those residents who have no assets with no place to live. Nationally, discharge-related complaints about nursing homes and assisted-living facilities have doubled in a decade—to 12,237 in 2008, according to the U.S. Administration on Aging. It's now the second-most-common complaint at nursing homes, behind "failure to respond to requests for assistance." And it's the third-most-common complaint at assisted-living facilities, behind problems with medication administration and disappointment with the food.

Complicated state rules can then force newly impoverished residents to go into nursing homes for at least a month so they can qualify for Medicaid, and then back out into another assisted-living facility, says Beverley Laubert, the long-term-care ombudsman for Ohio and president of the National Association of State Long-Term Care Ombudsman Programs. She and her colleagues are called in when facilities declare bankruptcy or force residents to relocate because of policy changes, but usually they can't force facilities to keep residents. Instead, they spend much of their time helping residents who thought they'd found their final homes look for new places to live in a market where, now, nothing is certain.

**Rob Zuccaro**

**Subject:** FW: Redtail Development Proposal

**From:** Linda Lee [mailto:lm.lee@comcast.net]
**Sent:** Monday, June 8, 2020 4:26 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Redtail Development Proposal

I am writing to express my concerns about the Redtail Ridge proposal currently in front of the Louisville Planning Commission. Just some of my concerns are listed below:

1) I agree with so many of my neighbors who see this proposal as way to big. Time after time, polling of Louisville residents has indicated that we want to keep a small town feel. This proposal is counter to that and would create more congestion and pollution.

2) It's no secret that Louisville residents value our natural areas. This proposal doesn't create nearly enough open space.

3) According to the Northwest Parkway Intergovernmental Agreement community separation must take place between our towns. This proposal does not create that community separation with Broomfield.

4) This is one of biggest land use decision are town has made in decades. Can we please not rush this, and instead allow hearings on this to take place when in-person meetings can take place again.

Thank you for your consideration.

Linda Lee
Louisville

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge Development

**From:** Jennifer Levin [mailto:jenniferlevin14@yahoo.com]
**Sent:** Tuesday, June 23, 2020 11:52 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Redtail Ridge Development

Dear Commissioners:

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

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

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

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

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

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

Thank you,

Jennifer Levin
732 Jefferson Avenue
Louisville, CO 80027
303-330-2549

**Rob Zuccaro**

**Subject:** FW: Redevelopment proposal at the ConocoPhillips/ Storage Tek Property

**From:** Erin Lindsay [mailto:tenaciously.pink@gmail.com]
**Sent:** Tuesday, June 9, 2020 10:40 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Redevelopment proposal at the ConocoPhillips/ Storage Tek Property

Hello,

I'm a resident an homeowner here in Louisville. I've become aware of the plan to redevelop the ConocoPhillips/ Storage Tek Property and I have strong opposition to this proposal. Please deny it. This redevelopment is way too big. I purchased my home here to flee from areas with big development. I vote for taxes to keep this town small, warm, and lovely. Please help me preserve the entire point in living here. Please help me preserve the reasons which justify the taxes and home values here. Please help me preserve something which is becoming increasingly rare, and therefore increasingly precious.

Thank you.

Erin Lindsay

Sent from my iPhone

**Rob Zuccaro**

**Subject:** FW: StorageTek land development proposal

**From:** Katherine Little [mailto:kat.little99@gmail.com]
**Sent:** Thursday, June 11, 2020 9:09 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** StorageTek land development proposal

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

Thanks,
Katherine Anderson
Louisville resident

## Rob Zuccaro

**Subject:** FW: Redtail Ridge...

**From:** Neil Littmann [mailto:neil@signature-partners.com]
**Sent:** Wednesday, June 10, 2020 2:59 PM
**To:** Planning <planning@Louisvilleco.gov>
**Subject:** Redtail Ridge...

Dear Planning Board:

I'm writing to express my support for the Redtail Ridge Project. I am an owner of several properties in the market and believe that this project will positively impact the citizens and businesses community in Louisville. Should Medtronic (or another major employer) move forward, the job creation alone would greatly support the retailers on McCaslin / Centennial Valley, Downtown and the South Boulder Road corridor. To me, it feels like this is the exact type of project that the City needs and I would strongly recommend supporting its approval.

Thank you for your consideration,

Neil Littmann

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**Rob Zuccaro**

**Subject:** FW: Redtail Ridge AKA old StorageTek site

**From:** David Lucas [mailto:davidadamlucas@gmail.com]
**Sent:** Thursday, June 11, 2020 10:05 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Redtail Ridge AKA old StorageTek site

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

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

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

Thank you for your consideration.

Dave Lucas
303-549-2461

**Rob Zuccaro**

**Subject:** FW: Red tail Ridge re-sized

-----Original Message-----
From: Lynda [mailto:lyndabutterfly@msn.com]
Sent: Tuesday, June 9, 2020 9:41 AM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Red tail Ridge re-sized

The Louisville Planning commission has made remarkable and positive choices for our town. You have a chance again to have a profoundly positive or negative effect on all of us in Louisville and Boulder County and actually far reaching with the Redtail Ridge project.
Keep it scaled down to a size that is manageable for our town, county, turnpike and environment.m, which is much smaller than proposed.
As a Louisville resident for many years I've been involved in decisions made from the planning commission. I have been proud that the almighty dollar and pressures to build more and bigger have not been succumbed to by our commission. Please keep Louisville the one special and unique town in Boulder that bravely makes choices congruent with our values of a better world by making our town a vision of that!
Truly you are appreciated for the tough job you have and the service you offer to us. Know we support small manageable new development at Redtail Ridge where the developers don't entice our officials to be greedy in the face of financial hardships.

Our people of this town have proven we will support needed services and those that make Louisville great. Look at our track record as voters and tax payers. Look at what we value and stay true to that.

Thank you, truly Thank you,
Lynda

Sent from my iPhone

**Rob Zuccaro**

**Subject:** FW: Height of buildings at old ConocoPhillips site

-----Original Message-----
From: Eric Lyders [mailto:elyders@yahoo.com]
Sent: Thursday, June 11, 2020 6:10 PM
To: Planning <planning@Louisvilleco.gov>
Subject: Height of buildings at old ConocoPhillips site

I would hope that Louisville's height restrictions are enforced on the buildings planned for the ConocoPhillips site.

Thank you,
-Eric Lyders
141 W Elm

**Rob Zuccaro**

**Subject:** FW: too big a plan

**From:** kelly [mailto:mustharley@aol.com]
**Sent:** Thursday, June 25, 2020 11:15 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** too big a plan

HI please do not let the old storage tech be developed that big. 88th st is already overloaded.

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

Have more open space and less building.

Thank You
Kelly Macaulay
1950 Shamrock Drive
Superior Co 80027

## Rob Zuccaro

**Subject:** FW: please storage tech build

**From:** kelly [mailto:mustharley@aol.com]
**Sent:** Monday, June 8, 2020 8:21 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** please storage tech build

Hi I live across from this site in Superior . Please rethink the size of the building that they builder is asking to do. It is out of control with the building that is going on . Here in Superior they are letting building on ever piece of land. 88th is already over capacity. Tonight our town board is looking at approving another townhouse building on 88th. Please please please really look over what is being asked. Once the land is gone it is gone. Louisville and Superior are heading into looking like Denver . Wall to wall building. Ask your selfs how is it in the best interest to the community.

This is copied from someone else but they are spot on.
thank you
kelly macaulay
1950 shamrock drive
superior co 80027

We live in a great town with a small town feel and we need to keep it that way. A developer, with a well-connected PR firm, wants a huge development at the Storage Tek site with buildings three times the size of Storage Tek! With buildings up to five stories high. The Redtail Ridge development will bring lots more traffic congestion with ozone creating, climate changing pollution, pressure on housing, not near enough open space and no community separation from Broomfield.

I agree, Louisville needs some development at the old Storage Tek site, but not 5 million square feet? This will only change if you participate!

Please ask the Louisville Planning Commission to:

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

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

H

**Rob Zuccaro**

**Subject:** FW: look at this

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

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

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

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

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

## Rob Zuccaro

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

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

Louisville planning committee-
This was in today's Daily Camera, 6/28/20. The people of Louisville don't want to live in another sprawling suburb of bumper to bumper traffic , high rise buildings, lack of wildlife. We all know that Redtail ridge steals away the reasons we moved here. Please take the comments you've received from residents and represent the citizens, not the developers.
Robin MacLaughlin
Louisville resident

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge - NO to residential housing

**From:** Scott MacLaughlin <STMacLaughlin@msn.com>
**Sent:** Saturday, June 6, 2020 5:33 PM
**To:** Citizen Inquiries <info@louisvilleco.gov>
**Subject:** Redtail Ridge - NO to residential housing

I am strongly opposed to the 900,000 sf of residential housing. Each house will have 2+ cars which will exponentially increase the traffic in the surrounding areas. The prior GDP submittal had zero residential housing, so residential housing is not a requirement for this to be viable. I recommend they keep this area as open space and maintain their namesake (redtail hawks).

Regards,

Scott MacLaughlin
303-886-1448

**Rob Zuccaro**

**Subject:** FW: NO TO REDTAIL RIDGE

**From:** ROBIN MACLAUGHLIN [mailto:ROBINCMAC@msn.com]
**Sent:** Tuesday, June 9, 2020 8:40 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** NO TO REDTAIL RIDGE

Louisville planning committee,
No doubt you are salivating at the tax revenue this development will create for you, however I would like to place a comment that there are many many residents of Louisville CO that strongly OPPOSE this kind of action. Many of us have moved here to get AWAY from the traffic and crowds of surrounding towns. We have CHOSEN to be here for fewer cars on the roads, fewer buildings, more wildlife. Thousands of animals have now chosen this area as their home. Does this matter to you ? Why would you chose to approve such a development when you are individuals who are supposed to represent the wants and needs of residents of your town? There is much discussion on social media opposing this development. Wake up. Pay attention. Do the work your position requires of you. Redtail Ridge has no place in Louisville.
Robin MacLaughlin
Louisville resident

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge Traffic Assessment

**From:** Scott MacLaughlin [mailto:STMacLaughlin@msn.com]
**Sent:** Friday, June 26, 2020 2:28 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Redtail Ridge Traffic Assessment

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

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

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

Thanks-

Scott M

**Rob Zuccaro**

**Subject:** FW: No StorageTek megalith!

**From:** Mark Macy [mailto:itcmark@gmail.com]
**Sent:** Tuesday, June 9, 2020 8:50 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** No StorageTek megalith!

what my wife Regina said... ditto.

We don't need anything massive on the old StorageTek site, such as a multistory mall/ shopping complex. The Pandemic is quickly changing the way people shop in this country, and there's a good chance malls and mega-shopping-complexes are on the road to extinction.
Online warehouse shopping (amazon, thrive, costco-online...) will PROBABLY be the way of the future for non-perishable items, for better or worse.

Granted, something needs to be done with the old, crumbling StorageTek site,.. but my vote would be a mix of more open space, maybe a housing development (including a fair share of low-income housing) with a nice, big GREEN PARK, and maybe integrate all of that with a modest, tastefully designed (that is, artfully designed as opposed to strip-mallish or mega-mallish) retail area.

My 2 cents....

Mark Macy
1021 Willow Place
Louisville CO 80027

**Rob Zuccaro**

**Subject:** FW: 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

**Rob Zuccaro**

**Subject:** FW: Storage Tek Development

**From:** Amy Marks [mailto:amymarksco@gmail.com]
**Sent:** Tuesday, June 9, 2020 11:15 AM
**To:** Deb Fahey <dfahey@louisvilleco.gov>; Jeff Lipton <lipton@louisvilleco.gov>; Ashley Stolzmann <ashleys@louisvilleco.gov>; Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Storage Tek Development

Hello. I am writing to urge you not to support the development plan being pitched to the Planning Commission for the Storage Tek property this Thursday, unless the following issues are addressed *and* a well-advertised public hearing is held so that the entire Louisville community can weigh in:

- How much will the senior rental housing cost tenants? The numbers that the Citizens' Action Council is sharing are appalling (an upfront $200,000-$900,000 deposit (90% returnable), and monthly fees of $2,300–$3,800, based on financials from a similar property run by the same company). If that's not accurate, the developer should be able to provide exact numbers. That's not affordable housing, by any stretch.
- How much will the other multifamily housing units cost? Louisville does not need more "luxury" apartments. We need affordable housing so that young families can live here, retired residents can afford to stay, and everyone who works in this town can find an affordable place to live within city limits.
- What are the developers' contingency plans if the economy tanks post-Covid-19? Louisville has an abundance of vacant commercial space right now. We don't need more.
- What incentives will the city be offering to the developer, and what protections does the city have if that investment isn't recouped by promised property and sales tax income? Given the property's location, it's fair to assume that any "promised" sales tax income could just as easily go to Broomfield and not Louisville.
- How will the city manage the increased traffic flow and burden on existing infrastructure resulting from the development? Has the potential for severe budget cuts as a result of Covid-19 been incorporated into budget planning for redevelopment? If not, where is the money going to come from to pay for increased infrastructure needs if Louisville experiences a severe budget shortfall?

I'm not opposed to development, but it has to be well thought out and appropriate for the times, and I am not convinced that the Brue Baukol Capital Partners plan for the Storage Tek property is either of those.

Thank you.

Amy Marks
708 Ponderosa Ct.
Louisville
303-980-0723

**Rob Zuccaro**

**Subject:** FW: Storage Tek Development

**From:** Amy Marks [mailto:amymarksco@gmail.com]
**Sent:** Thursday, June 11, 2020 1:07 PM
**To:** Planning <planning@Louisvilleco.gov>
**Subject:** Storage Tek Development

Hello. I sent this message earlier to Mayor Stolzman, Deborah Fahey, and Jeff Lipton, cc'd to the Planning Commission at an incorrect email address.
***
Hello. I am writing to urge you not to support the development plan being pitched to the Planning Commission for the Storage Tek property this Thursday, unless the following issues are addressed *and* a well-advertised public hearing is held so that the entire Louisville community can weigh in:

- How much will the senior rental housing cost tenants? The numbers that the Citizens' Action Council is sharing are appalling (an upfront $200,000-$900,000 deposit (90% returnable), and monthly fees of $2,300–$3,800, based on financials from a similar property run by the same company). If that's not accurate, the developer should be able to provide exact numbers. That's not affordable housing, by any stretch.
- How much will the other multifamily housing units cost? Louisville does not need more "luxury" apartments. We need affordable housing so that young families can live here, retired residents can afford to stay, and everyone who works in this town can find an affordable place to live within city limits.
- What are the developers' contingency plans if the economy tanks post-Covid-19? Louisville has an abundance of vacant commercial space right now. We don't need more.
- What incentives will the city be offering to the developer, and what protections does the city have if that investment isn't recouped by promised property and sales tax income? Given the property's location, it's fair to assume that any "promised" sales tax income could just as easily go to Broomfield and not Louisville.
- How will the city manage the increased traffic flow and burden on existing infrastructure resulting from the development? Has the potential for severe budget cuts as a result of Covid-19 been incorporated into budget planning for redevelopment? If not, where is the money going to come from to pay for increased infrastructure needs if Louisville experiences a severe budget shortfall?

I'm not opposed to development, but it has to be well thought out and appropriate for the times, and I am not convinced that the Brue Baukol Capital Partners plan for the Storage Tek property is either of those.

Thank you.

Amy Marks
708 Ponderosa Ct.
Louisville
303-980-0723

**Rob Zuccaro**

**Subject:** FW: Against Redtail Ridge Proposed Development

**From:** renee marquardt [mailto:marquardt1@icloud.com]
**Sent:** Tuesday, June 9, 2020 11:23 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Against Redtail Ridge Proposed Development

Dear Planning Commission,
I will be unable to participate in the June 11 meeting due to work, but want to register my serious concern that the proposed Redtail Ridge development is far too large and will have permanent negative consequences on the livability and character of Louisville. I am opposed to the plan as it is currently proposed.
Sincerely,
Renee Marquardt
838 W. Tamarisk St.
415-572-4235

**Rob Zuccaro**

**Subject:** FW: Storage Tek site plan

-----Original Message-----
From: Marty Marra [mailto:martymarra@ymail.com]
Sent: Thursday, June 11, 2020 5:25 PM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Storage Tek site plan

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

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

Thank you.

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

**Rob Zuccaro**

**Subject:** FW: Red Tail Ridge

-----Original Message-----
From: Sheri Marsella [mailto:sheri.marsella@gmail.com]
Sent: Wednesday, June 10, 2020 8:10 PM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Red Tail Ridge

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

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

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

Sheri Marsella

Sent from my iPad

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge Comprehensive Plan Amendment and General Development Plan Amendment:

-----Original Message-----
From: Jane Massie [mailto:sjanemassie@me.com]
Sent: Thursday, June 25, 2020 11:33 AM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Cc: Ashley Stolzmann <ashleys@louisvilleco.gov>; Dennis Maloney <DennisM@louisvilleco.gov>; Kyle Brown <kbrown@louisvilleco.gov>
Subject: Redtail Ridge Comprehensive Plan Amendment and General Development Plan Amendment:

Hello,
I am writing to state my concern regarding the Redtail Ridge Development Plan.
I moved to Louisville in Fall 1983 with my husband and 9 math old baby. We moved into Heritage II, a new development, a new house, with one access road into Old Town, Cherry Street. There were no buses except downtown. No recreation center. But there was a city pool, city parks, and best of all - a library. And lots of new families with kids.
Maybe Old Town residents felt like we do now, that a new development was going to take away their quality of life. But that didn't happen. Because we were all part of Louisville. A company was not in control of Heritage homes. We payed the same taxes to Louisville. We received the same services. We had an equal voice in city elections. We raised money together for a new Library, a police station, a recreation center.

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

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

Please do not pass this change.
Jane Massie
178 S. Buchanan Ave.

**Rob Zuccaro**

**To:** d
**Subject:** FW: Redtail Ridge - procedural complaint

**From:** Jason Mastrine [mailto:mastrine@gmail.com]
**Sent:** Thursday, June 25, 2020 1:25 PM
**To:** Planning <planning@Louisvilleco.gov>
**Subject:** Redtail Ridge - procedural complaint

Planning Commission:

I live at 197 N Hoover Ave, Louisville, CO 80027. I am writing to formally issue a complaint regarding the review and approval process for Redtail Ridge. Whatever decision you ultimately conclude, I think it's important that big decisions who's consequences will last for generations, requires sufficient in-person public process. That can't happen right now.

Please delay a vote on this important decision until we are collectively able to meet in person.

Regards,

Jason Mastrine (new Louisville homeowner)
197 Hoover Ave
Louisville CO 80027

**Rob Zuccaro**

**Subject:** FW: Regarding the Redtail Ridge Development

**From:** Marty Mccloskey [mailto:martymccloskey@gmail.com]
**Sent:** Tuesday, June 23, 2020 8:25 PM
**To:** Planning <planning@Louisvilleco.gov>
**Cc:** Ashley Stolzmann <ashleys@louisvilleco.gov>; City Council <Council@louisvilleco.gov>
**Subject:** Regarding the Redtail Ridge Development

Dear Planning Commission,

As longtime residents of this beautiful small town, Louisville Colorado, we wish to voice our opposition to this massive development project. From concerns about increased traffic patterns, water usage, additional and unnecessary retail space, impact on wildlife, and many other aspects, this project will not contribute in a positive way to the character of Louisville.

Considering all aspects of this project, the negatives far outweigh the positives, and we hope that you will give due consideration to the current residents of Louisville, and not be overly swayed by the commercial interests of the developer and their associated businesses.

Thank you.

Kim and Marty McCloskey
767 Club Circle
Louisville, CO 80027

cc: Ashley Stolzmann
Louisville City Council

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge - Medtronic

**From:** Heather McKernan <heather.lee.roach@gmail.com>
**Sent:** Monday, June 8, 2020 4:36 PM
**To:** City Council
**Subject:** Redtail Ridge - Medtronic

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, Heather McKernan

**Rob Zuccaro**

**Subject:** FW: RedTail Development

**From:** Stephanie Neville [mailto:s_a_neville@hotmail.com]
**Sent:** Tuesday, June 23, 2020 8:50 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** RedTail Development

Hello,

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

The approved and voted for plan is for guidance purposes?

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

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

What if the developer goes bankrupt?

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

Regards,
Stephanie McLaughlan

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge Proposal

**From:** B McQuie [mailto:bmcquie@yahoo.com]
**Sent:** Tuesday, June 23, 2020 8:21 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>; McQuie, Jerome <jmcquie@gmail.com>; Beth McQuie <bmcquie@yahoo.com>
**Subject:** Redtail Ridge Proposal

Dear Planning Commission,

We are writing in opposition to the Redtail Ridge Proposal.

We oppose it for the following reasons:

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

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

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

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

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

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

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

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

Thank you for your consideration.

Sincerely,

Beth and Jerry McQuie

972 Saint Andrews Lane

Louisville, CO 80027

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge development

**From:** Janet McSmith [mailto:mcsmith.janet@gmail.com]
**Sent:** Thursday, June 25, 2020 6:28 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Redtail Ridge development

Dear planning commission,

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

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge

**From:** JEFFREY MEIER [mailto:jeffmeier@comcast.net]
**Sent:** Tuesday, June 9, 2020 10:10 AM
**To:** Planning <planning@Louisvilleco.gov>
**Cc:** City Council <Council@louisvilleco.gov>
**Subject:** Redtail Ridge

Hello,
I am a Louisville resident and I support the Redtail Ridge Project. I am impressed that the development group has secured the commitment of Medtronic and the senior living provider.
I am also pleased with the community outreach the Brue Baukol team has preformed. I have attended a number of the community meetings and one of the property tours. They have listened and have modified their plans, specifically the density and addition of housing based on the feedback they received.
Please support this development
Thanks!
Jeff Meier

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge

-----Original Message-----
From: Jennifer Kirk [mailto:jenniferjkirk@comcast.net]
Sent: Thursday, June 25, 2020 9:40 AM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Redtail Ridge

Planning Commission,

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

Jennifer Kirk

Sent from my iPad

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge

**From:** cheryl professionalplacementpartners.com [mailto:cheryl@professionalplacementpartners.com]
**Sent:** Sunday, June 7, 2020 3:30 PM
**To:** Ashley Stolzmann <ashleys@louisvilleco.gov>; Dennis Maloney <DennisM@louisvilleco.gov>; Planning Commission <PlanningCommission@louisvilleco.gov>
**Cc:** Warren Merlino <wfmerlino@aol.com>
**Subject:** Redtail Ridge

Hi Mayor Stolzman and City Council,

We strongly support the Redtail Ridge Project and a General Development Plan (GDP) Amendment before the Planning Commission on June 11. The prospect of having Medtronic, a Fortune 500 company, and its highly educated employees and well-paying jobs, as the anchor for the project is exciting. The nearly 400-acres of land has not been utilized for too many years now and Medtronic will spur positive economic activity for years to come!

This opportunity is exactly why the city council unanimously approved almost $1.5 million in incentives for Medtronic, Inc. to locate on the property. They recognized this development will greatly benefit all of us and retain important jobs within our community which should not be disregarded in times like these.

We are also supportive of changing the traffic patterns in that area to accommodate the new project (Monarch High School access, access to Highway 36, access from Northwest Parkway, etc). We also support mixed use retail, commercial, and residential at Redtail Ridge, as well.

Thank you for your consideration!

Cheryl & Warren Merlino
631 Manorwood Lane
Louisville, CO 80027
(303) 604-0600
Email: WFMerlino@aol.com and Cheryl@ppp.jobs

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge Proposal

**From:** Billy Mertens [mailto:billymertens@gmail.com]
**Sent:** Wednesday, June 10, 2020 12:30 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Redtail Ridge Proposal

To whom it may concern,

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

Thank you for your time.
Best,
Billy Mertens
917 Eldorado Ln, Louisville, CO 80027

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge

**From:** William G Mertens [mailto:mertens@colorado.edu]
**Sent:** Wednesday, June 24, 2020 9:20 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Redtail Ridge

To Whom It May Concern:,

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

Billy Mertens
917 Eldorado Lane

**Rob Zuccaro**

**Subject:** FW: concerns regarding proposed development of Conoco Phillips property

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**From:** Jonathan M Mihaly <jmmihaly@gmail.com>
**Sent:** Wednesday, October 16, 2019 12:15 PM
**To:** Ashley Stolzmann
**Subject:** concerns regarding proposed development of Conoco Phillips property

Dear Councilmember Stolzmann,

I was unable to attend the meeting last night, and have two concerns regarding the proposed Medtronic development.

1. The proposal calls for development of an area much larger than what is currently zoned

2. We are providing a tax credit which will ultimately be needed by our community to accommodate the development

The crux of my concern is that the size of the development represents a long term burden on our community resources/amenities and a degradation of our highly-valued small town quality of life.

So, have analyses been completed regarding:

a. the benefit of having the property developed to that larger size?

AND

b. the affects (near and long-term) of the development on our community (traffic, cost of improving/maintaining roads and utilities, etc)?

If you haven't already, can you please make these analyses available to the general public? If you have done so, can you please point me towards them?

Thank you for your time and community service.

Your concerned neighbor,

Jonathan Mihaly

**Rob Zuccaro**

**Subject:** FW: Red Tail Ridge

-----Original Message-----
From: mlczeman@q.com [mailto:mlczeman@q.com]
Sent: Monday, June 1, 2020 2:32 PM
To: Planning <planning@Louisvilleco.gov>
Subject: Red Tail Ridge

I want to voice: there are good reasons for height limitations and unobtrusive views. Please don't make exceptions or everyone will want exceptions and where's the precidant? That parcel of property will be gone forever. The open space needs to be larger or it will be yet another development named for what is now a displaced species-there won't be red tail hawks there anymore.

Consider no development.

Sent from my iPhone

**Rob Zuccaro**

**Subject:** FW: Louisville "Storagetek" property

-----Original Message-----
From: Jennifer Moeller [mailto:jen.moeller@yahoo.com]
Sent: Tuesday, June 9, 2020 3:32 PM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Louisville "Storagetek" property

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

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

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

Please deny the proposal in its current state.

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

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge development proposal

**From:** Danajoy Monroe [mailto:djzmonroe@gmail.com]
**Sent:** Monday, June 22, 2020 5:49 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Redtail Ridge development proposal

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

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

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

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

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

I highly object to this massive Redtail Ridge Development proposal!

Thank you
Danajoy Zoe Monroe
470 Muirfield Cir
Louisville CO 80027
303-944-6199

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge - Citizen Feedback

**From:** Brian Moran [mailto:bmoran@ghx.com]
**Sent:** Thursday, June 25, 2020 9:02 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Redtail Ridge - Citizen Feedback

Hello,

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

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

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

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

Thanks for your attention,
Brian Moran
589 W Arrowhead St., Louisville CO 80027

**Rob Zuccaro**

**To:** d
**Subject:** FW: Redtail Ridge comments

**From:** Trudi Moran [mailto:trudirmoran@gmail.com]
**Sent:** Thursday, June 25, 2020 8:40 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Redtail Ridge comments

Hello there,

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

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

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

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

Thanks for your attention,
Trudi Redd Moran
589 W Arrowhead St., Louisville CO 80027

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge Development

**From:** Richard Morgan [mailto:richardmorgan644@gmail.com]
**Sent:** Monday, June 8, 2020 7:46 PM
**To:** City Council <Council@louisvilleco.gov>
**Subject:** Redtail Ridge Development

Dear City Council Members:

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

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

Please vote in favor of this crown jewel community asset.

Thank you,
Richard Morgan

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

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge Development

**From:** Richard Morgan [mailto:richardmorgan644@gmail.com]
**Sent:** Wednesday, June 24, 2020 11:23 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Fwd: Redtail Ridge Development

Members of the Planning Commission:

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

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

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

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

Thank you,
Richard Morgan

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

---------- Forwarded message ---------
From: **Richard Morgan** <richardmorgan644@gmail.com>
Date: Mon, Jun 8, 2020 at 7:44 PM
Subject: Redtail Ridge Development
To: <PlanningCommission@louisvilleco.gov>

Dear Planning Commission Members:

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

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

Please vote in favor of this crown jewel community asset.

Thank you,
Richard Morgan

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

**Rob Zuccaro**

**Subject:** FW: Red Tail Ridge proposal

-----Original Message-----
From: Susan [mailto:susankmorris@gmail.com]
Sent: Tuesday, June 9, 2020 11:17 AM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Red Tail Ridge proposal

Dear Planning Commissioners
As a long term Louisville resident and a former City Council person- I am asking you to vote NO on this proposal.
The STC site was planned for a single corporate use and then when it was taken over by the Conoco Philips plan the usage was significantly increased but the plan for this site was still supposed to be focused on the needs of a single user.
The Red Tail Ridge proposal in front of you wants to put in retail (that we could use and have room for in our current community),apartments , hotels, and a senior living facility.
This proposal is too dense. It doesn't fit the overall plan that we have always had for Louisville.
As you know a 5 story structure goes well beyond our current height limits in Louisville. The senior housing plan just doesn't make any sense. The only thing it is close to is the hospital- is that really the message we want to send?
I know they will say that since most of the housing is rental that it won't impact the schools. We have heard that from many planners over the years and it is simply not accurate.
We are not interested in having Louisville part 2 out there. We never were. The people living and/or working out there will have very little connection to our community and will spend most of their money in Broomfield. So the financial implications are significant too.
This site has always been very special to the Louisville community-please keep that in mind when you are looking at proposals.
During this complicated time of Covid- I would ask you to wait on hearing this plan until we have safely reopened our meetings in Louisville without restrictions and we can all come in person to the hearing. Doing it on zoom or with significant restrictions on who can be at the hearing etc is not appropriate for such a huge proposal.
This proposal also conflicts with the Northwest Parkway intergovernmental agreement that we are a part of.
This development proposal is way too intense and too big.
Vote no on this. It is not something that would be a benefit to us. We never wanted a Louisville part 2. Let's continue to focus on what works for us.
Thank you
Susan Morris
939 West Maple Court
Louisville

**Rob Zuccaro**

**Subject:** FW: Red tail Ridge

**From:** Maxine Most <cmaxmost@me.com>
**Sent:** Monday, June 8, 2020 8:17 AM
**To:** Planning Commission
**Cc:** Ashley Stolzmann; Council@louusvilleco.gov
**Subject:** Red tail Ridge

While I had high hopes after the very first public meeting by the developer for Redtail Ridge, I am now firmly opposed to the planned development at this site in its current form.

Beyond the absurdity of offering Medtronic - a multi billion dollar company headquartered outside of the US to avoid paying US taxes - generous incentives that were offered without a cost benefit analysis, this project is too big, and inconsistent with the community of Louisville.

The developer also initially promised no residential development beyond a senior community. This has now changed as well. Classic bait and switch for nearly every development in town - promise commercial development then claim they need more residential to make it viable.

If the developer and Medtronic are So interested in "helping our community" - which is what they are paying their PR agency a sizable sum to convince the community of 1 why do they need so many concessions?

The last virtual meeting the developer held was a scripted PR show where questions were screened and they would not address issues by citizens who demonstrated any opposition or concerns about the project.

It is time for the planning commission and the City Council to consider the long term implications for our community and at the VERY LEAST the planning commission and/or the City Council must:

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

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

Respectfully,

Maxine Most

C. Maxine Most
640 W Linden St
Louisville, CO
720 530  5836

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge

**From:** Maxine Most [mailto:cmaxmost@me.com]
**Sent:** Tuesday, June 23, 2020 9:27 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>; City Council <Council@louisvilleco.gov>
**Subject:** Redtail Ridge

I am opposed to Redtail Ridge development as currently proposed.

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

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

There are many other serious concerns about this project:

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

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

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

C. Maxine Most
640 W Linden St
Louisville
720 530 5836
Sent from my iPhone

**Rob Zuccaro**

**Subject:** FW:
**Attachments:** text_1593012478689.txt

**From:** +13038592549@tmomail.net [mailto:+13038592549@tmomail.net]
**Sent:** Wednesday, June 24, 2020 9:29 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:**

Hello this is Arnie Mullen I live at 235 Dahlia Drive in Lewisville hello this is Ernie Mullen I live at 235 Dahlia Drive in Louisville I'm asking you to please vote against the Bruce Paco project at red tail Ridge I think it's way too big but development for Louisville these developments are Ponzi scheme it always cost taxpayers a lot more than the tax revenue that is generated I'm in Economist of studied this issue with the Economist magazine says that these developments never pay for them themselves will be stuck 20 years later with empty buildings and new infrastructure cost to repay the streets to fix the water lines to build more schools etcetera so please vote against it my phone number is 303-859-2549 thank you

T · ·Mobile·

This message was sent to you by a T-Mobile wireless phone.

**Rob Zuccaro**

**Subject:** FW: Oppose Redtail Ridge Plan

**From:** William Nelson [mailto:williamharrynelson@gmail.com]
**Sent:** Tuesday, June 23, 2020 8:39 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Re: Oppose Redtail Ridge Plan

I forgot to include my address below.

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

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

714 Peach Court
Louisville, CO

**Rob Zuccaro**

**Subject:** FW: Development proposal - do not act

**From:** Stephanie Nevarez [mailto:stephanie.nevarez@bvsd.org]
**Sent:** Monday, June 22, 2020 4:27 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Development proposal - do not act

Please postpone the decision to develop this area and leave it alone for now. The value will not diminish.

1903 Garfield Ave Louisville

**Rob Zuccaro**

**Subject:** FW: RedTail Ridge Comments

**From:** Cory Nickerson [mailto:cory@louisvillerealtyassociates.com]
**Sent:** Monday, June 15, 2020 3:58 PM
**To:** Planning <planning@Louisvilleco.gov>
**Subject:** RedTail Ridge Comments

Hello Planning Commission,

I have been following the development plans for a decade since my family and I moved to Louisville in 2010. My goodness what a long, windy road!

I view the current project through a few lenses and would like to share my perspectives based on my experience as a Monarch High School parent volunteer leader for the past 7 years, as a former candidate for Louisville City Council in 2015 and as a residential real estate broker serving the Boulder area. I am reading online comments stating the development "seems too big". These comments seems vague and not grounded in any data or science. In today's age, we all know how important data is! Let's not forget that Louisville has supported and allowed successful expansion of the Colorado Tech Center, also located on Louisville's outskirts, not in the middle of town, such as the RedTail Ridge plan. The current plan allows for a mix of commercial, residential, multi-family, *which includes the all important senior housing* and would also include new trails for cycling, walking and running. The development allows for additional roadway accesses reducing traffic congestion and will FINALLY allow for more than current one way in and out of the Monarch parking lots, which has been a potential safety issue in the twenty plus years since the Monarch campuses were built.

The developers have communicated and demonstrated that they are very eager to work with our community. The development would allow a new source of tax revenue, increase our town's housing options, and increase outdoor recreation opportunities for our residents.

*Best,*

*Cory Nickerson*
*Louisville Realty Associates*
*Associate Broker, MBA, SRES®, RPR® Trainer*
*303-961-6031 Cell*
*louisvillerealtyassociates.com*

*Helping Small Businesses on Main Street - learn how here.*
*Home buying & selling tips on our Main Street Blog here!*

**Lisa Ritchie**

**From:** Meredyth Muth on behalf of Open Records
**Sent:** Friday, August 16, 2019 3:31 PM
**To:** Rob Zuccaro; Lisa Ritchie
**Subject:** FW: ConocoPhillips campus proposal

***MEREDYTH MUTH***
*CITY CLERK*
*CITY OF LOUISVILLE*
*303.335.4536*
*303.335.4550 FAX*
*www.LouisvilleCO.gov*
*MeredythM@LouisvilleCO.gov*

**From:** Laura Page [mailto:lpage53@gmail.com]
**Sent:** Wednesday, August 14, 2019 9:40 AM
**To:** City Council <Council@louisvilleco.gov>
**Subject:** ConocoPhillips campus proposal

Dear Council Members,

We just received a postcard regarding an application for rezoning and development of the ConocoPhillips' campus. No details nor links to details were provided and we will be out of town on the day of the meeting. I want to express my opinion that no new housing should be allowed. Residential growth always costs more than it returns to the City. Further, that location, being closer to Hwy 36, is well situated for tax-generating industrial and commercial office space.

I do hope you will consider the LONG-TERM consequences of the decisions you will be making in regards to this property.

Thank you for listening.

Laura Page and Celeste Niehaus
920 Rex St

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge development decision

**From:** Christine Nimmo [mailto:christinenimmo773@gmail.com]
**Sent:** Thursday, June 25, 2020 9:50 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Redtail Ridge development decision

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

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

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

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

Christine Nimmo
397 Caledonia Street
Louisville, CO

--
*Dr. Christine Nimmo*
*christinenimmo773@gmail.com*

*Dr. Ross Holland*
*rossholland027@gmail.com*

*397 Caledonia Street*
*Louisville, CO 80027 USA*

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge proposed development

**Importance:** High

**From:** Ed Novik [mailto:ednovik21@comcast.net]
**Sent:** Wednesday, June 10, 2020 3:41 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Redtail Ridge proposed development
**Importance:** High

Dear Planning Commission,

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

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

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

Thank you for your attention and your consideration.

Sincerely,
Ed and Anna Novik
Cherrywood subdivision
Louisville

**Rob Zuccaro**

**Subject:** FW: Re-Development @ Storage Tech Site

**From:** William ODonnell [mailto:billyod444@gmail.com]
**Sent:** Wednesday, June 24, 2020 4:08 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Re-Development @ Storage Tech Site

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

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

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

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

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

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

• Proposed Added Retail & Food places - not financially viable after working hours

• Proposed Special District- This is always a questionable means for developers to shift costs to others , with those others having little input in how those costs are arrived at or allocated. (Please reference recent Denver Post series on this subject)

• Other Considerations, especially relevant to this day & age, would include those beyond current regulations & planning documents, such as:

~ Sustainability?

~ Realistic alternatives to automobile use? (the small tram system at Flatirons Crossing never was viable).

~ Impacts on Louisville, & means to compensate for them? (Not using a Special District): Including, but not limited to: Infrastructure (Water, Wastewater, Stormwater, other Public Works, especially the cost of upgrades and operations & maintenance), Recreation & Senior Center, Public Safety (Police, Fire, Ambulance) other municipal services ( including Library)

~ Impacts on, and means to mitigate, effects on surrounding environment , including wildlife

~ Impacts on Monarch Middle & High Schools

In Summary:

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

• Not Appropriate:

~Additional offices

~ Additional Residences

~ Retail & Food Establishments ( beyond that to directly support of Senior & Corporate facilities)

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

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

William (Billy) O'Donnell
444 Owl Dr, Louisville, CO 80027
303-229-0700
billyod444@gmail.com

**Rob Zuccaro**

**Subject:** FW: Storagetech Site

**From:** Elizabeth Otto [mailto:elzbeth.otto@aim.com]
**Sent:** Tuesday, June 23, 2020 8:41 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Storagetech Site

I am particularly concerned that the proposed development for the Storagetech property does nit include any environmental sustainabilty improvements, i.e. active and passive solar, xeriscaped landscaping, etc. No development in Louisville should go forward without these.

Thank you,

Elizabeth Otto
538 W. Sycamore Circle
Louisville

Elizabeth Otto elzbeth.otto@aim.com

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge Development

**From:** Katharine Rhodes [mailto:katharine.rhodes@gmail.com]
**Sent:** Sunday, May 31, 2020 9:10 PM
**To:** Planning <planning@Louisvilleco.gov>
**Subject:** Redtail Ridge Development

Hello,

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

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

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

Sent from my iPhone

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge Development

**From:** Kevin Owocki [mailto:ksowocki@gmail.com]
**Sent:** Monday, June 1, 2020 8:55 AM
**To:** Planning <planning@Louisvilleco.gov>
**Subject:** Redtail Ridge Development

Hello,

I am a homeowner and live in Louisville, near where the proposed Redtail Ridge Development would be located. After reviewing the plans submitted by Brue Baukol, I am asking that Louisville city planning reject this development proposal.

I am very concerned with the size and scale of the proposed development. We already will have a lot of empty commercial space in that corner of town (the empty Kohl's shopping center, and across McCaslin when Lowe's leaves town). We should be focusing on reviving and maximizing the empty developments currently zoned for commercial and retail use before building another 2M plus square feet development there.

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

Thanks
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: Redtail Ridge

**From:** Laura Page [mailto:lpage53@gmail.com]
**Sent:** Tuesday, June 9, 2020 8:31 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Redtail Ridge

Dear Planning Commissioners,

I am opposed to the scale and height of the proposed Redtail Ridge development. (Isn't it ironic that developments are named for species that lived in the place they cover over?) Prior to the new coronavirus, Louisville was already on solid economic footing and there is more room for commercial development in the old Sam's Club area. I don't see the need to compromise our Community's values and wishes.

There is broad agreement that this area is rich in wildlife. Perhaps Louisville could purchase a portion for open space. There also seems to be a desire for more senior housing; a development such as this that keeps traffic down could be of benefit, though it may also overburden our emergency response capability since we already have two major senior-housing complexes.

I would prefer to see a development of the size approved previously for ConocoPhillips.

Thank you for being responsive to your neighbors.

Laura Page
920 Rex St

**Rob Zuccaro**

**Subject:** FW: Red tail ridge (old StorageTek site) input

**From:** Maudy Palupi [mailto:maudy_p@yahoo.com]
**Sent:** Tuesday, June 9, 2020 8:11 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Red tail ridge (old StorageTek site) input

Hello,
My name is Maudy and I am a resident of Louisville. I was made aware of redtail ridge development and have a few comments or inputs:

1. I heard the building height will exceed current maximum. Developer should follow the the rule on building height. Louisville is not a big city with sky scrapers. There is a reason why building height max limit is there to begin with.

2. Traffic congestion. Nothing to be said as I am sure you are aware how it would be.

3. Per citizen action council email I saw, " This would more than **double the amount of development currently allowed** in the current GDP and Comprehensive Plan". One development should not be allowed to break this plan. Again, this plan is there for a reason and no one is special enough to be allowed to break
It.

4. Per CAC's email, the development will provide 900 multi family units on top of the senior housing. What is the impact on schools? Is the development going to build its own elementary and middle school or is it going to burden and crowd our struggling schools.

6. Wildlife impact. An extensive comprehensive assessment should be done by wildlife experts not paid by the developer. We cannot allow greed to kill wildlife into extinction.

7. What does this development try to address? I don't see any advantages of having this development. Yes, there will be 70k sq ft of retail space. But face it, retail is dead as everyone just online shops. Take a look at downtown Louisville, the only businesses thriving are restaurants. I don't understand fully how online sales tax works as I think the state gets it all. But if sales revenue is what the city afters, Louisville and other struggling cities should figure out how to get some portion of that from the state. Even if I am charged full sales tax when shopping online, I still prefer to shop online because prices are just generally better.

8. This development will not address affordable
Housing problem. Per CAC's email, " 1,336 Senior units (Require $200,000-$900,000 deposit 90% returnable, monthly fees of $2,300 – 3,800) (Data from Wind Crest Pricing Guide 2020 – the Louisville facility would be operated by the same company).". This is NOT affordable by any means.

9. Is there tax incentive or tax break received by developers? Is the city hoping to bring jobs in for the locals? My observation is that none of the development in Colorado brings jobs to people in Colorado. They all bring people to Colorado to work.

In short, I am against this development. I don't see any single advantage and good thing coming from this development. The city should take a step back and figure out what the city really needs, which I am guessing is money in terms of tax revenues. If that's the case? Why did we lose kohl's? And I also heard we are losing Lowe's? Lafayette has a lot of great stores. Jax, tractor supply, Kohl's, irvings bagels, to name a few. Louisville should learn from Lafayette what they do correctly to attract retailers.

Thank you for reading this email. I hope you put it into consideration.

Thanks,
Maudy

**Rob Zuccaro**

**Subject:** FW: Please DENY the Redtail Ridge development proposal

**From:** Laura Pederson [mailto:lppederson@comcast.net]
**Sent:** Tuesday, June 9, 2020 9:57 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Please DENY the Redtail Ridge development proposal

Hello,

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

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

It would result in unwanted traffic congestion and crowding.

The negative environmental impacts are unacceptable.

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

Thanks and Regards,

Laura and Pete Pederson, 2297 Cliffrose Lane

**Rob Zuccaro**

**Subject:** FW: Please DENY the Redtail Ridge development proposal

**From:** Laura Pederson [mailto:lppederson@comcast.net]
**Sent:** Tuesday, June 9, 2020 9:49 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Please DENY the Redtail Ridge development proposal

Hello,

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

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

It would result in unwanted traffic congestion and crowding.

The negative environmental impacts are unacceptable.

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

Thanks and Regards,

Laura

**Rob Zuccaro**

**Subject:** FW: ConocoPhillips general development plan

**From:** Bill Peltier [mailto:bill@ahfinish.com]
**Sent:** Tuesday, April 7, 2020 1:28 PM
**To:** Planning <planning@Louisvilleco.gov>
**Subject:** ConocoPhillips general development plan

To whom it may concern,

My name is William Peltier and I am managing partner of Peltier Properties. We own the mineral estate beneath the ConocoPhillips/Storage Tek campus.

I have received a letter about a new development on the surface of that property. There's a meeting scheduled for the 9th which I'm sure is now canceled. I just need to log my opposition to the development until I can see how it impacts our mineral estate.

Please let me know when the rescheduled meeting is to take place

Thanks Bill Peltier
Cell 303-748-7102

**Rob Zuccaro**

**Subject:** FW: I'm opposed to the huge new StorageTek development

**From:** Richard Forrest Phillips [mailto:rfphill@gmail.com]
**Sent:** Tuesday, June 23, 2020 1:31 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** I'm opposed to the huge new StorageTek development

I'm opposed to the huge new StorageTek development

Richard Phillips
377 Centennial Dr
Louisville, CO

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge Development - Neighbor Commercial - Ownership of 1772 Prairie & 1441 Taylor

**From:** Wendell Pickett [mailto:wendell@fc1960.com]
**Sent:** Tuesday, June 9, 2020 1:44 PM
**To:** Planning <planning@Louisvilleco.gov>
**Subject:** Redtail Ridge Development - Neighbor Commercial - Ownership of 1772 Prairie & 1441 Taylor

Dear Commissioners:

Thank you for considering the proposal before you regarding the Redtail Ridge Development. I have been a long time owner of commercial developments in in Louisville for decades (specifically, the Colorado Tech Center). I remain committed and invested in the successful future of the buildout of Louisville and believe that the proposal that is put forth brings a diversity of new products to the market while helping to reset the bar of possibilities for new development. With the connection of the multimodal paths and the preservation of open space with trail systems, the development creates functional transportation and recreational connections from Louisville to the greater Denver Metroplex. Lastly, this development is not singularly focused on a product type, but rather meets the demands and needs of various diverse sectors.

I support this project and encourage you to approve and move this master development forward.

Thank you for your consideration of my letter of support.

Wendell Gene Pickett, CCIM
645 Tenacity Drive, Unit C
Longmont, CO 80504
303.589.7860

**Rob Zuccaro**

**From:** Lisa Ritchie
**Sent:** Thursday, June 11, 2020 8:21 AM
**To:** Rob Zuccaro
**Subject:** FW: Redtail Ridge Development Project

***Lisa Ritchie, AICP***
*Senior Planner*
*City of Louisville*
*720-391-3993 - Temporary Phone Number*

***The City has made the decision to close all facilities in an effort to protect public health and prevent the spread of COVID-19. We continue to provide essential services and are conducting non-essential services remotely if possible. I appreciate your patience and understanding if you experience a longer response time than usual.***

***Also to stay up-to-date, please sign up for eNotifications at https://www.louisvilleco.gov/residents/enotification and the City's monthly eNewsletter at https://www.louisvilleco.gov/newsletter.***

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**From:** Molly Pieper [mailto:mollypieper@yahoo.com]
**Sent:** Thursday, June 11, 2020 7:30 AM
**To:** Planning <planning@Louisvilleco.gov>
**Subject:** Fwd: Redtail Ridge Development Project

**From:** Molly Pieper <mollypieper@yahoo.com>

**Date:** June 10, 2020 at 6:16:19 PM MDT
**To:** planning@louisvileco.gov
**Subject: Redtail Ridge Development Project**

Dear Louisville Planning Committee,

I have lived in Louisville for twenty years and love our community. I feel so fortunate to have lived here long enough to witness first hand the amazing changes to Louisville in these past twenty years. When we first arrived, Senor T's, the Blue Parrot and Paulie's Italian Ice were our limited favorites! There was, of course, the infamous Storage Tek campus and the Flatirons Mall was just opening.

Sadly, one big change has been the vacancy and changes to the Storage Tek area. I fully support the Redtail Ridge Development project and hope our Community will move forward with supporting this project and giving new life and vibrancy back to a beautiful area, along with creating jobs and further benefits to our community!

Thank you for helping Louisville thrive!!

Warmly,

Molly Pieper
817 Trail Ridge Drive

**Rob Zuccaro**

**Subject:** FW: Nawatny Ridge Development

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**From:** Bev Pogreba <boulderbev@gmail.com>
**Sent:** Monday, December 23, 2019 11:10 AM
**To:** Pning@louisvilleco.govlan; City Council
**Subject:** re: Nawatny Ridge Development

Hello Council & Planning Board ~

I would like to see a patio home for seniors / over 55 at Nawatny Ridge rather than what appears to be proposed by the developer - apartment style senior housing - which there is a lot of & not what active seniors & the baby boomers are desiring.
I have reached out to Brue Baukol about this but in case that is not effective, I hope the traffic impact of apartment housing will prevent their efforts and they will be enticed to explore a more modest impact of a smaller patio home community.
I work in real estate & have lost count of the number of seniors as well as those close to retirement desire a low maintenance one level patio home vs an apartment.
There are many senior apartment housing developments in Boulder County & more being built so there is no shortage of those & most have vacancies at any given time. The interest is in homes with small yards.
Many just end up staying in their homes instead which means less inventory for young families in the area.
I hope this info & traffic impact will restrict their efforts for density.

***Thank you, Bev***
303-442-1111

**Agent & Author ~** ***Bilingual Poetry * Health Journal * Dance Story * SEO Marketing & more!*** See Amazon Page ~
http://www.amazon.com/s/ref=nb_sb_noss?url=search-alias%3Daps&field-keywords=bev+pogreba

**Rob Zuccaro**

**Subject:** FW: Red Tail Ridge

**From:** Kim Poletti [mailto:casa_poletti@comcast.net]
**Sent:** Thursday, June 11, 2020 9:02 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Red Tail Ridge

Dear Planning Commission,

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

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

I vote "NO" on this development.

Thank you,
Kim Poletti

**Rob Zuccaro**

**Subject:** FW: Please keep Louisville! Do not approve PUD for Red Tail

-----Original Message-----
From: Becky Powell [mailto:blue_mountain_sun@yahoo.com]
Sent: Wednesday, June 10, 2020 5:36 AM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Please keep Louisville! Do not approve PUD for Red Tail

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

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

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

Thank you for all you do.

Becky Powell
becky@albrecht.com
Sent from my iPhone

**Rob Zuccaro**

**Subject:** FW: Storage Tex site

-----Original Message-----
From: Mike Price [mailto:littlehorsebooks@gmail.com]
Sent: Thursday, June 25, 2020 4:32 PM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Storage Tex site

TOO BIG! Go back to ConocoPhillips size!!!!
Sent from my iPhone

**Rob Zuccaro**

**Subject:** FW: Citizen request for old Storage Tek site

**From:** Carolyn Puska [mailto:cpuska@gmail.com]
**Sent:** Tuesday, June 9, 2020 3:47 PM
**To:** City Council <Council@louisvilleco.gov>
**Subject:** Citizen request for old Storage Tek site

Dear City Council Members,

As a 20-year Louisville resident, I am so grateful for this community and its small-town feel.
Recently, however, the proposed plans for development of the old Storage Tek site have left me concerned. I believe that the proposed development is too big. Also, although it proposes to make senior housing available, based on the costs of similar units by the same developer, it is not likely to improve access to low-income, diverse housing in our community.

Furthermore, I ask that you wait to schedule a public hearing on this significant community decision at a time when it's safe to meet in person.

Thanks for all you do for the Louisville community,

Carolyn Puska
552 W. Spruce Way
Louisville, CO 8027

## Rob Zuccaro

**Subject:** FW: Red Tail Ridge

**From:** jetboulder@aol.com [mailto:jetboulder@aol.com]
**Sent:** Monday, June 22, 2020 12:08 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Red Tail Ridge

My name is Mike Putney, and I live at 691 West Street, in Louisville. I have lived in Louisville since 1993. I am writing to strongly OPPOSE the General Development Plan and PUD Bruce Baukol Capital Partners is proposing. This proposal would significantly increase the traffic and would subsequently increase the emissions of Ozone precursors. Boulder County is currently part of a serious non-attainment area for ozone, and developments like the proposed project will only make it worse. I wasn't surprised to hear that Boulder County does not support the proposal, and that the proposal is contrary to the intent of the Northwest Parkway Intergovernmental Agreement. The Louisville Planning Commission should encourage and promote regional cooperation and coordination in working with other entities and jurisdictions. Thanks!

Mike Putney
691 West Street
Louisville, CO

**Rob Zuccaro**

**Subject:** FW: Please protect us

**From:** Michelle Reddy <Michelle_Reddy@comcast.net>
**Sent:** Monday, June 8, 2020 8:21 AM
**To:** Planning Commission
**Cc:** Ashley Stolzmann
**Subject:** Please protect us

Dear Louisville Planning Commission:

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

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

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

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

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge Overdevelopent Proposal
**Attachments:** Louisville Planning Commission.docx

**From:** Michelle Reddy [mailto:Michelle_Reddy@comcast.net]
**Sent:** Thursday, June 25, 2020 8:17 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Cc:** Matt Jones <electmattjones@gmail.com>
**Subject:** Redtail Ridge Overdevelopent Proposal

Louisville Planning Commission:

In regards to the proposed Redtail Ridge overdevelopment proposal, JUST SAY NO. It is too large, too invasive, and destroys forever the precious wild greenspace that creates a buffer between Broomfield, Superior, and Louisville. Already, Louisville has lost or is losing much of its greenspace. With the change in retail habits of consumers, malls such as FlatIrons Mall will be a thing of the past, and it makes much more sense to reuse and redevelop these areas into the type of development proposed by Redtail Ridge. These areas cannot be returned to the wild habitat and native greenspace that Redtail Ridge threatens to destroy. There are already plans in place to create much of the type of development proposed by Redtail Ridge in the FlatIrons mall property, which is a brilliant reuse of malls as they become abandoned in this era of online shopping https://www.broomfieldenterprise.com/2020/05/11/nordstrom-closure-a-step-toward-mixed-used-redevelopment-at-flatiron-crossing/. Duplicative development will oversaturate the area. In addition, we already have an industrial park for places like Medtronic if they need to expand from their current location in Louisville.

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

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

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

I beg you….Louisville is a special place, and while it is important to move forward, our development must be smart and ensure that it is in line with who and where we are. Let's not rape our limited, precious space with

short-sighted ambition and sell out our families to a greedy developer who does not care about us. We trust you will protect us and see beyond the PR hype…if it were so good for us, a PR firm would not be required. Louisville still belongs to us, and we need you to keep it that way. Make them do it **OUR** way or send them on **THEIR** way.

June 23, 2020

Dear Commissioners,
Please consider these points before making a decision on the proposed development of Redtail Ridge.

The world doesn't need more "Happy Valley Estates". Is it nothing but empty platitudes when we profess to respect all living things on earth, and pledge to protect our children's futures? How long can we continue with such blatant disregard for the value of life on this planet, turning a blind eye to the limits of these resources? Platitudes are no longer good enough. We must live true to our convictions.

Is it actually being suggested that we partner with a giant fossil fuel corporation even as we struggle to rid ourselves of their chokehold on our society?
All over America progressive thinkers are running for offices with a Green New Deal as part of their platform. How can we propose to climb into bed with an oil and gas company that has made ZERO investments in renewable resources, alternative energy sources, or sustainable practices. The suburban development as proposed shows us nothing of forward thinking! It is more of the same fixation on the short-term economic benefit with willful ignorance of the disastrous long term real costs. What we are looking at here is a reckless waste of resources, both financial and natural.

If we feel compelled to sacrifice this lovely little enclave as it busily returns to a natural state, let's at least make it worthy. Use this as the rare opportunity to do something truly remarkable. Imagine the impact if we were to build a totally sustainable development!!!
The situation is perfect for it. It will demonstrate in real life how Louisville Government cares not only for the town, but for the planet; not only in the present, but also the future.

This “project of a green new future” will also give ConocoPhillips a chance to add sustainable practices, and alternative, renewable energy to its portfolio in an unparalleled way! It would put ConocoPhillips in the enviable position of being a leader of movement into the future! It is undeniable that things must change in a much bigger and faster way than they have up to this point.
It’s time for us to get on the bus or get the hell out of the way!!

Please, please Commissioners, don’t squander a golden ticket! This could be a showpiece for Colorado, the Southwest, maybe even the whole USA. Think of it as blazing a trail into the green new future.
Why would we waste this unprecedented gift by creating yet another suburban development of no true merit??

Thank you.
Sincerely,
Gaylynn Potemkin
505 Spruce St.
Louisville, CO 80027

## Rob Zuccaro

**From:** Lisa Ritchie
**Sent:** Wednesday, June 10, 2020 3:31 PM
**To:** Rob Zuccaro
**Subject:** FW: Redtail Ridge at Planning Commission

***Lisa Ritchie, AICP***
*Senior Planner*
*City of Louisville*
*720-391-3993 - Temporary Phone Number*

***The City has made the decision to close all facilities in an effort to protect public health and prevent the spread of COVID-19. We continue to provide essential services and are conducting non-essential services remotely if possible. I appreciate your patience and understanding if you experience a longer response time than usual.***

***Also to stay up-to-date, please sign up for eNotifications at https://www.louisvilleco.gov/residents/enotification and the City's monthly eNewsletter at https://www.louisvilleco.gov/newsletter.***

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**From:** Scott Reichenberg [mailto:scott@coloradogroup.com]
**Sent:** Wednesday, June 10, 2020 2:47 PM
**To:** Planning <planning@Louisvilleco.gov>
**Cc:** Scott Reichenberg <scott@coloradogroup.com>
**Subject:** Redtail Ridge at Planning Commission

Dear Planning Board:

I strongly support the Redtail Ridge Project and a General Development Plan (GDP) Amendment before the Planning Commission. I own several commercial properties (retail, industrial and R&D) in Louisville and believe this will positively affect them. Furthermore, Medtronic's tenancy could bring the needed jobs to the marketplace, which would support the retailers of downtown and Centennial Valley. The land has not been utilized for many years and now has the opportunity to be activated in a very positive manner that will spur positive economic activity for years to come. This opportunity is exactly why City Council unanimously approved the incentives for Medtronic to locate on the property and is a necessary step in that process. It is imperative that we attract and retain important jobs within our community, which should not be disregarded in times like these.

Sincerely,
Scott

**W. Scott Reichenberg, CCIM** | President / Principal
The Colorado Group, Inc. | 3434 47th Street, Suite 220 | Boulder, CO 80301
P (303) 449-2131 x130 | F (303) 449-8250 | C (303) 589-5261
scott@coloradogroup.com | www.coloradogroup.com

## Rob Zuccaro

**Subject:** FW: Please Don't ruin Louisville

-----Original Message-----
From: mark riemer [mailto:coloradohouses@me.com]
Sent: Monday, June 8, 2020 9:19 AM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Cc: Ashley Stolzmann <ashleys@louisvilleco.gov>
Subject: Please Don't ruin Louisville

Hi,

I live in Louisville. Please don't allow Redtail to overcrowd Louisville. We don't want to be Broomfield. While I have your attention, please don't spend extra money naming the green areas around town. Now's the time to be thrifty.

Thanks,
Mark

**Rob Zuccaro**

**Subject:** FW: Red Tail Ridge proposed development

-----Original Message-----
From: JANET [mailto:granitejanet@msn.com]
Sent: Monday, June 8, 2020 9:36 PM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Red Tail Ridge proposed development

Hello,
We own a home in Coal Creek Ranch, it is close to this proposed development. It is already very congested getting across the "diamond" which many Coal creek residents need travel on often.
This proposed development is way to massive and dense to be absorbed by the existing Louisville infrastructure. We simply cannot keep packing in more houses, stores and businesses into a limited area with limited infrastructure, this is not what we envsisioned for out beautiful town.
Please be considerate of the existing residents and do not allow such a massive development to be approved. Please keep any development more in line with the former Storage Tek or Conoco Phillips plan.

Thanks for your help.
Janet Robinson
Stephen Sangdahl.

**Rob Zuccaro**

**Subject:** FW: Storage tek development

**From:** Steven Rouisse [mailto:rouisse@hotmail.com]
**Sent:** Friday, June 12, 2020 2:02 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Storage tek development

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

Thanks
-Steven Rouisse
399 Van Buren Ct, Louisville
I also own other properties in town.

## Rob Zuccaro

**Subject:** FW: Redtail Ridge application hearing on June 11

**From:** Stephanie Rowe <7slr@live.com>
**Sent:** Tuesday, June 9, 2020 3:17 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Cc:** Rob Zuccaro <rzuccaro@louisvilleco.gov>
**Subject:** Redtail Ridge application hearing on June 11

Dear Louisville Planning Commissioners,

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

This code stipulates, at section 16.16.010: "**Natural features, historical and archaeological sites, and vegetation of the area, including trees, must be preserved to the extent possible**." According to the most recent survey by Brue Baukol's biological consultants, the Storage Tek / Conoco Phillips site contains 142 acres of active prairie dog towns. These towns, consisting of complex networks of tunnels and burrows, with separate chambers below ground for food storage, waste, nurseries, and more, and above-ground mounds for ingress and egress to the tunnels as well as surveillance and communication, are part of the site's "natural features" and its topography. Additionally, again according to the developer's own surveys, trees at the site include at least three Redtail hawk nests, one great-horned owl nest, and many song bird nests. Other natural features of the site, not assessed by the developer's consultants but presumed to be present on the ground are coyote and fox dens, and rabbit and mice nests.

Brue Baukol and Medtronic have not designed their site plans in a way that would preserve these natural features to any extent, let alone the extent of what is possible. Even at this stage in the application process they do not have a plan for the 142 acres of prairie dogs. They have claimed that they will try to relocate them, but have not yet even begun the long and difficult process of locating, procuring, and preparing a receiving site for them. If they cannot relocate the prairie dogs, they have indicated that the animals will be exterminated, either through humane means or by the use of poison, which is both inhumane and a serious threat to the entire ecosystem, especially the coyotes and raptors. This is not a plan. It is a vague and unserious set of hypotheticals. Clearly, the fate of the wildlife at the property, and – per the Municipal Code – the natural features that house them, remains an unimportant afterthought. There is no effort here to preserve the site's towns, dens, or nests "to the extent possible."

It is on this basis that the applications from Brue Baukol and Medtronic should be denied, period. As this is probably not likely to be the end of the discussion, however, I will add here that of 59 acres of proposed open space at the property, only 39.7 acres are truly open space – that is, undisturbed land suitable for wildlife habitat. These 39.7 acres, plus 9.4 acres of conservation easements, are too little and too fragmented to preserve the topography created by the wildlife living at the site. If the Planning Commission wishes to allow the Redtail Ridge project to go forward, they must insist that the project's approval is conditional upon preservation of the site's natural features by recreating them in their entirety – 142 acres of prairie dog towns, space for coyote and fox dens, and trees for raptor nests surrounded by biologically necessary buffer zones – elsewhere on the property.

This area was home to wild animals long before Storage Tek built on it, and it has been home to them again since Storage Tek razed all of its buildings. To fail to even recognize that these animals are there, as Brue Baukol and Medtronic have done, and then to fail to plan for their legally mandated perseveration once they are pointed out, is arrogant, callous, and unjust. It is also a violation of the city of Louisville's Municipal Code.

Sincerely,

Stephanie Rowe
631 West Street
Louisville, CO 80027

**Rob Zuccaro**

**Subject:** FW: Stk property questions

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

Hello Ashley,

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

I was just in the city Council meeting, and had to leave early. I have some questions about the storage tech property in general. Has this property been rezoned from commercial to residential? If yes when was it rezoned? If no have proposals been submitted by the developer to rezone it? And what is the process forRezoning? Is it a city Council vote or is it a general election question? How will the public be notified if this property is up for rezoning? Any other details about the process for rezoning this property would be very appreciated.

As I'm sure you are aware, there's a great deal of history involved with this property. It was the site of the STK headquarters which provided a lot of local jobs in the community. My dad's first job coming out of college in 1979 was at StoeageTek. My husband's first job in the area, he's originally from Switzerland, was at StorageTek. When I come back from Denver or I'm driving back from the airport and I hit the rolling fields to the right of Louisville coming over the hilltop I get an immense feeling of pride and peace and joy at being one of the first communities in the metro area that greets visitors with open fields. This property represents a lot of the values inherent in Louisville. To parcel it up into residential properties and condos would be tragic - a lot of people feel very strongly about this and I hope, moving forward in the process, that we can keep its original intent in mind which was to have a site that generates jobs and reflects the values of our community. in all honesty, I am getting quite tired of being subjected to a publicity campaign by the developers. We are constantly getting invited to meetings where they are trying to control the narrative of what they want to do with our land and our community, control and even change the name and laws of the property, and say what is best for our community. When will we get a chance to tell them how we feel about their plans that have not been approved yet so that we can end this?

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

Sincerely,
Jennifer Singer Rupp

**Rob Zuccaro**

**Subject:** FW: Live in Louisville? Then Open this Email

**From:** Daniel Rupp [mailto:daniel.w.rupp@gmail.com]
**Sent:** Monday, June 8, 2020 9:13 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Fwd: Live in Louisville? Then Open this Email

I take the position as presented by No to Red Trail Ridge :

We would like to see the development plans revised to preserve more habitat for existing wildlife and to be more consistent with the "character of small town Louisville."

**Rob Zuccaro**

**Subject:** FW: Thank you!

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

Dear Louisville Planning Commission,

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

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

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

Sincerely,

Jennifer Singer Rupp
Louisville Resident

**Rob Zuccaro**

**Subject:** FW: Red Tail Ridge Development Proposal

**From:** Daniel Rupp [mailto:daniel.w.rupp@gmail.com]
**Sent:** Monday, June 8, 2020 3:42 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Cc:** Jenny Rupp <jsingerrupp@gmail.com>; Chris Singer <singer.chris@comcast.net>; Debbie Singer <debbiemoin@yahoo.com>; Susan <susankmorris@gmail.com>
**Subject:** Red Tail Ridge Development Proposal

**In attention of: Louisville Planning Commission**

Please tell the the Red Tail Ridge Developer the following:

1) The proposal is way, way too big.

--> The developer should come back with a plan the size of what was approved for ConocoPhillips, which is already a generous 60% bigger than StorageTek
--> Please vote no on the development plan and PUD on the agenda. 2) Schedule the public hearing--on the biggest Louisville land use and development decision in decades-- when it is safe to have an in-person hearing that is open to all, not just those who want to risk it in a pandemic. And the city should actively advertise the hearings. This is way too important to quietly slip through now.

Thanks,
Daniel Rupp & Jennifer Singer-Rupp
466 Muirfield Cir, Louisville, CO 80027

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge - too big

**From:** Peter Ruprecht [mailto:pruprecht@gmail.com]
**Sent:** Thursday, June 25, 2020 11:51 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Redtail Ridge - too big

Dear Louisville Planning Commission,

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

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

Thanks,
Peter Ruprecht
185 Mohawk Cir
Superior, CO 80027

**Rob Zuccaro**

**Subject:** FW: Redtail / Nawatny Ridge Comments

**From:** Frederico R [mailto:frederico@mac.com]
**Sent:** Wednesday, June 24, 2020 4:16 AM
**To:** Planning <planning@Louisvilleco.gov>
**Subject:** Redtail / Nawatny Ridge Comments

Please, please, please, please, do not destroy some of the last open space beauty in Louisville by allowing this atrocious project to go through; and, seriously, where will you get the water to support this devastating overgrowth?

This is an ugly money/land-grab; I know the city is hurting from lost tax revenue, but this isn't a good reason to keep developing! Open space means property values remain higher.

Please reconsider. If not, the residents are already organizing for a referendum.

Frederico Russo
1240 West Hecla Drive
Unit 102
Louisville, CO 80027-2490
720.663.7426
frederico@mac.com

**Rob Zuccaro**

**Subject:** FW: Red Tail Ridge Project

**From:** Dominick Saia [mailto:nicksaia@msn.com]
**Sent:** Thursday, June 25, 2020 10:37 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Red Tail Ridge Project

Dear Planning Commission,

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

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

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

Thanks for your consideration.

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

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**Rob Zuccaro**

**Subject:** FW: Redtail Ridge Plan Amendment

**From:** Len Sampson [mailto:leonardcsampson@gmail.com]
**Sent:** Thursday, June 4, 2020 3:37 PM
**To:** Planning <planning@Louisvilleco.gov>
**Subject:** Redtail Ridge Plan Amendment

Dear Planning Commission Member,

I strongly support the Redtail Ridge Plan Amendment and a General Development Plan (GDP) Amendment before the Planning Commission on June 11. The prospect of having Medtronic, a Fortune 500 company, and its highly educated employees and well-paying jobs, as the anchor for the project is exciting. The nearly 400-acres of land has not been utilized for many years now and Medtronic will spur positive economic activity for years to come. This opportunity is exactly why the city council unanimously approved almost $1.5 million in incentives for Medtronic, Inc. to locate on the property. They recognized this development will greatly benefit all of us and retain important jobs within our community which should not be disregarded in times like these.

Thank you for your consideration,

Leonard Sampson

**Rob Zuccaro**

**Subject:** FW: Storage Tek site

-----Original Message-----
From: Marci Sannes [mailto:marci.sannes@gmail.com]
Sent: Monday, June 8, 2020 9:14 AM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Storage Tek site

I have lived in Louisville for almost 20 years and have obviously seen a lot of change - some good - revitalized old town!, some less so. But the development plans for the Storage Tek site are the worst thing I have seen in my time here.

We live in a great town with a small town feel which is why we all moved here. This developer, with a well-connected PR firm, wants a huge development at the Storage Tek site with buildings three times the size of Storage Tek! With buildings up to five stories high. The Redtail Ridge development will bring lots more traffic congestion with ozone creating, climate changing pollution, pressure on housing, not near enough open space and no community separation from Broomfield. Issues with school crowding and other infrastructure issues which developers are not addressing.

I agree, Louisville needs some development at the old Storage Tek site, but not 5 million square feet. That's ridiculous.

Louisville Planning Commission should:

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

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

3) The city/open space committee needs to review again the open space purchase of the Daughenbaugh property. This should have been a no brainer purchase.

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

My best,

Marci Sannes
803 W Mulberry St., Louisville,CO

**Rob Zuccaro**

**Subject:** FW: Redtail

-----Original Message-----
From: Marci Sannes [mailto:marci.sannes@gmail.com]
Sent: Monday, June 22, 2020 3:58 PM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Redtail

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

Marci Sannes
803 W Mulberry St (17 years)
Louisville CO 80027

**Rob Zuccaro**

**Subject:** FW: Opposition to Red Tail Ridge development

**From:** Jacqueline Sant [mailto:jn.sant@yahoo.com]
**Sent:** Thursday, June 25, 2020 9:40 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Opposition to Red Tail Ridge development

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

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

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

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

Jacqueline Sant

549 Adams Ave

Louisville

**Rob Zuccaro**

**Subject:** FW: Support for Redtail Ridge

**From:** Bethany Sartell [mailto:bethanysartell@gmail.com]
**Sent:** Monday, June 8, 2020 10:02 PM
**To:** Planning <planning@Louisvilleco.gov>
**Subject:** Support for Redtail Ridge

I am a 15 year resident of Louisville and am writing in support the Redtail Ridge Project and General Development Plan (GDP) Amendment before Planning Commission on June 11th. Redtail Ridge provides a huge opportunity
for economic growth for years to come that is needed in the Louisville area. We love this small town and prioritize shopping at our small businesses, but we cannot support and grow these great businesses without population growth to support them.

The addition of a major employer like Medtronic,
Erickson senior living units and mixed-use retail, office and residential will bring employees, residents and visitors to downtown Louisville. This means more customers, more jobs and more tax revenue to the City. We need an innovative and economically diverse community and Redtail Ridge is the balanced, thoughtful development we need now more than ever.

Thank you,
Bethany Sartell
--

**BETHANY SARTELL**

720.771.9345 | bethanysartell@gmail.com

Website | Instagram | Facebook

**Rob Zuccaro**

**Subject:** FW: Storage Tek Site

**From:** BETTY SCHACHT [mailto:curlymug@msn.com]
**Sent:** Thursday, June 11, 2020 9:41 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Storage Tek Site

To Whom It May Concern:

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

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

Sincerely,

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

Sent from Mail for Windows 10

**Rob Zuccaro**

**Subject:** FW: Please mitigate development at Red Tail Ridge

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

Please minimize development of the Red Tail Ridge parcel. Your decisions will have lasting effects for decades. Open space in the area is shrinking and it is very sad to see. Please do what you can to mitigate the effects of high-density urbanization in Boulder County.

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

Sent from my iPhone

**Rob Zuccaro**

**To:** Lisa Ritchie
**Subject:** RE: Redtail Ridge Approval

**From:** Maria Scroggs [mailto:mariascroggs@gmail.com]
**Sent:** Tuesday, June 9, 2020 1:24 PM
**To:** Planning <planning@Louisvilleco.gov>
**Subject:** Redtail Ridge Approval

To Whom it may Concern:

As a Louisville resident for many years, I support the Redtail Ridge Project and a General Development Plan (GDP) Amendment. The plan strikes the right balance between the need to invest in Louisville's future while still maintaining a livable, innovative and economically diverse community. I have been impressed by the willingness of the developer to modify its plans based on community and City feedback. They have lowered density and reconfigured open space and trail networks to create connectivity to surrounding communities. The traffic improvements will improve circulation around and through the site. I also applaud them for adding affordable housing units helping alleviate a larger problem within the community. The overall mix of uses is a home run for the community vs. simply a large corporate campus with no community access. This is a win-win and I urge you to approve the amendments.

Thanks for your time and consideration.

Maria Scroggs

**Maria J Scroggs, MBA**
*Broker Associate | Realtor ®*
303.345.3359 MariaScroggs.com
1002 Griffith Street, Louisville, CO 80027
View My Testimonials

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge Concern

**From:** Greg Shaffer [mailto:grgshfr@gmail.com]
**Sent:** We

dnesday, June 24, 2020 8:26 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Redtail Ridge Concern

Regarding the Redtail Ridge development:

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

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

Louisville Dolphins Swim Team Vice President
Monarch High School Assistant Swim Coach

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge Consideration

**From:** Greg Shaffer [mailto:grgshfr@gmail.com]
**Sent:** Wednesday, June 24, 2020 11:05 AM
**To:** City Council <Council@louisvilleco.gov>
**Subject:** Redtail Ridge Consideration

The developments of Redtail Ridge in Louisville and nearby Zaharias and Flatiron Marketplace will further strain the Louisville Rec Center and its staff, especially related to indoor aquatics. I'm well aware of the existing shortage of indoor pool space within the general area. The long overdue remodel of the LRC much improved the situation, but it's clear a shortage currently exists with our population numbers, interest and programming conflicts.

I encourage you to consider addressing this problem as part of the Redtail Ridge development. Swimming is the 4th most popular recreational activity in the United States and Colorado is one of the most active States. Based on my research, the Louisville Dolphins is the largest recreational summer swim team in the State of Colorado, and the neighboring Superior team is the second largest. Although the Dolphins utilize Memory Square, the athletes pay for lessons and regularly swim at the LRC as patrons, increasing demand. Many of these swimmers go on to staff the LRC in lifeguard positions. In addition, the City has a large number of adult lap swimmers and triathletes, with many being forced to drive miles to find a pool that meets their needs. And, we have a number of Senior Citizens who rely on water aerobics as their only means of exercise. Finally, the Monarch High School teams utilize the pool. Louisville is an aquatics town with a pool problem.

I personally would like to see the developers of Redtail Ridge build an indoor pool that will adequately cover the increase in demand now and into the future. Ideally, this would be an 8 lane, 25 meter indoor pool with a diving well.

Kind Regards,
Greg Shaffer
247 Hoover Ct., Louisville, CO

Vice President Louisville Dolphins
High School Assistant Swim Coach
Lap Swimmer

**Rob Zuccaro**

**Subject:** FW: Storage Tek Development AKA REDTAIL RIDGE

**From:** psim1560@aol.com [mailto:psim1560@aol.com]
**Sent:** Wednesday, June 10, 2020 3:35 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Storage Tek Development AKA REDTAIL RIDGE

Dear Members of the Planning Commission

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

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

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

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

Peggy Simpson
Louisville, CO
psim1560@aol.com

**Rob Zuccaro**

**Subject:** FW: Redtail

**From:** Richard Simpson [mailto:rsim586133@aol.com]
**Sent:** Wednesday, June 10, 2020 4:47 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Redtail

I feel the proposed Redtail Ridge development is far too large for the Louisville area.

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

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

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

Richard Simpson
1560 Ridgeview Dr.

**Rob Zuccaro**

**Subject:** FW: Development Plan for former StorageTek Site

**From:** Jennifer Singer-Rupp [mailto:jsingerrupp@gmail.com]
**Sent:** Wednesday, June 24, 2020 10:36 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Development Plan for former StorageTek Site

Dear Louisville Planning Commission, Dear Louisville City Council,

I am writing again to renew my opposition to how the Red Tail Ridge development has evolved and urge you to vote against it in its current form. I urge you to NO on (i.e., reject) this development plan and PUD re-zoning from commercial/rural to suburban on the agenda for the June 25th meeting. I sat through the last Planning Commission meeting on June 11th, to be honest, in utter shock. For the good reason that this project is not consistent with Louisville's small town feel nor good for our community.

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

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

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

- "A Sense of Community . . . where residents, property owners, business owners, and visitors feel a connection to Louisville and to each other, and where the City's character, physical form and accessible government contribute to a citizenry that is actively involved in the decision-making process to meet their individual and collective needs
- Our Livable Small Town Feel . . . where the City's size, scale, and land use mixture and government's high-quality customer service encourage personal and commercial interactions. A Healthy, Vibrant, and Sustainable Economy . . . where the City understands and appreciates the trust our residents, property owners, and business owners place in it when they invest in Louisville, and where the City is committed to a strong and supportive business climate which fosters a healthy and vibrant local and regional economy for today and for the future.
- Sustainable Practices for the Economy, Community, and the Environment . . . where we challenge our government, residents, property owners, and our business owners to be innovative with sustainable practices so the needs of today are met without compromising the needs of future generations.
- Balanced Transportation System . . . where the City desires to make motorists, transit customers, bicyclists and pedestrians of all ages and abilities partners in mobility, and where the City intends to create and maintain a multimodal transportation system to ensure that each user can move in ways that contribute to the economic prosperity, public health, and exceptional quality of life in the City.

- Integrated Open Space and Trail Networks . . . where the City appreciates, manages and preserves the natural environment for community benefit, including its ecological diversity, its outstanding views, clear-cut boundaries, and the interconnected, integrated trail network which makes all parts of the City accessible.
- Ecological Diversity . . . where the City, through its management of parks and open space and its development and landscape regulations, promotes biodiversity by ensuring a healthy and resilient natural environment, robust plant life and diverse habitats.
- Open, Efficient and Fiscally Responsible Government . . . where the City government is approachable, transparent, and ethical, and our management of fiscal resources is accountable, trustworthy, and prudent."

The expansion of size of the development is much too large. The proposal of 5 story buildings is absurd in the City of Louisville (I don't think we have any 5 story buildings) and the re-zoning to include residential units goes against the original intent of this property. There are many other serious concerns about this project including short and long term impacts on traffic, infrastructure, wildlife, pollution, environmental, schools, property taxes, and water availability and rates. It was even mentioned in the June 11 meeting that the proposed development would increase our population by 25% - straining our current water sources and forcing us to expand our water works (which costs taxpayer money). We have no idea what this development will "cost" Louisville.

I grew up in Louisville and was the first first grade class to attend Coal Creek Elementary School. My father's first job out of college was at StorageTek. I have seen growth in Louisville. But this project as it is currently being proposed will forever change our town character and push our public works capacities to their limit. One listener on June 11 spoke to the view when one drives in from Denver to Louisville. After back to back developments, when we drive past Louisville, we are greeted with fields and open space. It was mentioned that StorageTek was required to construct their buildings such that they did not take away from this view. The buildings blended into the grasses and were constructed so they were more out of view. I have seen no discussions, considerations, or adjustments made on the part of the developers to take this into consideration nor proposals by the City of Louisville in their desire to do this. This piece of land is Louisville's flagship. It is our advertisement of who we are as a community to all people driving past on 36th. Filling it with residential development to line the pockets of a few would be short-sighted and devastating to the community and future generations.

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

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

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

Sincerely,

Jennifer Singer Rupp
466 Muirfield Circle
Louisville, 80027

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge Project

**From:** Marc Sisler [mailto:marc.sisler.eclg@statefarm.com]
**Sent:** Friday, June 5, 2020 12:48 PM
**To:** Planning <planning@Louisvilleco.gov>
**Subject:** Redtail Ridge Project

Louisville Planning Commission-

I strongly support the Redtail Ridge Project and a General Development Plan (GDP) Amendment before the Planning Commission on June 11. The prospect of having Medtronic, a Fortune 500 company, and its highly educated employees and well-paying jobs, as the anchor for the project is exciting. The nearly 400-acres of land has not been utilized for many years now and Medtronic will spur positive economic activity for years to come. This opportunity is exactly why the city council unanimously approved almost $1.5 million in incentives for Medtronic, Inc. to locate on the property. They recognized this development will greatly benefit all of us and retain important jobs within our community which should not be disregarded in times like these.

Thank you,
Marc Sisler

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge development concerns

**From:** Adam Sloat - Realtor [mailto:adam@adamsloat.com]
**Sent:** Monday, June 8, 2020 1:21 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Redtail Ridge development concerns

Dear Planning Commission,

I'm the Chair of the Louisville Cultural Council and a Realtor and Coal Creek Ranch homeowner here in our great town. Please note my family's believe that the Redtail Ridge Storage Tek proposal feels way too massive. It will bring traffic and pollution that we don't have, and allowing buildings up to 5-stories high will be a visual blight on our open landscape. This plan – as it is now - will not be good for the livability and attraction to Louisville.

Please ask them to reduce the size of the proposal, 5 million square feet is just too much. And please schedule a public hearing on this.

Thank you!
Best regards,
Adam

**Adam Sloat**
Westwater Realty – Broker/Owner
**Call/Text:** 720-466-8212
**Email:** adam@adamsloat.com
**Web:** www.westwaterrealty.com

**Rob Zuccaro**

**Subject:** FW: Redtail ridge Comment

**From:** Michael Smith [mailto:smithmj788@comcast.net]
**Sent:** Thursday, June 25, 2020 6:25 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Redtail ridge Comment

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

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

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge proposal

**From:** Bev Snyder [mailto:bev@wisegator.com]
**Sent:** Tuesday, June 9, 2020 12:04 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Redtail Ridge proposal

Good morning,

We are VERY opposed to this proposal as currently presented.

We feel it is important to downscale this project.

Our city and county cannot cope with the amount of traffic this dense housing will bring to our area.

We believe the environmental impact will be catastrophic.

There is not enough open space included in this current plan.

We will become one with Broomfield.

We do not see how we can trust a construction company/proposal that requires a PR firm - I personally find this appalling.

We want a public hearing as soon as physically safe.

Please do not move forward with this quickly. The MANY problems this will bring to our community will be permanently damaging.

Thank you,

Bev Snyder and Rolland Fearn
304 Diamond Cir
Louisville 80027

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge developement

**From:** Bev Snyder [mailto:bev@wisegator.com]
**Sent:** Thursday, June 25, 2020 10:38 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Redtail Ridge developement

Good morning,

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

The scope of this project is JUST TOOOOOO BIG.

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

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

Louisville DOES NOT NEED another 900 housing units.

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

Thank you for your attention.

Bev Snyder and Rolland Fearn
304 Diamond Cir
Louisville 80027

303 666 8167

**Rob Zuccaro**

**Subject:** FW: Conoco Phillips 66 Development Plan

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**From:** Justin <solli90@yahoo.com>
**Sent:** Wednesday, October 16, 2019 11:21 AM
**To:** City Council
**Cc:** Susan Larson
**Subject:** Conoco Phillips 66 Development Plan

Dear City Council Members,

I am writing today in regards to the development plans currently before the city for the Conoco Phillips 66 property. The majority of city residents note Louisville's small town character and feel, including it's open spaces, when citing their decision to live here. As you consider development plans for this large and critical piece of land, I ask that you strongly consider our small town character, quality of life, and the value we collectively place on open space. Too often cities are guilty of growth and development for the sake of growth and development without adequate consideration for the city's long-term vision and livability.

I respectfully ask that city council do everything within its power to limit the scale, magnitude and footprint of any proposed development to the minimum allowed by current zoning. Our small town character and quality of life is not served by further choking city roads with additional traffic, particularly along Dillon, McCaslin and 95th, which would all see increased traffic as a result of this development. Our small town feel will be further eroded by developing a critical open space that currently separates our community from the encroaching Broomfield sprawl.

More specifically, I do not see any need for additional retail or commercial space in Louisville, when the former Sam's Club, Hobby Lobby, and Kohls locations sit vacant, the Delo strip mall remains half empty, and the CTC is not fully built out. It is my understanding that the city's current tax base is sufficient to fund all the city's needs and unemployment remains at record lows. Since the need to grow tax revenue and provide employment opportunities are often cited as the drivers behind development, I do not see a need for large scale commercial or retail development in Louisville at this time. I do see a danger of adding new commercial and retail space at a time when commerce is increasingly going online, current sites sit vacant for years, and traffic congestion is on the rise.

As you are undoubtedly well aware, the city only gets one chance to shape this development and residents will be living with the results, positive and negative, for generations. I respectfully ask that you protect our quality of life and small town character by limiting development to the extent possible and maximizing open space and recreational uses.

Sincerely,

Justin Solomon
477 Lincoln Ct
720-634-6376

PS – If we are prioritizing recreational uses, the city is desperately in need of quality soccer fields to match facilities in place for tennis, baseball, basketball, etc.

Sent from Mail for Windows 10

**Rob Zuccaro**

**Subject:** FW: Retail Ridge Development

-----Original Message-----
From: Justin Solomon [mailto:jsolly90@gmail.com]
Sent: Thursday, June 25, 2020 10:55 AM
To: City Council <Council@louisvilleco.gov>
Subject: Retail Ridge Development

Dear City Council Members,

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

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

Sincerely,

Justin Solomon
477 Lincoln Ct

**Rob Zuccaro**

**Subject:** FW: RedTail Ridge

-----Original Message-----
From: sherry sommer [mailto:hellosherry2@yahoo.com]
Sent: Thursday, June 25, 2020 8:26 AM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: RedTail Ridge

Dear Members of the Planning Commission,

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

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

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

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

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

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

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

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

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

What I find absolutely astounding and telling is the developer, aided by a sophisticated team, has had numerous opportunities for public outreach, and all of the outreach has been on their terms. They have been promoting the supposed public benefit, and yet even after all that outreach, the public is appalled by the size and density of this

project. Residents are intelligent. If this really was in our interest we could see that and support this development as proposed.

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

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

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

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

Sincerely,

Sherry Sommer
910 South Palisade Court
Louisville

Sent from my iPhone

**Rob Zuccaro**

**Subject:** FW: Traffic Study on RedTail Ridge—Very Important Information

-----Original Message-----
From: sherry sommer [mailto:hellosherry2@yahoo.com]
Sent: Thursday, June 25, 2020 1:10 PM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Traffic Study on RedTail Ridge—Very Important Information

Dear Members of the Planning Commission,

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

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

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

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

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

I'm wondering:

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

Please vote no on this zoning change.

Sincerely

Sherry Sommer
910 South Palisade Court
Louisville

Sent from my iPhone

**Rob Zuccaro**

**Subject:** FW: RedTail Ridge

-----Original Message-----
From: sherry sommer [mailto:hellosherry2@yahoo.com]
Sent: Thursday, June 11, 2020 2:31 PM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: RedTail Ridge

Dear Members of Louisville's Planning Commission, I urge you to vote NO on the RedTail Ridge proposal which you will be discussing tonight.

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

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

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

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

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

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

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

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

Just look at the last four big projects, including Steel Ranch and North End, that were approved with the promise of providing commercial tax revenue. What happened? The developer built housing and made no attempt to build commercial. Somehow the plan to complement the housing with walkable retail was no longer feasible, although we

had not had an intervening recession or a depression. Then the developer walked away with permission to build more housing, so the City now has greater responsibility to more citizens without the benefit of greater revenues.

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

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

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

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

Please vote NO on this proposal.

Sincerely,

Sherry Sommer
910 South Palisade Court
Louisville

Sent from my iPhone

**Rob Zuccaro**

**Subject:** FW: Thank you!!!

-----Original Message-----
From: sherry sommer [mailto:hellosherry2@yahoo.com]
Sent: Thursday, June 25, 2020 8:48 PM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Thank you!!!

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

Thank you, thank you.

Sherry Sommer
910 South Palisade Court

Sent from my iPhone

**Rob Zuccaro**

**Subject:** FW: Proposed development at Redtail Ridge

-----Original Message-----
From: Shawna Sprowls [mailto:shawnasprowls@gmail.com]
Sent: Sunday, May 31, 2020 3:40 PM
To: Planning <planning@Louisvilleco.gov>; City Council <Council@louisvilleco.gov>
Subject: Proposed development at Redtail Ridge

After reviewing the proposed new development in Louisville, I have a few concerns:
Please don't allow 5 stories in residential area; Keep to 2-3 stories please.
I see the loss of nearly 70% of the current wetlands / wildlife habitat as an unacceptable loss of something we can never get back.
What happens to the wildlife that is there now?
Shawna

**Rob Zuccaro**

**Subject:** FW: Concerns about new development

**From:** Sara Starr [mailto:sarawestofmidnight@gmail.com]
**Sent:** Wednesday, June 10, 2020 11:52 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Concerns about new development

Dear members of the Louisville Planning Commission,

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

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

Thanks for your time.

Sara Huth
Dutch Creek Resident
Louisville

## Rob Zuccaro

**Subject:** FW: Redtail Ridge Development

**From:** Bill Staton <wjstaton@comcast.net>
**Sent:** Thursday, June 11, 2020 5:53 AM
**To:** Caleb Dickinson
**Subject:** Redtail Ridge Development

Councilman Caleb Dickinson,
I am writing to express my objection to what is now being proposed for the Redtail Ridge development. I went to one of the community meetings put on by the developer and also watched a council session discussing the development. Looking at what is being proposed now it seems things have changed drastically since the developer's meeting that I went to before the Covid-19 lockdown. I did not like the increased housing that I heard then, and now it seems to have exploded. In the meeting I was at the developer was asked what would happen to the plan if the industry, which I believe was Medtronic would pull out. At that time the industry was being touted as the main drawing factor for the development. The developer said even if the industry would pull out the development would proceed forward. I am not seeing anything concerning the industry so I do not know if they are still part of the development. I do not see how city services can handle all this residential development as it continues to lose businesses. We just voted a few years ago to fund the rec center's redevelopment. I go to the rec center and I don't see how the center can handle the increase and that is only one part of the negative aspects of the proposed development. The increase in traffic will also become a factor. I do not want Louisville to be just the bedroom community to Boulder, Superior and Lafayette which the Boulder Camera said it was becoming last year. I believe it would be better to have no residential housing there. That was the hope for this area for years. This is the last place for any meaningful business area for Louisville. It is by the Denver Boulder turnpike and the Northwest Pkwy toll road. Boulder would love to be able tell potential employees that they can get housing just east off of the turnpike. Work, shop and eat in Boulder while you live in Louisville. Who gets the most from that deal?

Thank you,

Bill Staton
2396 McKinley Ave
Louisville, CO 80027
wjstaton@comcast.net
303-666-6204

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge

**From:** Scott Sternberg [mailto:sternberg.scott.j@gmail.com]
**Sent:** Tuesday, June 9, 2020 11:56 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Redtail Ridge

Louisville Planning Commission,

As a Louisville resident for many years, and as a former US subsidiary President for a company located in the Louisville CTC, I support the Redtail Ridge Project and a General Development Plan (GDP) Amendment. The plan strikes the right balance between the need to invest in Louisville's future while still maintaining a livable, innovative and economically diverse community. I have been impressed by the willingness of the developer to modify its plans based on community and City feedback. They have lowered density and reconfigured open space and trail networks to create connectivity to surrounding communities. The traffic improvements will improve circulation around and through the site. Moreover, after raising two boys who attended the Monarch K-8 and High Schools, the improved safety measures around the campus is long overdue. I also applaud them for adding affordable housing units helping alleviate a larger problem within the community. This is a win-win and I urge you to approve the amendments.

Scott J. Sternberg
Mobile: 303 547-7624
sternberg.scott.j@gmail.com
Follow me on LinkedIn

## Rob Zuccaro

**Subject:** FW: June 25 Packet Supplement No. 2 - Redtail Ridge GDP/Comp Plan Amendments
**Attachments:** Combined Comments 6.25.2020.pdf

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**From:** Rob Zuccaro
**Sent:** Thursday, June 25, 2020 8:38 AM
**To:** 'stevebrauneis@hotmail.com' <stevebrauneis@hotmail.com>; 'Jeff Moline' <jeffandkristin_colorado@yahoo.com>; 'Thomas Rice' <trice@sgrllc.com>; 'Dietrich Hoefner' <dietrich.hoefner@gmail.com>; Ben Diehl <ben.diehl@gmail.com>; '(null) (null)' <keatonhowe@yahoo.com>; 'Debra Williams' <dawmjw@gmail.com>
**Cc:** Lisa Ritchie <lritchie@louisvilleco.gov>
**Subject:** June 25 Packet Supplement No. 2 - Redtail Ridge GDP/Comp Plan Amendments

Chair Brauneis and Members of the Commission:

Please find attached public comments on the Redtail Ridge GDP and Comp Plan amendment requests that staff received through the end of the day yesterday.

Thank You,

Rob Zuccaro

Rob Zuccaro, AICP
Planning and Building Safety Director
City of Louisville
303-335-4590

**Rob Zuccaro**

**Subject:** FW: Please do not rezone

-----Original Message-----
From: Julie Abrams [mailto:justjabrams@gmail.com]
Sent: Saturday, June 20, 2020 7:12 AM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Please do not rezone

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

Thank you for your consideration,

Julie Abrams
917 Eldorado Lane
Louisville, CO

Sent from my iPhone

**Rob Zuccaro**

**Subject:** FW: Red Tail Ridge

**From:** beth armbruster [mailto:brusterbeth@gmail.com]
**Sent:** Wednesday, June 24, 2020 10:26 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Red Tail Ridge

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

Beth Armbruster

**Rob Zuccaro**

**Subject:** FW: STOP REDTAIL

-----Original Message-----
From: Nancy Keer Armstrong [mailto:nancy.keer.armstrong@gmail.com]
Sent: Wednesday, June 24, 2020 1:12 PM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: STOP REDTAIL

Hello:
PLEASE STOP this development from moving forward as it has been proposed.
WE DO NOT HAVE THE CAPACITY OR INFRASTRUCTURE IN PLACE TO SUPPORT THIS LAND GRAB!!!
And FIVE STORIES???
WHY IS TJIS DEVELOPMENT GETTING A PASS WITH regard to HEIGHT RESTRICTIONS!!!

I SMELL A RAT...

N

Sent from my iPhone

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge Development project

**From:** Irfan Azeem [mailto:smirfanazeem@yahoo.com]
**Sent:** Monday, June 22, 2020 3:20 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Redtail Ridge Development project

Dear Louisville Planning Commissioners,

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

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

Thank you.

Irfan Azeem
Louisville, CO

**Rob Zuccaro**

**Subject:** FW: Huge Development

**From:** Charlene Bandurian [mailto:clbandurian@yahoo.com]
**Sent:** Monday, June 22, 2020 7:06 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Huge Development

To: Planning Comission

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

Charlene Bandurian
139 Lincoln Circle
Louisville

Sent from Yahoo Mail on Android

June 24, 2020

RE: Support for Redtail Ridge Comprehensive Plan Amendment and General Development Plan Amendment

Dear Members of the Louisville Planning Commission;

I am writing in support of your approval of a Comprehensive Plan Amendment and General Development Plan for the proposed Redtail Ridge development. There is no question in my mind of the importance of the redevelopment of the largest remaining land parcel in Louisville in a way that will benefit a sustainable economy and return benefits to our residents, now and for future generations. I applaud the foresight of the Commission to plan two opportunities for discussion of the Comp Plan Amendments requested for Redtail Ridge.

I listened to the June 11 public comment regarding RedTail Ridge. Although I was impressed with the thoughtfulness of most of the comments in opposition to or critical of the proposal, I was not swayed from my support. A point I would like to reinforce is the path to diversity adding housing at this site can facilitate. Following is the previous letter I sent you.

What follows is substantially the same as the letter I sent prior to the June 11 meeting.

My insights as a professional transportation planner will inform my comments to you as well as my understanding of the project and how it has evolved from the original proposal. I have participated in Brue Baukol's public involvement events, including the walking site tour this winter. Which had some déjà vu for me as I recalled being on the site when StorageTek was an active employer.

Key issues I will offer comment on are as follows:

1. Land Use Proposal for parcels and their relationship to the site and existing fabric of the community.
2. Transportation and Mobility
3. Dark Sky requirements and Electric Vehicle Charging Stations

1. <u>Land Use Proposal and Integration of Site</u>

   Brue Baukol's team has developed an intimate understanding of the site and listened to community input. Parcel F provides an excellent buffer at the edge of the site and will reserve a continuous corridor of natural habitat. The active park land at the northwest corner will provide the community with much needed resources. The addition of a dog park will relieve some of the burden of the existing facilities and provide options for

people living in the southern part of the city rather than traveling to enjoy the outdoors with their furry friends. I was very pleased to see the support of the Open Space Advisory Board, Parks & Landscaping Board and Recreation Board for the proposal. The dedication of additional public land could improve support for the natural habits which will be disrupted by the development.

Locating the Senior Living on Parcel A is a respectful and quiet location to provide an option for our aging population to live in Louisville. Locating office buildings along the US 36 edge provides a buffer to the residential uses, continues the commercial uses along the corridor, and provides good visibility to attract tenants.

The proposed layout for the Medtronic Campus is described in greater detail in Agenda item 6. D. It gave me additional confidence that these buildings will be located in the portion of the site where their height may have the least impact on the view shed the community values. I do not find the height variance to be unreasonable and the proposed design provides a "Zen view" of the mountains at the entry. I would encourage the Commission to continue to work with applicant to refine the architectural design to create a more signature building that will become an icon for Louisville.

2. Transportation and Mobility

The magnitude of transportation and mobility improvements necessary to support the site is staggering. The new infrastructure is equivalent to building a small stand-alone city.

The multimodal internal roadway system of complete streets will do much to facilitate safe travel for all users. It has the potential to be an aesthetic amenity for the development as well. Connectivity to the existing roadway network will ensure access. The trail and bikeway system will encourage different kinds of users, and separating cyclists and pedestrians is a gift. The provision of a trail corridor from the site to Downtown Louisville is hugely important, especially with the proposed widening of 96th Street and increased traffic.

My greatest concern for the impact of the proposed GDP amendment is the addition of vehicles on US 36 and at the interchange of the Northwest Parkway. We can't build our way out of that, and it's unlikely that CDOT or Broomfield will have the resources to invest. Even if the resources were available, the magnitude of the needs of the intersection and roadway would change the character and functionality of a key entrance to Louisville.

Moving more people in less vehicles is a critical strategy to maximize existing and even the proposed new roadway capacity. In government, we often pay more attention to the capital improvements, and maintenance costs. Local government has not recently

taken a strong role in operating transit. This is a time for partnerships with RTD and the private sector to provide a viable option to the single occupant vehicle.

3. Dark Sky requirements and Electric Vehicle Charging Stations

   As the details of the development proceed, I hope the city would require dark sky infrastructure. This could be one of the greatest gifts provided to the community,

   There is significant discussion in the amendment of required car parking, but I saw no mention of provision of electric vehicle parking. This must be integral in all of the development.

Thank you for your service as the Planning Commission, and for consideration of my input. I hope to see the GDP Amendment for Redtail Ridge move forward.

Sincerely,

Debra A. Baskett
730 W. Willow Street

**Rob Zuccaro**

**Subject:** FW: Concerns about StorageTek development

-----Original Message-----
From: Chandi Beck [mailto:chandibeck@hotmail.com]
Sent: Tuesday, June 23, 2020 1:32 PM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Concerns about StorageTek development

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

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

Thanks,

Chandi Beck
Superior, CO

Sent from my iPhone

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge development

**From:** Steve Belin [mailto:steve@belin.org]
**Sent:** Wednesday, June 24, 2020 1:46 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Redtail Ridge development

Dear Planning Commission:

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

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

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

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

Thank you,

Steve Belin
941 Jefferson Ave.

**Rob Zuccaro**

**Subject:** FW: proposal for Redtail Ridge

**From:** Carla Bigum [mailto:bigumc@gmail.com]
**Sent:** Monday, June 22, 2020 7:57 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** RE: proposal for Redtail Ridge

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

1. Increased traffic.
2. Height of office buildings

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

3. Listen to the citizens over the requests/demands/sales pitch of the developers.
4. Find a happy medium between original plan and what the citizens desire to see the area grow into.
5. The proposal in its final form should enhance the livability of the City of Louisville.

- What will the developer offer to the city? Stay firm with what the city wants. This is not a completed deal. It does not even have to be accepted. We, the city, should be the negotiator for what the developer would like to offer. While it would mean increased sales tax, what else can the developer offer? I'd say make the developer work hard for a position with the City of Louisville. We have a city which has continually been a top place to live. Let us continue to strive for that goal.

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

Carla Bigum
273 S Lincoln Ave.
Louisville, CO.

**Rob Zuccaro**

**Subject:** FW: Opposed to Development at RedTail Ridge

**From:** Joe Booch [mailto:jbucciaglia@gmail.com]
**Sent:** Monday, June 22, 2020 2:38 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Opposed to Development at RedTail Ridge

Hello Louisville,
I have been an property owner in Louisville for 17 years and a resident for 11. This development is NOT in keeping with the tradition of this town, especially now that the town has already grown so extremely quickly. This land is best suited as open space – as a border between Louisville and other towns, as an act of environmental stewardship for the last remaining tracks available for foxes, prairie dogs, coyotes, rabbits and birds and as a place for people to gather and breath!
STOP this proposal – please remember you work for and represent the people and the spirit of this town! Not the developers asking for 5 (FIVE!) stories!
Thank you,
Joe

**Rob Zuccaro**

**Subject:** FW: Urgent message re: Development

**From:** Tiffany Boyd [mailto:tiffboyd@gmail.com]
**Sent:** Wednesday, June 24, 2020 7:50 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Urgent message re: Development

Dear Louisville Planning Commission,

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

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

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

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

Thank you for all the work you are doing!

Sincerely,

Tiffany Boyd, Volunteer
Louisville Sustainability
Advisory Board

--
With Kindness,

Tiffany Boyd (she,her)
*Classrooms for Climate Action*

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge Development

**From:** Bill Buffum [mailto:wbuffum44@gmail.com]
**Sent:** Monday, June 22, 2020 6:46 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Redtail Ridge Development

Hello,

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

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

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

Yours,
Bill Buffum

Virus-free. www.avast.com

**Rob Zuccaro**

**Subject:** FW: Redtail Proposal

**From:** Larry Cappel [mailto:larrycappel@gmail.com]
**Sent:** Monday, June 22, 2020 6:52 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Redtail Proposal

I want to speak up about this proposed development. It is too big. Louisville and the surrounding area does not need this.

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

Please do not sell your souls to these developers for some paltry tax dollars. I know city government is set up to serve developers. It is time city government starts serving people, the residents, instead of these destructive business interests.
Sincerely,
Larry Cappel
303-523-6123

**Rob Zuccaro**

**Subject:** FW: REDTAIL RIDGE PROPOSAL

**From:** David Chaladoff [mailto:dchaladoff@me.com]
**Sent:** Wednesday, June 24, 2020 4:11 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** REDTAIL RIDGE PROPOSAL

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

David & Cathy Chaladoff
388 Fairfield Lane
Louisville, CO 80027

phone: 831-521-6705

David Chaladoff
dchaladoff@me.com
cell: 831-521-6705

**Rob Zuccaro**

**Subject:** FW: Stop Redtail Ridge

-----Original Message-----
From: Matthew Cox [mailto:2matthewcox@gmail.com]
Sent: Tuesday, June 23, 2020 1:25 PM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Stop Redtail Ridge

Dear Planning Commission,

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

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

Regards,

Matt & Rachel Cox
2010 Centennial Drive
Louisville, CO

**Rob Zuccaro**

**Subject:** FW: Opposition to the Redtail Ridge Development

**From:** rachel cox [mailto:rachelandrianna@gmail.com]
**Sent:** Tuesday, June 23, 2020 12:22 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Opposition to the Redtail Ridge Development

Dear Planning Commission,

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

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

Rachel & Matt Cox

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge Comprehensive Plan

**From:** Lawrence Crowley [mailto:magic@ecentral.com]
**Sent:** Tuesday, June 23, 2020 1:32 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Redtail Ridge Comprehensive Plan

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

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

Thank you,

Lawrence Crowley
441 Pheasant Run
Louisville 80027

303-666-0640

**Rob Zuccaro**

**Subject:** FW: 900 new living units

**From:** Paul Darby [mailto:paulmichaeldarby@gmail.com]
**Sent:** Tuesday, June 23, 2020 8:05 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** 900 new living units

Hello!

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

Paul Darby
144 South Madison Avenue, Louisville Colorado 80027

With all of the increased internet activity because of the worldwide crisis we are undergoing, I have noticed that on occasion someone says they have received an email that I did not send or did not receive a message that I did send. If you notice anything that seems off, please email me a message alerting me to the situation and hopefully I will get it in my inbox.

**Rob Zuccaro**

**Subject:** FW: No on Red Tail Development

-----Original Message-----
From: Mark Dayan [mailto:marksdayan@gmail.com]
Sent: Tuesday, June 23, 2020 5:35 PM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: No on Red Tail Development

1. Need environmental impact
2. Need re-assessment post-covid
3. Too large and dense for Louisville

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

Sent from my iPhone

**Rob Zuccaro**

**Subject:** FW: Old Storage Tek site development

-----Original Message-----
From: justin deister [mailto:justin@uppercasedesign.us]
Sent: Tuesday, June 23, 2020 7:57 AM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Old Storage Tek site development

Just repeating my concern and opposition to the huge proposed development on the old Storage Tek site.
I think Louisville can come up with a development that is more in line with our vision of ourselves as a small town.
I would be happy to present a plan for smaller scale development.
Thanks,
Justin Deister -resident of 30 years.

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge traffic

**From:** tomdelorey@aol.com [mailto:tomdelorey@aol.com]
**Sent:** Monday, June 22, 2020 4:12 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Cc:** tomdelorey@aol.com; nikymb@gmail.com
**Subject:** Redtail Ridge traffic

Dear Sirs & Madams:

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

Tom DeLorey
587 Augusta Lane
Louisville, CO 80027

**Rob Zuccaro**

**Subject:** FW: Massive Dev. Proposal

-----Original Message-----
From: Myriam Charry Doerr [mailto:rmdoerr@hotmail.com]
Sent: Monday, June 22, 2020 3:57 PM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Massive Dev. Proposal

My husband and I are oppose to this project. That's a rural area, plus we do not need more housing which comes with all the negative effects as crime.
Myriam Charry Doerr
Richard P Doerr

Sent from my iPhone

**Rob Zuccaro**

**Subject:** FW: from Audrey Fallik

**From:** Howard Fallik [mailto:iamhef@msn.com]
**Sent:** Sunday, June 21, 2020 8:31 PM
**To:** Planning <planning@Louisvilleco.gov>
**Subject:** from Audrey Fallik

To whom this may concern,

As a 32 year resident of Louisville, I am concerned about the proposal for the Redtail Ridge community, near Monarch H.S.
My husband and I have lived in Louisville since 1987. We moved here for a variety of reasons, including the comfort of a hometown feel.
While there may be positive aspects to a large construction project, our concern is the potential for negative consequences to the Louisville community.

To what extent will traffic increase?
Will Louisville retain this "hometown feel" that is so valued?
Would Louisville undergo a transition from a friendly and familiar small city to one that is less welcoming and not as comfortable?
Would such a large project put a strain on city resources, and result in a city that its citizens may find is not as enjoyable, and not as safe?

Since first moving to Louisville the city has grown a great deal. For the most part this growth has been well managed, and has not been of real concern.
Redtail Ridge may change that perception for myself and for other residents.

Perhaps it's most advisable to err on the side of retaining the kind of city with which we are so familiar, and much prefer.

Thank you,

Audrey Fallik

**Rob Zuccaro**

**Subject:** FW: No on Redtail Ridge!

**From:** Janine Fitzgerald [mailto:j9fitz@gmail.com]
**Sent:** Wednesday, June 24, 2020 5:31 PM
**To:** Planning <planning@Louisvilleco.gov>
**Subject:** No on Redtail Ridge!

Dear Planning Commission-
Please do not approve the Redtail Ridge development as designed. Yes, I would like to see something at the old Storage Tek facility, but this project is too big for our town. Do you live in Louisville? Have your children gone to Monarch PK-8 or Monarch High School? This project will add sooooo much more traffic to our town. There's already too much traffic. I've lived here for 16 years and it has changed, but not necessarily for the better.

Please, please vote NO.
Janine Fitzgerald

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge Development - Do Not Support

**From:** Marike Fitzgerald [mailto:marike.fitzgerald@gmail.com]
**Sent:** Monday, June 22, 2020 9:11 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Redtail Ridge Development - Do Not Support

Hello,

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

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

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

Thank you for your time,

Marike Fitzgerald
992 Arapahoe Cir,
Louisville, CO 80027

**Rob Zuccaro**

**Subject:** FW: NO to change in zoning for RedTail Ridge development proposal

**From:** Natasha Flyer [mailto:natasha.flyer@gmail.com]
**Sent:** Wednesday, June 24, 2020 7:50 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** NO to change in zoning for RedTail Ridge development proposal

Dear Louisville Planning Commission,

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

Signed:

Natasha Flyer
1640 Egret Way
Superior CO 80027

Susan Bauer
1770 Morrison Court
Superior CO 80027

Mary Ginnane
1831 Mallard Dr.
Superior CO 80027

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

Shawn Scott
2112 Concord Lane
Superior CO 80027

Satin Scott
2112 Concord Lane
Superior CO 80027

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

Christopher Houghton
1335 S Mesa Ct
Superior CO 80027

Kelly Macaulay
1950 Shamrock Dr.
Superior CO 80027

**Rob Zuccaro**

**Subject:** FW: Red Tail Ridge

**From:** Michael Fried [mailto:m40402@yahoo.com]
**Sent:** Tuesday, June 23, 2020 9:22 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Red Tail Ridge

I am a Louisville resident and I am opposed to the plan put forth so far. My reasons are:

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

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

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

Thank you for your consideration.

Michael Fried
1345 Snowberry Ln
Louisville

**Rob Zuccaro**

**Subject:** FW: Storage tech site

**From:** alan gallagher [mailto:alang916w@gmail.com]
**Sent:** Tuesday, June 23, 2020 9:29 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Storage tech site

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

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

**Rob Zuccaro**

**Subject:** FW: VOTE NO on Redtail Ridge

**From:** Ann GODBY [mailto:godbya@comcast.net]
**Sent:** Wednesday, June 24, 2020 9:00 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** VOTE NO on Redtail Ridge

Dear Louisville Planning Commission,

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

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

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

33 year resident and Louisville Elementary School Librarian

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge - Exacerbating an Already Bad Traffic Situation

**From:** Andy Graziano [mailto:graz5aj@gmail.com]
**Sent:** Monday, June 22, 2020 12:00 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Redtail Ridge - Exacerbating an Already Bad Traffic Situation

To whom it may concern,

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

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

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

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

**Rob Zuccaro**

**Subject:** FW: Do not approve StorageTek plan

-----Original Message-----
From: Lucia Harrop [mailto:lucia.harrop@gmail.com]
Sent: Tuesday, June 23, 2020 8:23 AM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Do not approve StorageTek plan

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

--Lucia

**Rob Zuccaro**

**Subject:** FW: I like what you are doing with the old storage teck grounds. Good work

**From:** Earl Hauserman [mailto:earlhauserman@icloud.com]
**Sent:** Tuesday, June 23, 2020 8:21 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** I like what you are doing with the old storage teck grounds. Good work

Yes, it might be a little big but not by much. Keep going forward, yes change is difficult for some but they will come around.

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

**Rob Zuccaro**

**Subject:** FW: StorageTek site re-development

**From:** Laurie Helma [mailto:lkhelma@comcast.net]
**Sent:** Wednesday, June 24, 2020 12:20 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** StorageTek site re-development

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

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

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

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

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

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

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

Respectfully,
Laurie K. Helma

**Rob Zuccaro**

**Subject:** FW: Andy James - Redtail Ridge Hearing

**From:** ANDY JAMES [mailto:ydnaj@msn.com]
**Sent:** Monday, June 22, 2020 3:59 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Andy James - Redtail Ridge Hearing

Hi Planning Commission,
I support the Redtail Ridge development. I believe this development is long over due.

Andy James
7420 Panorama Dr.
Boulder, Co. 80303

Sent from Mail for Windows 10

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge

-----Original Message-----
From: Ellen Jardine [mailto:ellen@frii.com]
Sent: Wednesday, June 24, 2020 10:03 AM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Redtail Ridge

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

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

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

Ellen Jardine
ellen@frii.com

390 Owl Dr.
Louisville, CO 80027

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge

**From:** Maryan Jaross [mailto:mjaross@comcast.net]
**Sent:** Wednesday, June 24, 2020 5:44 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Redtail Ridge

To the Planning Commissioners:

We attended the entire hearing and presentations about Redtail Ridge.

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

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

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

Concerns are:

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

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

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

Respectfully,

Maryan Jaross
Tom Lepak

Maryan Jaross

## Rob Zuccaro

**Subject:** FW: Vote No on the StorageTek / Conoco development

**Importance:** High

**From:** Joel [mailto:shay25@q.com]
**Sent:** Wednesday, June 24, 2020 4:16 PM
**To:** Planning Commission <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

**Rob Zuccaro**

**Subject:** FW: Red Tail Ridge

-----Original Message-----
From: Sharon Johnson [mailto:sharonjohnson656@gmail.com]
Sent: Tuesday, June 23, 2020 11:55 AM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Red Tail Ridge

Dear Planning Commission Members:

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

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

Sharon Johnson
Sharonjohnson656@gmail.com
Sent from my iPhone

**Rob Zuccaro**

**Subject:** FW: Zaharias and Redtail Ridge

**From:** Carolyn Koehnen [mailto:ckoehnen@gmail.com]
**Sent:** Monday, June 22, 2020 11:29 AM
**To:** townboard@superiorcolorado.gov; Planning <planning@Louisvilleco.gov>
**Subject:** Zaharias and Redtail Ridge

I am a three year Rock Creek Resident.

Please please do not allow zoning approval for the Zaharia/Redtail Ridge developments! Please no more rental units! Please work to buy up the property for open space. We residents would be most appreciative!

Carolyn Koehnen
2061 Emerson Ln, Louisville, CO 80027
303.841.6881

**Rob Zuccaro**

**Subject:** FW: Oppose Redtail Ridge development

-----Original Message-----
From: Brian Nordstrom Lane [mailto:bnordlane@icloud.com]
Sent: Tuesday, June 23, 2020 8:42 PM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Oppose Redtail Ridge development

I oppose the Redtail Ridge development as proposed.

Brian Nordstrom Lane

Sent from my iPhone

**Rob Zuccaro**

**Subject:** FW: redtail ridge

**From:** Robyn Nordstrom Lane [mailto:rnordstromlane@gmail.com]
**Sent:** Tuesday, June 23, 2020 8:47 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** redtail ridge

hello -
i am writing to state that i oppose the redtail ridge development plan.
robyn nordstrom lane
louisville resident

**Rob Zuccaro**

**Subject:** FW: Development plan for former Storage Tek site is WAY too big!

**From:** Rebecca Laverdure [mailto:rebeccalaverdure@yahoo.com]
**Sent:** Tuesday, June 23, 2020 2:42 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Development plan for former Storage Tek site is WAY too big!

Dear Louisville Planning Commission,

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

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

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

Sincerely,

Rebecca Laverdure
Louisville Resident and Teacher

**Rob Zuccaro**

**Subject:** FW: Property Development Plan

**From:** Jessica Lawrence [mailto:jeslawrence@gmail.com]
**Sent:** Wednesday, June 24, 2020 8:13 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Property Development Plan

Dear Louisville Planning Commission,

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

Please vote no on the development plan and PUD on the agenda. The developer should have offered/should still offer a much smaller plan - a plan the size of what was approved for ConocoPhillips. The developer does not meet the criteria for a comprehensive plan change - "Our Livable Small Town Feel" will not remain intact with this current plan. To be honest, they can already build up to 3 million square feet under the current "rural" designation. That is enough! We've decided we love our small-town feel and it's time to make decisions consistent with that intent. We don't need 900 more multi-family rental units because that would increase rental units to about 45% of Louisville's housing stock and that will make us actually lose tax base.

Thank you again for representing us and for taking our past decisions about the tenor and feel of our community into consideration as you vote on this proposal.

Sincerely,

Jessica Lawrence
Louisville Resident and Teacher

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge
**Attachments:** PLANNING COMMISSION REDTAIL.docx; ATT00001.htm; Newsweek.docx; ATT00002.htm; McKnight'sSeniorLiving.docx; ATT00003.htm

**From:** John Leary [mailto:johntleary@comcast.net]
**Sent:** Friday, June 19, 2020 3:05 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Redtail Ridge

Members of the Planning Commission,

My comments to you at your meeting of last week were very poorly presented. Attached you will find the notes for my comments that may help you understand their meaning.

I further beg your patience with the following comments:

The applicant justifies the density and land-use mix proposed for the project by claiming they are needed to finance project infrastructure. Whereas, there are certainly some fixed costs involved, redesigning the project to fit the 2.5 million square feet of commercial development allowed by the current GDP/zoning, the costs of infrastructure could be greatly reduced. (Just think about the savings from street redesign, utility infrastructure and water rights). Again, doing this would have significant financial benefits to the City of Louisville and its taxpayers. Furthermore, in February, the City Council approved a service plan for the Redtail Ridge Metropolitan District that projected a levy of 30 mils would be necessary to construct the district's infrastructure. Despite this projection, the Council granted the district the authority to set a mil levy of up to 60 mils, with 50 mils available for infrastructure. So what do we have here? We have a rezoning proposal that is designed around maximizing profit and reducing risk for the applicant. At the same time, the citizens of Louisville are being asked to accept less tax revenue, accept risk, and absorb the impacts, traffic, etc., associated with a high-density development.

Moving on to the issue of Medtronics, there is little, if any, opposition to Medtronics building on the site. They can build with the existing GDP/zoning.

Now, I am going to add some comments on selected issues raised at your meeting by members of the Commission.

Commissioner Diehl raised the following issues:

- *The use of the capital projects surplus shown in Figure 17*. Most of this surplus is likely a result of the one-time construction use tax. Rob correctly said most of this would not be needed for things like streets in the 1st 20 years. However, it could be needed in the 25 year. But the main issue here is the nature of capital spending. We all pay into the capital projects fund when we buy goods or services subject to our sales tax. It may be 20 years down the road before the street in front of our house is paved. But again, the major issue here is that one time revenues, while having benefits, are not, and should not and should not be, used for annual operating expenses.

- *He questioned whether the current environment was good for senior living facilities*. I assumed he was talking about the Covid-19 and recession. If he was, he did not get a good answer. If that was not his intent, I apologize, but anyway, attached are two articles on the subject. The first (from Newsweek) deals with Erickson Living's bankruptcy during the 2008 recession. (I expect you know they are owned by Redwood Capital Investment the winning bidder in their bankruptcy sale). The second article(from McNights Senior Living) deals with the financial impact of Covid-19 on senior living facilities.

Commissioner Rice raised the following issue:

- *Why is residential development causing such a negative impact on this development?* Rob correctly identified sales tax leakage as a major factor. Another major factor is the value of multi-family units in the proposal. A residential unit with a value considerably in excess of the average residential unit value in Louisville, could have no impact, or a positive impact, on City finances. The units being proposed for Redtail Ridge have a value less than the average home value in Louisville.

Commissioner Williams raised this issue.

- *Is it right that the development Comprehensive Plan involves extensive public involvement and changing the Plan has limited public input*? This is a problem with the system. Members of the public spent hours in meetings shaping the 2013 Comprehensive Plan. We are now participating from the sidelines with our three minutes and emails. Early in the 2013 process there was discussion of the need to focus on the StorageTek land. The alternative use on the table was to allow residential development on the parcel. It was ruled out, without dissent, for two reasons: 1) Sales tax leakage and 2) it would become a satellite community to the rest of Louisville. Neither situation has changed. The issue of residential at the site also came up in the plan developed previous to the 2013 Plan. A consultant proposed building around 850 units which also went nowhere with the public.

Finally, in 1983 I was on the City Council that added the Planned Community Zoned District zoning to our municipal code. It was done with much hesitation. Now, the only other member of that Council and I, often bemoan this action as one of the biggest mistakes we made during our tenure. The fear at the time was that it would undermine comprehensive planning and the power of zoning, by putting a focus on developing large, individual parcels at the expense of the big picture. It has done that. The resulting incremental planning approach has undermined the utilization of Section 17.44.050 of our municipal code titled "Declaration of policy for rezoning."

Thanks for your time and service,

John Leary
1116 Lafarge Ave

PLANNING COMMISSION REDTAIL

Last week I sent you written comments on the Redtail Ridge Comp Plan and GDP amendments. I made the following points:

> Our Comp Plan must have the goal of creating a land use mixture that will produce a fiscally sustainable city.
> Long-term fiscal sustainability is driven by our revenue structure and not by fiscal modeling.
> Our revenue structure is heavily dependent upon sales tax generated by our commercial sector via non-resident spending. This nonresident spending produces 55% - 60% of our sales tax revenue with residents providing the remaining 40 - 45%. We also get strong contributions of property and consumer use taxes from this commercial sector.
> Recent land-use decisions involving a commercial/residential mix have resulted in commercial land being repurposed to residential development to the financial peril of the City.

I call your attention to Figure 17 on page 28 of the staff report.

Look at the net fiscal results by fund section at the bottom of the figure.

The first three lines represent the net benefit to the operations part of the City Budget, i.e., services such as Police, Recreation, Parks, Public Works, etc.

The By Right column of the figure represents the current GDP or zoning granted to ConocoPhillips. As you can see the **existing zoning on the property (office development at a rural density) produces more net benefit to the City's operating budget than does Redtail Ridge.** You can see how tenuous the fiscal benefits are for Redtail; if it only builds

out to 80%, it would cost more to provide it services than we would receive in revenue.

I am skipping Debt Service Fund since it is roughly the same between scenarios, and moving on to the Capital Projects Fund about which I will make two points:

1) The Capital Project Fund surplus is likely from the construction use tax. While operating revenues are generated annually the construction use tax is one-time. As such, it is misleading to add these funds together.
2) It is against City Policy to use one-time revenues for annual operating costs.

Now, it is important to note the existing GDP, i.e., zoning, has a development level that is not the max allowed by its Comp Plan designation. It could be 27 % higher. If the GDP was amended to allow the full potential of the zoning category, the benefits to the operation budget from the current zoning would be nearly twice that of Redtail Ridge. Again, this is because of our revenue structure, and the fact residential development does not pay its way.

It is in the City's financial interest to stay with the current zoning.

McKnight's
SENIOR LIVING
News, perspective and analysis


Publish DateMay 29, 2020

# Impact of COVID-19 on senior living could be $50 billion, Argentum CEO says

Kimberly Bonvissuto

Share by Email

The impact of COVID-19 on the senior living industry could be $40 billion to $50 billion over the next year, Argentum President and CEO James Balda said Wednesday in a Yahoo Finance interview.

The estimate echoes one made last month when Argentum and the American Seniors Housing Association sent a letter to Health and Human Services Secretary Alex Azar asking for $20 billion from the Coronavirus Aid, Relief, and Economic Security (CARES) Act for companies operating independent living, assisted living, memory care and continuing care retirement communities.

Argentum President and CEO James Balda

"The impact on our industry could be anywhere from $40 [billion] to over $50 billion over the next 12 months. And this crisis will continue in our communities for the next 12 months until, ultimately, there is a vaccine," Balda said Wednesday. "We've been working with Congress, as well as the White House and the administration, to make the case that our providers need financial support just as the hospitals had received support and just as skilled nursing facilities had received support."

Senior living providers are doing everything they can to protect their residents during the COVID-19 crisis, Balda said, but those actions come at a cost, including escalating expenses for staffing and supplies.

"We've really been advocating to make sure that our providers get access to funding to help offset these costs," he told Yahoo Finance's On The Move panel.

The industry is seeing effects on both the revenue and expense side, the CEO said. Projections show labor costs increasing by more than 20% and supply costs increasing by more than 100%, Balda added. At the same time, communities have limited access to buildings and have restricted move-ins to prevent or contain the virus, moves that have led to a decrease in income.

One concern is that, as the country begins to open up and people's lives return to a new normal, senior living communities will "continue to be in crisis mode" as they try to protect their residents, he said.

Long term, however, Balda said the prospects for the industry are positive, adding that people choose to move into senior living communities for the supports they need and the socialization they want.

Looking to the future, Balda said there have been discussions about the physical structure of buildings on new projects and that operators will continue with enhanced infection control protocols.

Senior living communities will have more positive outcomes than nursing homes largely due to that physical structure of the buildings, he predicted. Although nursing home residents often share rooms, senior living residents typically have their own apartments, allowing them to self-quarantine or isolate if necessary, Balda said.

**In other coronavirus-related news:**

As the death toll in long-term care rises and COVID-19 testing capacity slowly expands, states are each crafting new testing policies to prevent and contain outbreaks in facilities, where more than half of coronavirus deaths have occurred in many states. In New Jersey, for instance, a directive required assisted living communities and other settings to provide COVID-19 baseline testing of all staff and residents by May 26.
Long-term care facilities have become a flashpoint in the COVID-19 pandemic, with high infection rates and low staffing exacerbated by the demands of the pandemic. A professor of mechanical and industrial engineering at Northeastern University and her doctoral students joined a team to make the hiring process more efficient.
As Massachusetts discloses the death toll by nursing home, multiple gaps exist in the data, suggesting that the number of deaths in senior care is much higher than the numbers say. Missing from the data are deaths at assisted living communities and publicly financed senior living residences, which are home to thousands of residents but have different regulators.
The White House, the Centers for Disease Control and Prevention and states are debating the proper theoretical (and politically beneficial) way to tally COVID-19 deaths. What is needed is a single and clear national testing strategy outline who must be tested, when and with which test, according to an opinion piece published by the Kaiser Family Foundation.
Carrie Kuhr, senior executive director of The Inn at Olentangy Trail and The Inn at Bear Trail in Columbus, OH, wrote a letter to the editor of the Columbus Dispatch about the need for funding of assisted living communities that are accumulating COVID-19-related costs.
A French senior care home has developed a plastic "happiness bubble" to help residents safely see their loved ones and friends during the pandemic.
Telehealth use by older adults during the coronavirus pandemic is still low, according to a pair of surveys, even though seniors have access to the technology and those who are using telehealth are giving it high marks.

Newsweek

BUSINESS

# BANKRUPTCY HITS RETIREMENT HOMES

BY **LINDA STERN** ON 11/23/09 AT 7:00 PM EST

**SHARE**

BUSINESS

The recession is hitting elderly people where they live, literally. Financial problems have been mounting at a number of assisted-living and continuing-care communities, forcing some facilities into bankruptcies and inflicting new worries on residents and their families who thought their life plans were comfortably set. In recent weeks, Erickson Retirement Communities, which manages 19 continuing-care retirement communities in 11 states, declared bankruptcy. Sunrise Senior Living Inc. posted a quarterly loss of $82 million and announced plans to sell off 21 of its assisted-living communities. Nationally, smaller retirement communities are raising their prices, changing the way they operate, selling themselves off to bigger chains, or getting out of the business altogether. Many companies say they can't make a profit—or even succeed on a nonprofit basis—in an environment that combines the high cost of caring for elderly residents, restrictive Medicaid budgets, tight credit markets and fewer residents willing and able to pay top dollar for their care.

When a facility fails, it can have myriad effects on the residents. The good news is that no one gets kicked to the curb–at least not right away. "Nobody has ended up on the street, which is a primal fear when you're dealing with these places," says Jason Frank, an elder-law attorney in Baltimore. "But their fees can skyrocket, and they can become unaffordable. Then they can kick you out for nonpayment." In some cases, residents may find that the sizeable deposits they made to get their apartments in the first place have disappeared. (Continuing-care communities like Erickson's typically charge deposits of $150,000 or more, and assure residents that they can stay on the campus for the rest of their lives regardless of how their needs change, and that the deposits will be refundable

to themselves or their heirs when they leave or die. But residents typically also have to pay monthly fees for care, and those fees can continue to increase. Assisted-living facilities like Sunrise generally require no deposits but charge a monthly pay-as-you-go-plan.) That's what happened to the 170 people who lived in Covenant at South Hills in Lebanon, Pa. Their deposits went up in smoke when their facility was sold in bankruptcy to Concordia Lutheran Ministries, which did not take on that liability. Several are now suing B'nai Brith Housing, the original operator of Covenant.

Erickson executives say that their bankruptcy filing will have no impact on residents. "We've refunded every single deposit in our 26-year history," says Tom Neubauer, the firm's executive vice president of sales. "People moving in are completely unaffected by all this." Erickson's corporate organization is complex, with each community (and that community's deposits) owned by a separate nonprofit entity that is not part of the bankruptcy filing.

But residents could face disruptions. Newer communities that haven't been completely built out yet may not have their assisted-living and nursing-home wings, so residents who need higher levels of care may end up being transferred to other facilities. Should various nonprofits not be able to resell units at the same price as the original buyers paid, those original buyers might not get their deposits back. And residents who run through their personal savings and their deposits paying for ever-higher levels of care will have to depend on an optional "benevolent fund" to cover their expenses.

Erickson has a solid reputation and good track record for keeping residents for the rest of their lives, but anyone shopping for retirement housing now should think thrice about the financial risks of their arrangements. "You've got to keep your eyes open," says Eric Carlson, director of the long-term-care project for the National Senior Citizens Law Center. "If you look at the agreements, sometimes what you're being promised is not that much. The provider may be reserving the right to force you to leave for various reasons." Often there's a generic "can't meet your needs" clause in the contract.

He recommends that refundable deposits be set aside in escrow accounts, and that anyone signing a long-term-care contract run it by an elderlaw attorney first. (They can be found at the National Academy of Elderlaw Attorneys.) His organization also has an online

checklist of questions that should be asked before moving into a retirement or assisted-living community.

Carlson also says he generally prefers the financial advantages of the pay-as-you-go models, but even consumers who choose facilities that only charge rent on a monthly basis may not be saving their nest eggs for long. Sunrise has raised prices as it has gone through several quarters of financial trouble. It can cost $6,000 or more a month for quality assisted living, and $9,000 for nursing-home care. At those rates, it's not hard to run through life savings in a hurry, and then not every assisted-living facility will keep you. Many don't take Medicaid or other subsidies, and some facilities that had taken Medicaid have switched to no-Medicaid policies. That leaves those residents who have no assets with no place to live. Nationally, discharge-related complaints about nursing homes and assisted-living facilities have doubled in a decade—to 12,237 in 2008, according to the U.S. Administration on Aging. It's now the second-most-common complaint at nursing homes, behind "failure to respond to requests for assistance." And it's the third-most-common complaint at assisted-living facilities, behind problems with medication administration and disappointment with the food.

Complicated state rules can then force newly impoverished residents to go into nursing homes for at least a month so they can qualify for Medicaid, and then back out into another assisted-living facility, says Beverley Laubert, the long-term-care ombudsman for Ohio and president of the National Association of State Long-Term Care Ombudsman Programs. She and her colleagues are called in when facilities declare bankruptcy or force residents to relocate because of policy changes, but usually they can't force facilities to keep residents. Instead, they spend much of their time helping residents who thought they'd found their final homes look for new places to live in a market where, now, nothing is certain.

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge Development

**From:** Jennifer Levin [mailto:jenniferlevin14@yahoo.com]
**Sent:** Tuesday, June 23, 2020 11:52 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Redtail Ridge Development

Dear Commissioners:

I am a 15 year resident and home owner in downtown Louisville. Please consider my comments below with the above-referenced subject matter:

1) This development is too big. The developer should come back with a plan the size of what was approved for ConocoPhillips, which is already a generous 60% bigger than Storage Tek

2) Please vote no on the development plan and PUD on the agenda.

3) The developer does not meet the criteria for a comprehensive plan change.

4) Louisville does not need 900 more multi-family rental units which are essentially out of town, will increase rental units to about 45% of Louisville's housing stock and will make the city actually lose tax base.

5) This development will burden our educators and education system with over-populated classrooms.

Thank you,

Jennifer Levin
732 Jefferson Avenue
Louisville, CO 80027
303-330-2549

**Rob Zuccaro**

**Subject:** FW: Regarding the Redtail Ridge Development

**From:** Marty Mccloskey [mailto:martymccloskey@gmail.com]
**Sent:** Tuesday, June 23, 2020 8:25 PM
**To:** Planning <planning@Louisvilleco.gov>
**Cc:** Ashley Stolzmann <ashleys@louisvilleco.gov>; City Council <Council@louisvilleco.gov>
**Subject:** Regarding the Redtail Ridge Development

Dear Planning Commission,

As longtime residents of this beautiful small town, Louisville Colorado, we wish to voice our opposition to this massive development project. From concerns about increased traffic patterns, water usage, additional and unnecessary retail space, impact on wildlife, and many other aspects, this project will not contribute in a positive way to the character of Louisville.

Considering all aspects of this project, the negatives far outweigh the positives, and we hope that you will give due consideration to the current residents of Louisville, and not be overly swayed by the commercial interests of the developer and their associated businesses.

Thank you.

Kim and Marty McCloskey
767 Club Circle
Louisville, CO 80027

cc: Ashley Stolzmann
Louisville City Council

**Rob Zuccaro**

**Subject:** FW: RedTail Development

**From:** Stephanie Neville [mailto:s_a_neville@hotmail.com]
**Sent:** Tuesday, June 23, 2020 8:50 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** RedTail Development

Hello,

I might have a naive question, but I'm assuming Louisville's Comprehensive Plan as well as building requirements are open documents and available to the public. If this is the case, why have the RedTail developers submitted a plan (which I would expect they would like approval for) which for the most part doesn't align with the plan? They seem to be expecting an extensive number of exemptions.

The approved and voted for plan is for guidance purposes?

Have all aspects of the financial liabilities for the city been accounted for?

What if all, half or even a quarter of the new residents shop in Broomfield? What types of commercial businesses will utilize this new space? How much new tax revenue will be guaranteed each year versus infrastructure cost to the city?

What if the developer goes bankrupt?

I'm assuming these questions along with many others will be addressed at the meeting.

Regards,
Stephanie McLaughlan

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge Proposal

**From:** B McQuie [mailto:bmcquie@yahoo.com]
**Sent:** Tuesday, June 23, 2020 8:21 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>; McQuie, Jerome <jmcquie@gmail.com>; Beth McQuie <bmcquie@yahoo.com>
**Subject:** Redtail Ridge Proposal

Dear Planning Commission,

We are writing in opposition to the Redtail Ridge Proposal.

We oppose it for the following reasons:

- Such as major development should not be rushed through while much of the population is still isolating themselves and avoiding public meetings. Discussion of this should get a lot of publicity and meetings should be held when citizens can attend in person.

- Allowing such a huge increase in population, of up to 3,000 new residents, would substantially change the character of Louisville. We do not support that.

- The current plan would allow buildings up to 5 stories high. That is much higher than anything currently in Louisville and it would not fit in with our small-town character. It would block views and seem like a big city.

- Allowing density limits to double would have a substantial impact on Louisville. The proposal seeks to re-designate the property allowing an increase from a FAR (floor area to lot size ratio) of 0.25 to 0.5. Again, this is more than double the amount of development currently allowed in the current GDP.

- Traffic would increase quite a bit in Louisville, especially around Monarch schools. This would deteriorate the quality of life for current residents. It would also add to noise and to air pollution.

- The senior housing would be expensive, with monthly fees of $2800-$3800, probably more than most Louisville residents could afford. (Data from Wind Crest Pricing Guide 2020 – the Louisville facility would be operated by the same company). This would not benefit current residents.

- Wildlife would be impacted by all the development and traffic. The area currently has nesting raptors, other birds and prairie dogs. Where would they go?

This development would benefit only the developers while the residents of Louisville would suffer. Please do not move forward with this.

Thank you for your consideration.

Sincerely,

Beth and Jerry McQuie

972 Saint Andrews Lane

Louisville, CO 80027

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge

**From:** William G Mertens [mailto:mertens@colorado.edu]
**Sent:** Wednesday, June 24, 2020 9:20 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Redtail Ridge

To Whom It May Concern:,

I would like to express my displeasure with the Redtail Ridge proposal. The development plan goes against everything our town (and its comprehensive plan) stand for. It is an enormous development that we simply don't need. Please vote against the plan.

Billy Mertens
917 Eldorado Lane

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge development proposal

**From:** Danajoy Monroe [mailto:djzmonroe@gmail.com]
**Sent:** Monday, June 22, 2020 5:49 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Redtail Ridge development proposal

To the Louisville Planning Commission, Monday June 22, 2020
My name is Danajoy Zoe Monroe and I live in the Coal Creek Ranch subdivision, I bought my house in 1996.

I highly object to this massive Redtail Ridge development proposal. It will ruin the quality of life for Louisville residents. Especially so for families that live near this project. There will be pollution, traffic, noise and the permanent loss of a small town lifestyle that will be gone forever.

I object to the scale of this project and the removal of height restrictions on the buildings, and removal of the rural status for that land.

I didn't even know this was happening till my neighbor told me about this. A letter should be sent to everyone who owns property here in Louisville. Also, it should be voted on by the residents in a true election. This is just wrong to vote this through without everyone even knowing about it!

What happens when we have another drought? I have lived through water shortages and water rates going up and up. We do not have the resources to support this. Also, I expect the current homeowners will foot the bill, along with the loss of our property values. If I wanted to live in New York city that is where I would live! We have been voted the best little town to live in, many times. Now you are throwing it all out the window! For what? More money? People with Asthma can hardly deal with the air pollution as it is, what about our children? What about climate change? This project will add lots of black top roads and buildings that will heat this area up even more! This project will put climate change in overdrive for our little town. It is already unbearably hot and dry in the summers as it is. You build this project and the residents of Louisville will be dealing with health issues from pollution. What about the roads, water and sewer systems? There is so much that will be impacted. What about the environment, the wildlife and natural plants and natural fields that help keep this area cooler? What about the natural land, green space buffer we have now that separates us from Broomfield? If this goes through with will be a megalopolis.

I highly object to this massive Redtail Ridge Development proposal!

Thank you
Danajoy Zoe Monroe
470 Muirfield Cir
Louisville CO 80027
303-944-6199

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge Development

**From:** Richard Morgan [mailto:richardmorgan644@gmail.com]
**Sent:** Wednesday, June 24, 2020 11:23 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Fwd: Redtail Ridge Development

Members of the Planning Commission:

It's my understanding that the Commission at its meeting this Thursday will be revisiting the request from the developer of Red Tail Ridge to amend the Comprehensive Development Plan. **As a 20+ year resident of Louisville, I am reiterating my family's support for this project and the very thoughtful development that is planned for the site.** The developer has held many focus meetings with the community and it has incorporated critical feedback into the project plan.

There can be no doubt that opening up this site to business and commerce will have major benefits to the City's long-term fiscal health, which today, notwithstanding the impacts of COVID closures, has been significantly impaired due to large and small businesses vacating or closing (Kohl's, Sam's Club, Lowes?, etc.). Moreover, this ideally located site can attract companies with higher paying jobs (Medtronic, etc.) that otherwise would locate in neighboring communities, mainly Broomfield. Improving access to the site, enhancing circulation, and transportation will massively benefit Avista and Monarch schools, local business, neighbors, and Louisville Fire and Police. Adding a few more residents to the area who pay use and sales taxes, patronize Louisville businesses, and enhance the character and diversity of our city, arguably outweigh the negligible cost in city services they supposedly consume. Not to be overlooked, Louisville residents will also benefit greatly by the many acres of once private open space and new trail systems that will be dedicated to the City, making this site a realized community benefit.

Planning Commissioners must consider the 4 requirements to change the Comprehensive Plan (See Sec. 17.64.070 - Criteria for amendment):
A. The amendment request is consistent with the goals, policies and intent of the comprehensive plan of the City.
B. The amendment request will not result in adverse impacts to existing or planned services to the citizens of the City.
C. The amendment request demonstrates a need exists for the amendment through either changed conditions or past error which support adjustments to the City's comprehensive plan.
D. The planning commission and/or city council may consider other factors in reviewing an application as they deem appropriate and may request additional information which is necessary for an adequate review and evaluation of the amendment.

Strong arguments can be made to support each of these 4 criteria. I urge the Commission to **vote to approve** the amendment of the comprehensive plan to permit the development of Red Tail Ridge. Now is the time to unlock the potential of this site and create a true community asset.

Thank you,
Richard Morgan

Richard Morgan
303.956.8188 (cell)
www.linkedin.com/in/morganrichardb

---------- Forwarded message ---------
From: **Richard Morgan** <richardmorgan644@gmail.com>
Date: Mon, Jun 8, 2020 at 7:44 PM
Subject: Redtail Ridge Development
To: <PlanningCommission@louisvilleco.gov>

Dear Planning Commission Members:

My name is Richard Morgan. For over 20 years, my family and I have resided at 644 W Pine St, Louisville.

As a Louisville resident for many years, I support the Redtail Ridge Project and the General Development Plan. The plan strikes the right balance between the need to invest in Louisville's future, while still maintaining a livable, innovative and economically diverse community. Brue Baukol Capital Partners, the developer, has held numerous meetings with the community and modified its plans several times to accommodate the many ideas and voices from the community. The mix of uses fills much needed voids in our city, such as the senior living facility, more affordable housing, a large employer to anchor the project, and high-paying jobs. They have focused on traffic improvements to ameliorate circulation issues around and through the property. They have added open space, ball fields, recreation amenities, and trails connecting neighborhoods. Finally, and perhaps most important, it converts a stagnant land parcel into a city revenue generating asset. In a post-COVID world, our Louisville community will need to generate revenue from every possible asset.

Please vote in favor of this crown jewel community asset.

Thank you,
Richard Morgan

Richard Morgan
303.956.8188 (cell)
www.linkedin.com/in/morganrichardb

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge

**From:** Maxine Most [mailto:cmaxmost@me.com]
**Sent:** Tuesday, June 23, 2020 9:27 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>; City Council <Council@louisvilleco.gov>
**Subject:** Redtail Ridge

I am opposed to Redtail Ridge development as currently proposed.

Beyond the multitude of reasons why this enormous project is not consistent with Louisville nor good for our community Including :

- expansions of size of development based on initial public proposals
- height of buildings, and
- inclusion of residential units, again not included in the initial plan,

There are many other serious concerns about this project:

- There has been no Cost/benefit analysts that fully considers all short and long term impacts on traffic, infrastructure, wildlife, environmental, schools, property taxes. We simply have no idea what this development will "cost" Louisville.
- Given that we have no idea what the long term ramifications of the pandemic will be on housing, hospitality, Senior Living, recreation spaces, Louisville would be wise to not rush into approval for massive development that might be inconsistent with emerging trends and best practices.
- The idea of providing tax incentives to an offshore corporation with $4B in profit at a time when our local budget is stressed makes no fiscal sense - especially when we dint understand the true cost of this development
- Relying on this development to address safety issues at Monarch K-8 and High is an unacceptable abdication of responsibility by the City Louisville and BVSD to futile their primary obligation to the safety and well being of the children in our community.

And finally and perhaps most importantly, where Louisville is going to come up with the water required fir all these businesses and homes after 15 years of drought that shows no signs of easing?

This is the wrong project, at the wrong time for our community.

C. Maxine Most
640 W Linden St
Louisville
720 530 5836
Sent from my iPhone

**Rob Zuccaro**

**Subject:** FW:
**Attachments:** text_1593012478689.txt

**From:** +13038592549@tmomail.net [mailto:+13038592549@tmomail.net]
**Sent:** Wednesday, June 24, 2020 9:29 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:**

Hello this is Arnie Mullen I live at 235 Dahlia Drive in Lewisville hello this is Ernie Mullen I live at 235 Dahlia Drive in Louisville I'm asking you to please vote against the Bruce Paco project at red tail Ridge I think it's way too big but development for Louisville these developments are Ponzi scheme it always cost taxpayers a lot more than the tax revenue that is generated I'm in Economist of studied this issue with the Economist magazine says that these developments never pay for them themselves will be stuck 20 years later with empty buildings and new infrastructure cost to repay the streets to fix the water lines to build more schools etcetera so please vote against it my phone number is 303-859-2549 thank you

T · ·Mobile·

This message was sent to you by a T-Mobile wireless phone.

**Rob Zuccaro**

**Subject:** FW: Oppose Redtail Ridge Plan

**From:** William Nelson [mailto:williamharrynelson@gmail.com]
**Sent:** Tuesday, June 23, 2020 8:39 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Re: Oppose Redtail Ridge Plan

I forgot to include my address below.

On Tue, Jun 23, 2020 at 8:37 AM William Nelson <williamharrynelson@gmail.com> wrote:

> Good Morning,
>
> I wanted to write and state my opposition to the proposed plan for Redtail Ridge. It is significantly larger than what was originally approved for Phillips Conoco. I would also question if the developer has met all of the criteria for a comprehensive plan change. While the city does need to improve its tax base, the current proposed plan goes way beyond what is acceptable from a density, environmental and traffic perspective.
>
> Please ask that the developer meet all the criteria for a plan change and reduce the footprint of hte development.
>
> Regards,
> Bill Nelson

714 Peach Court
Louisville, CO

**Rob Zuccaro**

**Subject:** FW: Development proposal - do not act

**From:** Stephanie Nevarez [mailto:stephanie.nevarez@bvsd.org]
**Sent:** Monday, June 22, 2020 4:27 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Development proposal - do not act

Please postpone the decision to develop this area and leave it alone for now. The value will not diminish.

1903 Garfield Ave Louisville

**Rob Zuccaro**

**Subject:** FW: Re-Development @ Storage Tech Site

**From:** William ODonnell [mailto:billyod444@gmail.com]
**Sent:** Wednesday, June 24, 2020 4:08 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Re-Development @ Storage Tech Site

These are my comments on the previously presented latest version of the proposal for the above referenced project. My input is based on being a resident of Louisville since 1988 ( including serving on several community organizations & boards) as well as having 45 years experience as a environmental engineer holding LEED AP credentials and being a Value Engineering professional.

My thoughts are presented as public input to add to the choir of concerns by your commission & the citizen's. As usual with Developers and their proposals this current proposal appears to be an "opening" approach (built on the previous developers conceptual plan) and thus ripe for modifications to better realistically benefit Louisville. What has been the input from Boulder County, the US 36 Council of Mayors, the Denver Regional Council if Governments (DRCOG), etc?

• Proposed Corporate Headquarters & Senior Living Facility-Need binding commitment.
~Appear to be appropriate for site, based on previous use, demographics & location, subject, of course, to refinements and addressing proper planning, design & construction.
~Before any Preliminary approval or rezoning is considered further, a legally binding commitment document, preferably with a performance bond, needs to be filed by each of those parties & approved by City & County governing boards . This will assist in mitigating any sudden " changes" by those entities for whatever "reasons".

• Additional Regional Traffic & Public Transit Improvements are Required- Need definitive financing:
~ An intergovernmental agreements, especially with Broomfield, is needed to define commitments (including cost sharing) & basic timeline for portions of he project not performed by the Developer.

• Proposed Additional Residents (beyond those in Senior Living Facility)-Too much for our little Town.
~the projected increase of Louisville population is unrealistic based on it's negative impact on maintaining the highly valued "small town" aspects of our City
~ projected residences do not seem to have been planned in conjunction with current Louisville transportation planning & in fact would be isolated from most of the City
~ Were realistic affordable housing aspects considered?
~ Developer needs to clearly define why aspect this proposed residences was added

• Proposed Additional Office Space (beyond projected corporate headquarters)-No market for them?
~as the pandemic has shown us, commercial office real estate has & will continue to be reduced as " work from home" continues, and expand
- as with comments on the proposed residences:
>need explained how the Louisville transportation plan was considered.
>Developer needs to clearly define why offices were added

• Proposed Added Retail & Food places - not financially viable after working hours

• Proposed Special District- This is always a questionable means for developers to shift costs to others , with those others having little input in how those costs are arrived at or allocated. (Please reference recent Denver Post series on this subject)

• Other Considerations, especially relevant to this day & age, would include those beyond current regulations & planning documents, such as:

~ Sustainability?

~ Realistic alternatives to automobile use? (the small tram system at Flatirons Crossing never was viable).

~ Impacts on Louisville, & means to compensate for them? (Not using a Special District): Including, but not limited to: Infrastructure (Water, Wastewater, Stormwater, other Public Works, especially the cost of upgrades and operations & maintenance), Recreation & Senior Center, Public Safety (Police, Fire, Ambulance) other municipal services ( including Library)

~ Impacts on, and means to mitigate, effects on surrounding environment , including wildlife

~ Impacts on Monarch Middle & High Schools

In Summary:

• Appropriate: the conceptual planning for the proposed senior living facility & corporate headquarters

• Not Appropriate:

~Additional offices

~ Additional Residences

~ Retail & Food Establishments ( beyond that to directly support of Senior & Corporate facilities)

• All subject to proper detailed planning, design, construction operations & maintenance,' of the approved facilities and surroundings in compliance with all regulations & best practices with consideration for insuring the ongoing social, environmental & fiscal well being of Louisville & it's residents.

Thank you for your review and input & time & energy spent on this very a important matter. I would be happy to add my expertise to any subcommittees if so desired. Feel free to contact me if I further discussion is warranted.

William (Billy) O'Donnell
444 Owl Dr, Louisville, CO 80027
303-229-0700
billyod444@gmail.com

**Rob Zuccaro**

**Subject:** FW: Storagetech Site

**From:** Elizabeth Otto [mailto:elzbeth.otto@aim.com]
**Sent:** Tuesday, June 23, 2020 8:41 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Storagetech Site

I am particularly concerned that the proposed development for the Storagetech property does nit include any environmental sustainabilty improvements, i.e. active and passive solar, xeriscaped landscaping, etc. No development in Louisville should go forward without these.

Thank you,

Elizabeth Otto
538 W. Sycamore Circle
Louisville

Elizabeth Otto elzbeth.otto@aim.com

**Rob Zuccaro**

**Subject:** FW: I'm opposed to the huge new StorageTek development

**From:** Richard Forrest Phillips [mailto:rfphill@gmail.com]
**Sent:** Tuesday, June 23, 2020 1:31 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** I'm opposed to the huge new StorageTek development

I'm opposed to the huge new StorageTek development

Richard Phillips
377 Centennial Dr
Louisville, CO

**Rob Zuccaro**

**Subject:** FW: Red Tail Ridge

**From:** jetboulder@aol.com [mailto:jetboulder@aol.com]
**Sent:** Monday, June 22, 2020 12:08 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Red Tail Ridge

My name is Mike Putney, and I live at 691 West Street, in Louisville. I have lived in Louisville since 1993. I am writing to strongly OPPOSE the General Development Plan and PUD Bruce Baukol Capital Partners is proposing. This proposal would significantly increase the traffic and would subsequently increase the emissions of Ozone precursors. Boulder County is currently part of a serious non-attainment area for ozone, and developments like the proposed project will only make it worse. I wasn't surprised to hear that Boulder County does not support the proposal, and that the proposal is contrary to the intent of the Northwest Parkway Intergovernmental Agreement. The Louisville Planning Commission should encourage and promote regional cooperation and coordination in working with other entities and jurisdictions. Thanks!

Mike Putney
691 West Street
Louisville, CO

June 23, 2020

Dear Commissioners,
Please consider these points before making a decision on the proposed development of Redtail Ridge.

The world doesn't need more "Happy Valley Estates". Is it nothing but empty platitudes when we profess to respect all living things on earth, and pledge to protect our children's futures? How long can we continue with such blatant disregard for the value of life on this planet, turning a blind eye to the limits of these resources? Platitudes are no longer good enough. We must live true to our convictions.

Is it actually being suggested that we partner with a giant fossil fuel corporation even as we struggle to rid ourselves of their chokehold on our society?
All over America progressive thinkers are running for offices with a Green New Deal as part of their platform. How can we propose to climb into bed with an oil and gas company that has made ZERO investments in renewable resources, alternative energy sources, or sustainable practices. The suburban development as proposed shows us nothing of forward thinking! It is more of the same fixation on the short-term economic benefit with willful ignorance of the disastrous long term real costs. What we are looking at here is a reckless waste of resources, both financial and natural.

If we feel compelled to sacrifice this lovely little enclave as it busily returns to a natural state, let's at least make it worthy. Use this as the rare opportunity to do something truly remarkable. Imagine the impact if we were to build a totally sustainable development!!!
The situation is perfect for it. It will demonstrate in real life how Louisville Government cares not only for the town, but for the planet; not only in the present, but also the future.

This “project of a green new future” will also give ConocoPhillips a chance to add sustainable practices, and alternative, renewable energy to its portfolio in an unparalleled way! It would put ConocoPhillips in the enviable position of being a leader of movement into the future! It is undeniable that things must change in a much bigger and faster way than they have up to this point.
It’s time for us to get on the bus or get the hell out of the way!!

Please, please Commissioners, don’t squander a golden ticket! This could be a showpiece for Colorado, the Southwest, maybe even the whole USA. Think of it as blazing a trail into the green new future.
Why would we waste this unprecedented gift by creating yet another suburban development of no true merit??

Thank you.
Sincerely,
Gaylynn Potemkin
505 Spruce St.
Louisville, CO 80027

**Rob Zuccaro**

**Subject:** FW: Redtail / Nawatny Ridge Comments

**From:** Frederico R [mailto:frederico@mac.com]
**Sent:** Wednesday, June 24, 2020 4:16 AM
**To:** Planning <planning@Louisvilleco.gov>
**Subject:** Redtail / Nawatny Ridge Comments

Please, please, please, please, do not destroy some of the last open space beauty in Louisville by allowing this atrocious project to go through; and, seriously, where will you get the water to support this devastating overgrowth?

This is an ugly money/land-grab; I know the city is hurting from lost tax revenue, but this isn't a good reason to keep developing! Open space means property values remain higher.

Please reconsider. If not, the residents are already organizing for a referendum.

Frederico Russo
1240 West Hecla Drive
Unit 102
Louisville, CO 80027-2490
720.663.7426
frederico@mac.com

**Rob Zuccaro**

**Subject:** FW: Redtail

-----Original Message-----
From: Marci Sannes [mailto:marci.sannes@gmail.com]
Sent: Monday, June 22, 2020 3:58 PM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Redtail

I again wanted to voice my concern about this proposed development. I am opposed to changing the RURAL designation of this property - which was agreed upon initially upon careful consideration. The citizens of Louisville are very upset that the commission appears to be bowing to corporate pressure rather than listening to the people. This property needs to remain designated as rural. No one in this town wants to see this huge development occur - go back to the previously approved plans. Thank you.

Marci Sannes
803 W Mulberry St (17 years)
Louisville CO 80027

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge Concern

**From:** Greg Shaffer [mailto:grgshfr@gmail.com]
**Sent:** We

dnesday, June 24, 2020 8:26 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Redtail Ridge Concern

Regarding the Redtail Ridge development:

This will put even more pressure on the Louisville Rec Center and its staff. There's a significant shortage of lap swimming pool space in the general area, even with the long overdue rec center remodel. There has already been communication between the LRC, the Rec Center Advisory Board, the City Council and the general public regarding programming issues caused by high demand. Adding more housing will make the problem worse. How will the plans address this problem?

Thanks,
Greg Shaffer
247 Hoover Ct., Louisville, CO

Louisville Dolphins Swim Team Vice President
Monarch High School Assistant Swim Coach

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge Consideration

**From:** Greg Shaffer [mailto:grgshfr@gmail.com]
**Sent:** Wednesday, June 24, 2020 11:05 AM
**To:** City Council <Council@louisvilleco.gov>
**Subject:** Redtail Ridge Consideration

The developments of Redtail Ridge in Louisville and nearby Zaharias and Flatiron Marketplace will further strain the Louisville Rec Center and its staff, especially related to indoor aquatics. I'm well aware of the existing shortage of indoor pool space within the general area. The long overdue remodel of the LRC much improved the situation, but it's clear a shortage currently exists with our population numbers, interest and programming conflicts.

I encourage you to consider addressing this problem as part of the Redtail Ridge development. Swimming is the 4th most popular recreational activity in the United States and Colorado is one of the most active States. Based on my research, the Louisville Dolphins is the largest recreational summer swim team in the State of Colorado, and the neighboring Superior team is the second largest. Although the Dolphins utilize Memory Square, the athletes pay for lessons and regularly swim at the LRC as patrons, increasing demand. Many of these swimmers go on to staff the LRC in lifeguard positions. In addition, the City has a large number of adult lap swimmers and triathletes, with many being forced to drive miles to find a pool that meets their needs. And, we have a number of Senior Citizens who rely on water aerobics as their only means of exercise. Finally, the Monarch High School teams utilize the pool. Louisville is an aquatics town with a pool problem.

I personally would like to see the developers of Redtail Ridge build an indoor pool that will adequately cover the increase in demand now and into the future. Ideally, this would be an 8 lane, 25 meter indoor pool with a diving well.

Kind Regards,
Greg Shaffer
247 Hoover Ct., Louisville, CO

Vice President Louisville Dolphins
High School Assistant Swim Coach
Lap Swimmer

**Rob Zuccaro**

**Subject:** FW: Development Plan for former StorageTek Site

**From:** Jennifer Singer-Rupp [mailto:jsingerrupp@gmail.com]
**Sent:** Wednesday, June 24, 2020 10:36 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Development Plan for former StorageTek Site

Dear Louisville Planning Commission, Dear Louisville City Council,

I am writing again to renew my opposition to how the Red Tail Ridge development has evolved and urge you to vote against it in its current form. I urge you to NO on (i.e., reject) this development plan and PUD re-zoning from commercial/rural to suburban on the agenda for the June 25th meeting. I sat through the last Planning Commission meeting on June 11th, to be honest, in utter shock. For the good reason that this project is not consistent with Louisville's small town feel nor good for our community.

The re-zoning of such a huge property needs to be accompanied by public input and transparent analysis of the impact. The only communications to the public (previous to the June 11 meeting) were PR presentations hosted by Brue Braukol. The developer does not meet the criteria for a comprehensive plan change. The developer **must meet every one of the four criteria (listed below) for the Planning Commission to be able to vote yes.**

**Comprehensive plan change requirements**
**"Sec. 17.64.070. - Criteria for amendment.**
Before an amendment to the comprehensive plan may be adopted, it must be demonstrated that **each of the following criteria have been met** or are not applicable in order to approve the amendment:
A. The amendment request is consistent with the goals, policies and intent of the comprehensive plan of the city; (See below for some comprehensive plan values.)
B. The amendment request will not result in adverse impacts to existing or planned services to the citizens of the city;
C. The amendment request demonstrates a need exists for the amendment through either changed conditions or past error which support adjustments to the city's comprehensive plan;
D. The planning commission and/or city council may consider other factors in reviewing an application as they deem appropriate and may request additional information which is necessary for an adequate review and evaluation of the amendment." ("Other factors" can include public opinion.)

Here are some of the comprehensive plan "values" that show "intent" related to criterion A. above:

- "A Sense of Community . . . where residents, property owners, business owners, and visitors feel a connection to Louisville and to each other, and where the City's character, physical form and accessible government contribute to a citizenry that is actively involved in the decision-making process to meet their individual and collective needs
- Our Livable Small Town Feel . . . where the City's size, scale, and land use mixture and government's high-quality customer service encourage personal and commercial interactions. A Healthy, Vibrant, and Sustainable Economy . . . where the City understands and appreciates the trust our residents, property owners, and business owners place in it when they invest in Louisville, and where the City is committed to a strong and supportive business climate which fosters a healthy and vibrant local and regional economy for today and for the future.
- Sustainable Practices for the Economy, Community, and the Environment . . . where we challenge our government, residents, property owners, and our business owners to be innovative with sustainable practices so the needs of today are met without compromising the needs of future generations.
- Balanced Transportation System . . . where the City desires to make motorists, transit customers, bicyclists and pedestrians of all ages and abilities partners in mobility, and where the City intends to create and maintain a multimodal transportation system to ensure that each user can move in ways that contribute to the economic prosperity, public health, and exceptional quality of life in the City.

- Integrated Open Space and Trail Networks . . . where the City appreciates, manages and preserves the natural environment for community benefit, including its ecological diversity, its outstanding views, clear-cut boundaries, and the interconnected, integrated trail network which makes all parts of the City accessible.
- Ecological Diversity . . . where the City, through its management of parks and open space and its development and landscape regulations, promotes biodiversity by ensuring a healthy and resilient natural environment, robust plant life and diverse habitats.
- Open, Efficient and Fiscally Responsible Government . . . where the City government is approachable, transparent, and ethical, and our management of fiscal resources is accountable, trustworthy, and prudent."

The expansion of size of the development is much too large. The proposal of 5 story buildings is absurd in the City of Louisville (I don't think we have any 5 story buildings) and the re-zoning to include residential units goes against the original intent of this property. There are many other serious concerns about this project including short and long term impacts on traffic, infrastructure, wildlife, pollution, environmental, schools, property taxes, and water availability and rates. It was even mentioned in the June 11 meeting that the proposed development would increase our population by 25% - straining our current water sources and forcing us to expand our water works (which costs taxpayer money). We have no idea what this development will "cost" Louisville.

I grew up in Louisville and was the first first grade class to attend Coal Creek Elementary School. My father's first job out of college was at StorageTek. I have seen growth in Louisville. But this project as it is currently being proposed will forever change our town character and push our public works capacities to their limit. One listener on June 11 spoke to the view when one drives in from Denver to Louisville. After back to back developments, when we drive past Louisville, we are greeted with fields and open space. It was mentioned that StorageTek was required to construct their buildings such that they did not take away from this view. The buildings blended into the grasses and were constructed so they were more out of view. I have seen no discussions, considerations, or adjustments made on the part of the developers to take this into consideration nor proposals by the City of Louisville in their desire to do this. This piece of land is Louisville's flagship. It is our advertisement of who we are as a community to all people driving past on 36th. Filling it with residential development to line the pockets of a few would be short-sighted and devastating to the community and future generations.

During the June 11 meeting, I noticed that the number of public attendees was never communicated. I would like to ask the Planning Commission to communicate the number of public attendees joining for the calling intermittently during the meeting. I would also ask you to take additional Public Comments during the June 25 meeting as many residents were previously not even aware of this proposal and should be given the opportunity to speak.

I ask that the Planning Commission please vote NO on (i.e., reject) this development plan and PUD on the agenda for the June 25th meeting.

Thank you for listening to and representing the position of the residents of Louisville.

Sincerely,

Jennifer Singer Rupp
466 Muirfield Circle
Louisville, 80027

**Rob Zuccaro**

**Subject:** FW: No on over-growth at Storage Tek site

**From:** Barbara Taylor [mailto:bataylor1219@gmail.com]
**Sent:** Tuesday, June 23, 2020 8:22 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** No on over-growth at Storage Tek site

Dear Planning Commission Members,
It has been heartening as a community during this terrible pandemic to see community members come together to support downtown businesses. Still, the owners of my favorite haunts have shared that they are barely hanging on.
That charming downtown and the small-town feel is what makes Louisville Louisville.
Don't threaten that with unnecessary and, frankly, unconscionable, approval of an extreme growth plan at the old Storage Tek site. Please note that I am not saying no growth because that is not the issue here.
The issue is MASSIVE growth out of town that would 1)draw business away from businesses (and schools and fire and city services) that have already invested in our community and 2)would plant people in places that, by virtue of geography, would require them to get in their cars several times a day.
Neither would be good for our community that has worked hard together to preserve the community and environment we live in.
Thank you,
Barbara Taylor
253 Hoover Court
Louisville, CO

**Rob Zuccaro**

**Subject:** FW: Red Tail Ridge development

-----Original Message-----
From: Brian Topping [mailto:brian.topping@gmail.com]
Sent: Tuesday, June 23, 2020 5:18 PM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Red Tail Ridge development

Dear Commissioners,

I'm writing again to renew my opposition to how the Red Tail Ridge development has evolved and urge you to vote against it in its current form.

Many people have many different reasons for their positions on this, mine is that with the retail aspect of it decimated, there's really no reason to go there and spend money. With no reason to spend money there, we have no sales tax revenues from the property.

Louisville simply cannot afford it's current trajectory as a bedroom community with insufficient retail services. We need to be puling in people from cities miles around. There's no reason the plan can't look more like Belmar in Lakewood with an office park intermixed.

I was once a supporter of this project. I believe it's important to give Medtronic an option instead of having a distributed campus where their staff have to drive long distances to meet for cross-functional problem solving. They are the perfect anchor tenant to a project like this and I also believe in the move away from retirement living to regular apartments. I simply cannot and will not support a project on that property that is not a place that I would consider taking my laptop and working on a sunny afternoon and as an alternative to Flatirons mall. I find that whole complex pretty run down and creepy given the new reality of being indoors with others.

Thank you for your consideration,

Brian Topping
White Violet Way
Louisville CO 80027
415 577-6444

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge

**From:** Van Pollock [mailto:LAPollock@msn.com]
**Sent:** Wednesday, June 24, 2020 10:05 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Redtail Ridge

Good morning,

I would encourage the planning commission to re-look at the development of the ConocoPhillips property, and what the impact will have on Louisville, and future generations.
We have lived here since 1982, and of course have seen many times the developers come in and be allowed to buy the City, with the promise of benefits to the taxpayers living here. Most don't live up to what is lost, by continuing to allow building out every piece of land.
We at one time were capped at a reasonable number for the land that encompasses our City.
What has happened is the development now has increased the growth to a nightmare scenario. Our roads, our schools, the amount of people that have moved here. Our quality of life has been turned upside down.

We need to work on keeping our footprints of building out huge developments out of Louisville. We will loose in the end!!!

You have the opportunity to listen to your citizens. Have some common sense.
Do not approve this development.
We have way to much to loose.

Thank you,
Leigh Ann Pollock
475 Eisenhower Drive

**Rob Zuccaro**

**Subject:** FW: Storage Tek Site Development

**From:** Verstraete, Jim [mailto:jverstra@ball.com]
**Sent:** Wednesday, June 24, 2020 7:02 AM
**To:** Planning <planning@Louisvilleco.gov>
**Subject:** Storage Tek Site Development

Please please please do NOT allow the development of the Storage Tek Site! Louisville has already been seriously degraded by the recent building of apartments and condos, and we do not need or WANT more! This will kill our already struggling tax base and add to our overcrowded city and streets.
Please do not allow this to develop!

Thank you,
Jim Verstraete
Long-time Louisville resident

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**Rob Zuccaro**

**Subject:** FW: Objection to proposed, massive development at former StorageTek/Phillips 66 property

**From:** Eric Witte [mailto:ericwitte@alumni.nd.edu]
**Sent:** Tuesday, June 23, 2020 10:25 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>; Planning <planning@Louisvilleco.gov>
**Subject:** Objection to proposed, massive development at former StorageTek/Phillips 66 property

To the Louisville Planning Commission,

As residents of the city of Louisville, we respectfully and vigorously disagree with the current proposal for development of the former StorageTek/Phillips 66 property in Louisville. The proposed development plan is for an overly massive site that would significantly change the popular, family-town atmosphere of Louisville, bring a huge increase in local traffic and pollution, lead to unprecedented population growth in Louisville, increase enrollment at the Monarch school system beyond planned capacity, and create not nearly enough open space and community separation from Broomfield.

We ask that the Planning Commission please vote NO on (i.e., reject) this development plan and PUD on the agenda for the June 25th meeting.

Thank you for listening to and representing the position of the residents of Louisville.

Regards,

Eric and Paulette Witte
---

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge

-----Original Message-----
From: Amy Youngstrom [mailto:amy.youngstrom@gmail.com]
Sent: Monday, June 22, 2020 10:52 PM
To: Planning <planning@Louisvilleco.gov>
Subject: Redtail Ridge

Hi~
I am a resident in the Centennial Valley neighborhood. With the current conversations around racial injustice, I'm wondering what the city is considering as far as affordable housing in the proposed Redtail Ridge development. I would love to hear more about that conversation.
Thank you,
Amy

Sent from my iPhone

**Lisa Ritchie**

**From:** Meredyth Muth on behalf of Open Records
**Sent:** Friday, August 16, 2019 3:31 PM
**To:** Rob Zuccaro; Lisa Ritchie
**Subject:** FW: Comment on proposed Phillips 66 redevelopment plan, concerns about increased traffic on 88th St during congestion traffic periods, AM work and PM work traffic flows

***MEREDYTH MUTH***
*CITY CLERK*
*CITY OF LOUISVILLE*
*303.335.4536*
*303.335.4550 FAX*
*www.LouisvilleCO.gov*
*MeredythM@LouisvilleCO.gov*

**From:** David Sweedler [mailto:dsweedler@gmail.com]
**Sent:** Friday, August 16, 2019 2:14 PM
**To:** City Council <Council@louisvilleco.gov>
**Subject:** Comment on proposed Phillips 66 redevelopment plan, concerns about increased traffic on 88th St during congestion traffic periods, AM work and PM work traffic flows

Although there are many areas to assess and monitor on a redevelopment plan of this size and complexity, I am most concerned about the increased traffic flows during school drop off and pickup in the AM and PM during workdays. 88th street now supports increasing traffic from Superior into Lousville on the Dillon Rd / Rock Creek Parkway corridors as well as accomodate Avista Medical Center and outlying medical office traffic on workdays.

Monarch K8 and Monarch HS previously had staggered pickup and dropoff times by design to mitigate the large number of vehicles using 88th St to access this large K12 school compex. But a recent change in high school start times to accomodate late start has caused the K8 and high school start times to coincide. There is no plan to change this increased traffic flow into the K-12 school complex so area congestion is now a much bigger problem for residents and parents dropping off students and school. This will become a much larger problem during snow days and hazardous winter periods. The P66 buildout will contribute to these delays and traffic disruptions.

Should a heavy burden of increased traffic be funneled through the 88th St area from the P66 buildout, the K12 school and Avista Hospital traffic will be disrupted. Please make sure that the developers address these concerns up front and clearly show how they intend to accomodate existing and increasing use of this important traffic corridor connecting Louisville and Superior. I think that this is a key concern for existing Lousville residents and students who will attend the Monarch K12 schools.

David Sweedler
--

David Sweedler
956 Saint Andrews Lane
Louisville, CO 80027
303-908-3103
dsweedler@gmail.com

**Rob Zuccaro**

**Subject:** FW: RedTail Ridge Development Proposal

**From:** Suzi Talaric [mailto:suziq5280@gmail.com]
**Sent:** Monday, June 8, 2020 10:20 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Cc:** Suzi Bogner Talaric <suziq5280@gmail.com>
**Subject:** RedTail Ridge Development Proposal

Planning Commission,
Can you please let me know how I can Virtually attend June 11th's meeting
1) I feel the developer's proposal is way, way too big. The developer should come back with a plan the size of what was approved for ConocoPhillips, which is already a generous 60% bigger that Storage Tek, Please vote no on the development plan and PUD on the agenda. 2) Please schedule the public hearing--on the biggest Louisville land use and development decision in decades--when it is safe to have an in-person hearing that is open to all, not just those who want to risk it in a pandemic. And the city should actively advertise the hearings. This is way too important to quietly slip through now.

The Redtail Ridge development will bring lots more traffic congestion with ozone creating, climate changing pollution, pressure on housing, not near enough open space and no community separation from Broomfield.

By the way, Boulder County does not support this proposal because of its size and all the regional traffic, housing and environmental impacts it will create and it is contrary to the intent of the Northwest Parkway Intergovernmental Agreement which "…is intended to preclude increased development and urban sprawl that would obliterate the boundaries of Broomfield, Lafayette and Louisville….

Suzi Talaric
(303)591-2231
suziq5280@gmail.com

**Rob Zuccaro**

**Subject:** FW: No on over-growth at Storage Tek site

**From:** Barbara Taylor [mailto:bataylor1219@gmail.com]
**Sent:** Tuesday, June 23, 2020 8:22 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** No on over-growth at Storage Tek site

Dear Planning Commission Members,
It has been heartening as a community during this terrible pandemic to see community members come together to support downtown businesses. Still, the owners of my favorite haunts have shared that they are barely hanging on.
That charming downtown and the small-town feel is what makes Louisville Louisville.
Don't threaten that with unnecessary and, frankly, unconscionable, approval of an extreme growth plan at the old Storage Tek site. Please note that I am not saying no growth because that is not the issue here.
The issue is MASSIVE growth out of town that would 1)draw business away from businesses (and schools and fire and city services) that have already invested in our community and 2)would plant people in places that, by virtue of geography, would require them to get in their cars several times a day.
Neither would be good for our community that has worked hard together to preserve the community and environment we live in.
Thank you,
Barbara Taylor
253 Hoover Court
Louisville, CO

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge Project

**From:** Terrerushton [mailto:terrerushton@gmail.com]
**Sent:** Sunday, June 7, 2020 5:24 PM
**To:** City Council <Council@louisvilleco.gov>
**Subject:** Redtail Ridge Project

I have lived in Louisville since 1985. Since Storage Tek left their Louisville campus, my family and I have worried about what would be developed at the site. We were disheartened after the ConocoPhillips project did not come to fruition and the land sat empty for many years.

I enthusiastically support the Redtail Ridge Project and a General Development Plan (GDP) Amendment. The plan strikes the right balance between the need to invest in Louisville's future while still maintaining a livable, innovative and economically diverse community. The developer has been willing to listen to our community and the CIty and modify its plans based on that feedback. Density has been lowered and open space and trail networks reconfigured to create connectivity to surrounding communities. The traffic improvements will enhance circulation around and through the site.I am especially pleased with the addition of affordable housing units. Affordable housing for our children and seniors has been a continuing problem within this community.

The Redtail Ridge Project brings Louisville new Open Space, Parks, and secures a Fortune 500 anchor in Medtronic, which is greatly needed in these economic times.

I urge you to approve the amendments.

Terre Rushton
303-956-8338 cell

Please excuse any typos. This is sent from my mobile device.

**Rob Zuccaro**

**Subject:** FW: redtail ridge

**From:** Dave Thompson [mailto:dthomp325@gmail.com]
**Sent:** Wednesday, June 10, 2020 8:03 PM
**To:** Planning <planning@Louisvilleco.gov>
**Subject:** redtail ridge

I support the redtail ridge development plan because expanding and diversifying Lousiville's housing stock, retail space, and tax base is a good thing for our community.

-Dave Thompson
139 W Cedar Way
80027

**Rob Zuccaro**

**Subject:** FW: Red Tail Ridge development

-----Original Message-----
From: Brian Topping [mailto:brian.topping@gmail.com]
Sent: Tuesday, June 23, 2020 5:18 PM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Red Tail Ridge development

Dear Commissioners,

I'm writing again to renew my opposition to how the Red Tail Ridge development has evolved and urge you to vote against it in its current form.

Many people have many different reasons for their positions on this, mine is that with the retail aspect of it decimated, there's really no reason to go there and spend money. With no reason to spend money there, we have no sales tax revenues from the property.

Louisville simply cannot afford it's current trajectory as a bedroom community with insufficient retail services. We need to be puling in people from cities miles around. There's no reason the plan can't look more like Belmar in Lakewood with an office park intermixed.

I was once a supporter of this project. I believe it's important to give Medtronic an option instead of having a distributed campus where their staff have to drive long distances to meet for cross-functional problem solving. They are the perfect anchor tenant to a project like this and I also believe in the move away from retirement living to regular apartments. I simply cannot and will not support a project on that property that is not a place that I would consider taking my laptop and working on a sunny afternoon and as an alternative to Flatirons mall. I find that whole complex pretty run down and creepy given the new reality of being indoors with others.

Thank you for your consideration,

Brian Topping
White Violet Way
Louisville CO 80027
415 577-6444

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge Project GDP Amendment and Comprehensive Plan Amendment

-----Original Message-----
From: Brian Topping [mailto:brian.topping@gmail.com]
Sent: Tuesday, June 9, 2020 1:10 PM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Redtail Ridge Project GDP Amendment and Comprehensive Plan Amendment

Dear Commissioners,

I am writing about the upcoming GDP review for the Redtail Ridge (RTR) project. I urge you to reject the revised plan at your upcoming meeting.

As a four year resident in Louisville and five years in Boulder County, I have seen a lot of development projects promise a lot and fail to deliver, over and over. The planning commission must start to insist that plans aren't just approved and then changed.

I was originally behind the original plan for RTR, both speaking at city council and on their conference call.

Then I found out this week that they had decimated the amount of retail in the project. It smells just like what happened where I live in the North End PUD, another "phased" project that the developer abused. I'm not okay with that happening elsewhere in the city and believe that commission must insist on completion bonds for any new projects moving forward as a result.

The fiscal impact of losing the sales tax revenue at RTR is simply too much for the city to bear. We are already bordering on a deficit, have recent city job cuts and are without the fiscal means to redevelop the blight on the McCaslin commercial corridor, RTR is one of the few hopes that we as a city have to bootstrap the process and move back toward fiscal health. Speaking for myself, I have fewer concerns about the environmental impact on the site. It was previously commercial manufacturing and the prairie dog communities there can be relocated as long as they aren't poison baited, which would be reprehensible. I don't feel like there is insufficient open space out there and feel like Louisville deserves to have a world-class anchor tenant on the property.

There are some concerns about the change from retirement community to general housing, most likely around public school burden. I don't think that's anything that could be solved by a levy on the units to build out the school system to handle the additional load. I think it could also be handled by reducing the size of the apartments that are being built so tenants would have a difficult time raising children there. I'm sure that won't be a popular opinion with some, but it's better that some young people can live there and make it a more vibrant area than none at all.

To reiterate: No reduction in retail and completion bonds on the plans. Don't let developers bait and switch on Louisville any longer!

Thank you and kind regards,

Brian Topping
North End Homeowner

**Rob Zuccaro**

**Subject:** FW: Thank you!

**From:** Brian Topping [mailto:brian.topping@gmail.com]
**Sent:** Thursday, June 25, 2020 10:48 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Thank you!

Dear commissioners,

Quick note of thanks for your diligence with both issues tonight. If there ended up being a public comment period, the attached notes are what I was going to speak from. What I didn't think I'd have time to appreciate was the Concurrency Requirement that was introduced in the last session. That cleared a bunch of my concerns.

And I am really, truly… DEEPLY grateful that we've been heard on North End, DeLo and Steele Ranch.

Nobody reads minds. If folks in a democracy don't make themselves heard, people will do their best, but it's often not enough. We made ourselves heard, the team listened. I also hope BrueBakol will continue to work to improve the plan and make it something that 90% of the city is proud of.

best, Brian

_____

I'd like to preface with an echo of Commissioner Diehl's appreciation of everyone who has contributed to this proposal, including the work of the commission itself. I have been an on and now off supporter of this project, including an in-person proponent of the metro district approval in February. While I think it's an excellent plan overall, I believe this new plan is an ILLUSION of retail and community nexus and am now STRONGLY against it:

• I appreciated Mr. Bise's focus on a combination of retail and residential in what I will call a symbiotic or codependent relationship. I lived for three years in the Santana Row development in San Jose CA and have personal experience here. The development was a nightly nexus for visitors as twenty miles away on a daily and nightly basis. I think this is the antidote to Commissioner Howe's excellent point about economic contraction.

• Mr. Zucarro's numbers show 10,000 square feet of retail on opening and only 20,000 to sustain until 2030. This does NEARLY NOTHING to create a community nexus nor create significant sales tax revenues for the next ten years!

• For point of reference, a typical Main St. retailer is considered 2,000 square feet and a chain drug store like Wallgreens at 13,000 square feet. The Lafayette Starbucks is 3,500 square feet, a full ONE THIRD of the initial retail allocation. A typical supermarket is TWICE the size of the amount of total retail opening THROUGH 2030.

So this community CANNOT POSSIBLY have a decent grocery store until 2030, and even a small one would completely consume the entire retail budget?!?

• The 2013 city Comprehensive Plan describes a “three legged stool” model. Additional retail and community areas fully satisfies two of the three legs. But it simply does not exist in a manner Mr. Bise addressed to reach critical mass. Many of the questions were about marginal revenues. The 80% scenario really ought to be strongly positive to the city and the 100% scenario ought to be very lucrative to the city. More retail will work toward that end.

I urge the committee to reject the proposal simply on the basis that it is fiscally irresponsible when sales taxes are the primary fiscal lever that the city has at its disposal and this is some of the last land the city can harness in that manner.

Thank you

## Rob Zuccaro

**From:** robert@tullyartworks.com
**Sent:** Thursday, January 16, 2020 5:20 PM
**To:** Planning Commission
**Cc:** main@bruebaukol.com
**Subject:** Redtail development

Dear Planning Commissioners:

I wish to comment on the proposed Redtail development by Brue Baukol Capital. I believe it should include permanently affordable housing units because that is an increasingly scarce commodity in Louisville and because the development is the last large scale opportunity to address this need.

Our children should be able to grow up and live in town if they so choose! In what planning universe would you not want that? My 24-year-old son is an engineer at Ball Aerospace and could not afford the $1,400 median one-bedroom rent in Louisville. Mortgages on a $500,000 house--soon to be scraped for a $800,000-plus house--might never be in reach. The proposed senior housing is really an upscale option and does not address the mid-career local school teacher, City employee or retail worker.

If the City does not act aggressively to create affordable housing, Louisville will become an elite suburb where middle class people who work in town cannot afford to buy or move here. The City is in a strong position to ask Brue Baukol to work cooperatively with the City to include condominiums for sale at subsidized rates and rental units at permanently affordable rates. People who work in town or who have relatives in town should be given first priority as applicants. I have no reason to believe Brue Baukol would not take pride in knowing they are crafting a development that serves the community.

This development will be a huge lost opportunity, maybe the last one, if the Planning Commission does not have the vision and best interests of our residents in mind.

Thank you,

Robert Tully
733 McKinley Ave
Louisville CO 80027
720-771-8502

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge

**From:** Van Pollock [mailto:LAPollock@msn.com]
**Sent:** Wednesday, June 24, 2020 10:05 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Redtail Ridge

Good morning,

I would encourage the planning commission to re-look at the development of the ConocoPhillips property, and what the impact will have on Louisville, and future generations.
We have lived here since 1982, and of course have seen many times the developers come in and be allowed to buy the City, with the promise of benefits to the taxpayers living here. Most don't live up to what is lost, by continuing to allow building out every piece of land.
We at one time were capped at a reasonable number for the land that encompasses our City.
What has happened is the development now has increased the growth to a nightmare scenario. Our roads, our schools, the amount of people that have moved here. Our quality of life has been turned upside down.

We need to work on keeping our footprints of building out huge developments out of Louisville. We will loose in the end!!!

You have the opportunity to listen to your citizens. Have some common sense.
Do not approve this development.
We have way to much to loose.

Thank you,
Leigh Ann Pollock
475 Eisenhower Drive

**Rob Zuccaro**

**Subject:** FW: Storage Tek Site Development

**From:** Verstraete, Jim [mailto:jverstra@ball.com]
**Sent:** Tuesday, June 9, 2020 7:13 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Storage Tek Site Development

Please do not allow the development of the Storage Tek Site. If we need to do anything with it, keep it no larger than it originally was.

We are already well on the way to ruining our nice little town with the addition of all of the recent apartments and condo complexes. We are too congested already. Enough.

Thank you for listening,
Jim Verstraete
Louisville resident for well over 30 years

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**Rob Zuccaro**

**Subject:** FW: Storage Tek Site Development

**From:** Verstraete, Jim [mailto:jverstra@ball.com]
**Sent:** Wednesday, June 24, 2020 7:02 AM
**To:** Planning <planning@Louisvilleco.gov>
**Subject:** Storage Tek Site Development

Please please please do NOT allow the development of the Storage Tek Site! Louisville has already been seriously degraded by the recent building of apartments and condos, and we do not need or WANT more! This will kill our already struggling tax base and add to our overcrowded city and streets.
Please do not allow this to develop!

Thank you,
Jim Verstraete
Long-time Louisville resident

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**Rob Zuccaro**

**Subject:** FW: Red Tail Ridge development

**From:** ann wakely [mailto:alwakely@comcast.net]
**Sent:** Monday, June 8, 2020 7:52 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Red Tail Ridge development

Dear Louisville Planning Commission,
I am a 20+ year resident of Louisville. The proposed Red Tail Ridge development is beyond huge & makes me feel very upset that our city would even consider such a monstrosity of development. The fact that you have had to hire a PR firm gives the feel that you already know the size of this development will be a tough sell & not a fit for Louisville. Please do not ruin our small town feel by adding this amount of housing & structures to our already overcrowded roadways & community.
Thank you for listening,
Ann Wakely

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge Plan

**From:** Thomas Walker [mailto:tmwalkerco@comcast.net]
**Sent:** Thursday, June 11, 2020 12:14 PM
**To:** Planning <planning@Louisvilleco.gov>
**Subject:** Redtail Ridge Plan

I would like to express my concerns about the Redtail Ridge plan that is going in front of the Planning Commission. I am against such a large development in Louisville, which is one of the few towns nearby that has been developing and purchasing Open Space. I do not want Louisville to become another Colorado front range town that puts up buildings where ever they can, rather Louisville should be looking into ensuring our citizens live in a community that is concerned with our well being - a perfect example is the elimination of Roundup and 2,4-D from Open Space and parks.

I agree with Matt Jones, our county Commissioner, with his concerns which I will re-iterate below:

We live in a great town with a small town feel and we need to keep it that way. A developer, with a well-connected PR firm, wants a huge development at the Storage Tek site with **buildings three times the size of Storage Tek! With buildings up to five stories high**. The Redtail Ridge development will bring lots more traffic congestion with ozone creating, climate changing pollution, pressure on housing, not near enough open space and no community separation from Broomfield.

I agree, Louisville needs some development at the old Storage Tek site, but not 5 million square feet? This will only change if you participate!

**Please ask the Louisville Planning Commission to:**

1) **Tell the developer their proposal is way, way too big.** The developer should come back with a plan the size of what was approved for ConocoPhillips, which is already a generous 60% bigger that Storage Tek, and to vote no on the development plan and PUD on the agenda.

2) **Schedule the public hearing**--on the biggest Louisville land use and development decision in decades--**when it is safe to have an in-person hearing** that is open to all, not just those who want to risk it in a pandemic. And the city should actively advertise the hearings. This is way too important to quietly slip through now.

By the way, Boulder County does not support this proposal because of its size and all the regional traffic, housing and environmental impacts it will create and it is contrary to the intent of the Northwest Parkway Intergovernmental Agreement which "…is intended to preclude increased development and urban sprawl that would obliterate the boundaries of Broomfield, Lafayette and Louisville…."

I would also state that after the Covid-19 pandemic runs its course the need for more buildings for businesses will likely change. Many companies, including technology (e.g. Google), financials (e.g., Goldman Sachs), etc. have stated that the days of people going to an office to work will likely change and more people will be working from home. Therefore the need to build another massive business development of the size that is being proposed is completely unnecessary and should be sent back to the developer to make the plan more realistic and in-line with Louisville's small town atmosphere

rather than putting up buildings and houses like Superior and Broomfield are. Louisville needs to preserve what we have or we will become another megalopolis like the LA and San Francisco.

Please support the citizens of Louisville and help keep our values of open space, biking and hiking trails, and the small town feel present. There is no need for another large development in my Home Town.

Thanks.

Tom
President
Thomas A. Walker, Ph.D. and Associates, Inc.
720-273-7853
tmwalkerco@gmail.com

tmwalkerco@comcast.net
www.tawconsulting.net

**Rob Zuccaro**

**Subject:** FW: Proposed Redtail Ridge Development

**From:** Lori Walker [mailto:lwolfwalker@hotmail.com]
**Sent:** Wednesday, June 10, 2020 10:38 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Proposed Redtail Ridge Development

Dear Members of Louisville Planning Commission,
As a homeowner who lives very close to the proposed Redtail Ridge Development, I am very concerned about the impacts such a large development would have on my neighborhood and Louisville as a whole. The size of the proposed development is way too large, and adding that much density to this area is completely unacceptable. Residents of Louisville like myself are very proud of the town's small-town vibe and its commitment to the environment and open space, and this proposal would be highly detrimental to those important city values.

In addition, it seems like trying to shoehorn this proposal into a time when residents can't attend an in-person public hearing is an underhanded attempt to reduce the possibility of public resistance. This proposal would have a huge impact on the City; please at least be transparent enough to wait until the pandemic allows an in-person public hearing on this matter.

I am asking all of you to please vote NO on the developer's current proposal, and ask them to come back with a proposal the size of the previous Conoco Phillips proposal (or smaller). Please don't destroy our faith and pride in our city's values.

Kind regards,
Lori Walker
Coal Creek Ranch South

**Rob Zuccaro**

**Subject:** FW: Red tail Ridge

-----Original Message-----
From: David Walters [mailto:padlw@aol.com]
Sent: Thursday, June 25, 2020 7:16 AM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Red tail Ridge

GM
I am sure residents cannot not stop this developing BUT how about being more reasonable,I.e., 3 story buildings not 5, lot more open space, lower income housing

Thanks
David Walters
Louisville

Sent from my iPhone

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge

-----Original Message-----
From: Sarah Weaver [mailto:sweaver79@comcast.net]
Sent: Thursday, June 25, 2020 11:26 AM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Redtail Ridge

To Whom It May Concern

As a lifelong Colorado resident and current Louisville citizen, I am writing about my concerns over the proposed Redtail Ridge development.

The scale and size is way too large for our community. While I am not opposed to some development of the site, the current proposal is well above anything that would keep our small-town feel sustainable. Adding 25% more residential units will place a strain on our already limited resources and infrastructure. I am concerned about the impact on our school, roads, and environment.

With Superior adding a large complex west of US 36, I am concerned about the traffic impacts on school and hospital accessibility. As it currently stands, students, staff, and parents already face significant traffic to get to Monarch and Avista in the mornings with long delays and backups on Dillon Road as well as 88th. Adding a development of the proposed scale will only worsen these problems and require additional road expansion to alleviate congestion.

In Louisville we are blessed with an abundance of wildlife. The addition of this enormous development will destroy wildlife habitats and drive out our beloved coyotes, hawks, owls, snakes, and all other wild creatures who live and mingle out here on the outskirts of our community.

I have read communication from Boulder County Commissioner Matt Jones who is also in opposition, and as a citizen I stand with his assessment.

I am asking that the committee take the following steps

1) Tell the developer that their proposal is way, way too big. The developer should come back with a plan the size of what was approved for ConocoPhillips, which is already a generous 60% bigger that Storage Tek, and to vote no on the development plan and PUD on the agenda.

2) Vote that the developer does not meet the criteria for a comprehensive plan change. The developer must meet every one of the four criteria (listed below) for the Planning Commission to be able to vote yes. I do not see how these criteria are even close to being met. The developer can already build up to three million square feet under the current “Rural” designation, so a comprehensive plan change is not needed. That’s twice the size of StrorageTek and much bigger that Conoco Phillips 2.4 million square feet. Medtronic can easily fit into that space with lots of room left over for office and retail.

3) Understand that Louisville does not need 900 more multi-family rental units which are essentially out of town, will increase rental units to about 45% of Louisville’s housing stock and will make the city actually lose tax base.

Thank you for listening. While some growth and change is inevitable, Redtail Ridge as it is currently proposed is not the kind of urban sprawl growth that Louisville needs right now.

Sincerely,
Sarah Weaver

Comprehensive plan change requirements

"Sec. 17.64.070. - Criteria for amendment.

Before an amendment to the comprehensive plan may be adopted, it must be demonstrated that each of the following criteria have been met or are not applicable in order to approve the amendment:

A. The amendment request is consistent with the goals, policies and intent of the comprehensive plan of the city; (See below for some comprehensive plan values.)

B. The amendment request will not result in adverse impacts to existing or planned services to the citizens of the city;

C. The amendment request demonstrates a need exists for the amendment through either changed conditions or past error which support adjustments to the city's comprehensive plan;

D. The planning commission and/or city council may consider other factors in reviewing an application as they deem appropriate and may request additional information which is necessary for an adequate review and evaluation of the amendment." ("Other factors" can include public opinion.)

Here are some of the comprehensive plan "values" that show "intent" related to criterion A. above:

- "A Sense of Community . . . where residents, property owners, business owners, and visitors feel a connection to Louisville and to each other, and where the City's character, physical form and accessible government contribute to a citizenry that is actively involved in the decision-making process to meet their individual and collective needs.

- Our Livable Small Town Feel . . . where the City's size, scale, and land use mixture and government's high-quality customer service encourage personal and commercial interactions. A Healthy, Vibrant, and Sustainable Economy . . . where the City understands and appreciates the trust our residents, property owners, and business owners place in it when they invest in Louisville, and where the City is committed to a strong and supportive business climate which fosters a healthy and vibrant local and regional economy for today and for the future.

- Sustainable Practices for the Economy, Community, and the Environment . . . where we challenge our government, residents, property owners, and our business owners to be innovative with sustainable practices so the needs of today are met without compromising the needs of future generations. Unique

- Balanced Transportation System . . . where the City desires to make motorists, transit customers, bicyclists and pedestrians of all ages and abilities partners in mobility, and where the City intends to create and maintain a multimodal transportation system to ensure that each user can move in ways that contribute to the economic prosperity, public health, and exceptional quality of life in the City.

- Integrated Open Space and Trail Networks . . . where the City appreciates, manages and preserves the natural environment for community benefit, including its ecological diversity, its outstanding views, clear-cut boundaries, and the interconnected, integrated trail network which makes all parts of the City accessible.

- Ecological Diversity . . . where the City, through its management of parks and open space and its development and landscape regulations, promotes biodiversity by ensuring a healthy and resilient natural environment, robust plant life and diverse habitats.

- Open, Efficient and Fiscally Responsible Government . . . where the City government is approachable, transparent, and ethical,

Sent from my iPhone

**Rob Zuccaro**

**Subject:** FW: RedTail Ridge input

**From:** Eric Weber [mailto:Eric@cuestix.com]
**Sent:** Tuesday, June 9, 2020 11:33 AM
**To:** Planning <planning@Louisvilleco.gov>
**Subject:** RedTail Ridge input

To Whom it may Concern:

As a Louisville resident for 24 years, I'm happy to support the Redtail Ridge Project and a General Development Plan (GDP) Amendment. It's well past time.

The plan is a solid idea for the property and the longterm benefit of the community we plan to stay in for years to come. I'm satisfied by the willingness of the developer to modify its plans based on community and City feedback; lowered density, reconfigured open space, and trail networks to create connectivity to surrounding communities. Perfect – great job. The traffic improvements will improve circulation around and through the site. I'm also happy to see affordable housing units to help maintain some diversity within the community.

The overall plan of uses is a win for the community. I prefer it immensely over a large corporate campus with no community access. Please approve the amendments and let's get it going.

Thanks for your time and consideration.

Eric Weber

662 W. Hickory Street

Louisville, CO 800274

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge Approval

**From:** Valerie Weber [mailto:weber662@icloud.com]
**Sent:** Tuesday, June 9, 2020 12:53 PM
**To:** Planning <planning@Louisvilleco.gov>
**Subject:** Redtail Ridge Approval

To Whom it may Concern:

As a Louisville resident for 25 years, I support the Redtail Ridge Project and a General Development Plan (GDP) Amendment.

The plan strikes the right balance between the need to invest in Louisville's future while still maintaining a livable, innovative and economically diverse community. I have been impressed by the willingness of the developer to modify its plans based on community and City feedback. They have lowered density and reconfigured open space and trail networks to create connectivity to surrounding communities. The traffic improvements will improve circulation around and through the site. I also applaud them for adding affordable housing units helping alleviate a larger problem within the community. The overall mix of uses is a home run for the community vs. simply a large corporate campus with no community access. This is a win-win and I urge you to approve the amendments.

Thanks for your time and consideration.

Valerie Weber
662 W. Hickory St.
Louisville, CO 80027

Sent from my iPhone. Please pardon any 2 thumb mistakes.

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge Development

**From:** david wilkinson [mailto:colo.wilks@gmail.com]
**Sent:** Tuesday, June 9, 2020 8:12 AM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Redtail Ridge Development

My husband and I have lived in Louisville for 22 years. We would like to implore you to vote against the development proposed for Redtail Ridge. We feel it is much too large and incongruent with the Louisville we know and love.

Sally and David Wilkinson
764 Peach Ct.
Louisville, CO

**Rob Zuccaro**

**Subject:** FW: RedTail Ridge Comments

**From:** Mike Williams [mailto:mwilly@comcast.net]
**Sent:** Thursday, June 25, 2020 2:36 PM
**To:** Planning <planning@Louisvilleco.gov>
**Subject:** RedTail Ridge Comments

Hello Planning Commission,

I am a 25 year resident of Louisville, who works from home, therefore I spend a lot of time here. I have seen the property sit vacant for many years with the hope there will someday be a sensible use of the property.

I have been learning more about the RedTail Ridge development recently and am pretty impressed with the well balanced approach that the developers are taking. I look forward to the expansion and growth of Louisville in a positive way as well as wonderful trails for bikes, hikers and walkers alike.

I hope that you will consider approving their plan, as it would be a welcome economic addition to the City of Louisville.

Thanks,

Michael Williams
2351 Senator Court

**Rob Zuccaro**

**Subject:** FW: Objection to proposed, massive development at former StorageTek/Phillips 66 property

**From:** Eric Witte [mailto:ericwitte@alumni.nd.edu]
**Sent:** Tuesday, June 23, 2020 10:25 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>; Planning <planning@Louisvilleco.gov>
**Subject:** Objection to proposed, massive development at former StorageTek/Phillips 66 property

To the Louisville Planning Commission,

As residents of the city of Louisville, we respectfully and vigorously disagree with the current proposal for development of the former StorageTek/Phillips 66 property in Louisville. The proposed development plan is for an overly massive site that would significantly change the popular, family-town atmosphere of Louisville, bring a huge increase in local traffic and pollution, lead to unprecedented population growth in Louisville, increase enrollment at the Monarch school system beyond planned capacity, and create not nearly enough open space and community separation from Broomfield.

We ask that the Planning Commission please vote NO on (i.e., reject) this development plan and PUD on the agenda for the June 25th meeting.

Thank you for listening to and representing the position of the residents of Louisville.

Regards,

Eric and Paulette Witte
---

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge Project

**From:** Richard Woodruff [mailto:puckhead46@me.com]
**Sent:** Monday, June 8, 2020 10:18 AM
**To:** Planning <planning@Louisvilleco.gov>
**Subject:** Redtail Ridge Project

My wife and I have lived in Louisville for over 40 years and we both strongly support the Redtail Ridge Project and General Development Plan (GDP) Amendment before the Planning Commission on June 11. Our reasons for this support are several...

**Medtronic:** The prospect of having Medtronic, a Fortune 500 company, and its highly educated employees and well-paying jobs, as the anchor for the project is exciting. The nearly 400-acres of land has not been utilized for many years now and Medtronic will spur positive economic activity for years to come. This opportunity is exactly why the city council unanimously approved almost $1.5 million in incentives for Medtronic, Inc. to locate on the property. They recognized this development will greatly benefit all of us and retain important jobs within our community which should not be disregarded in times like these. We still remember the vibrancy added to our community when Storage Tek was fully occupying the property and would love to see that spirit rekindled with this project.

**Schools:** There are many benefits to the proposal, but we are most excited about the improvements near the Monarch Schools campuses. The access to the schools as currently configured is dangerous and should have been addressed by the city years ago. The completion of Campus Drive and addition of a roundabout will greatly improve safety. Finally, in addition to the improvements, the significant increased tax revenue for Boulder Valley Schools is critical. Please support these amendments.

**Senior Living:** The City of Louisville currently has minimal choices for Seniors to consider as they look to remain in the community and downsize from their current homes. My wife and I are certainly facing this issue today. We want to remain in Louisville and downsize from our current home, but the options available are very limited.

Sincerely
Rick and Sharon Woodruff
820 Mt Evans Ct

**Rob Zuccaro**

**Subject:** FW: Comments on Redtail Ridge Comprehensive Plan and General Development Plan

**From:** Craig W. Wright [mailto:kungfucraig@gmail.com]
**Sent:** Sunday, June 7, 2020 7:14 PM
**To:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Comments on Redtail Ridge Comprehensive Plan and General Development Plan

Hi,

I've been reading through the Redtail Ridge plan. Overall it seems like a rather bad idea.

I have a few questions and observations:

What does it mean to add 2000+ residences vis-a-vis our schools? As far as I can tell, Monarch K-8 and Monarch High cannot support this.

We have A TON of vacant shopping center space in Louisville near McCaslin and Dillon. Moreover, there are significant vacancies around Flatirons Mall. What is the purpose of creating more?

Widening parts of Dillon and 96th should be part of any plan like this. Colorado roads are terrible. Adding more people will just make them worse. US-36, despite just being rebuilt, is already horrible. There has to be a plan to widen/improve roads if this development is to go forward.

I'm generally opposed to dense residential as well. Doing something more along the lines of Heritage would be much better. Larger lots, more space, less people. Some multi-family housing would not be bad, but allowing 5 stories seems like too much.

Why not consider breaking the area up into 0.5 acre lots and allowing them to be sold for residential use?

Why not purchase as open space?

Thanks,
Craig Wright
634 W Dahlia St.

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge

-----Original Message-----
From: Amy Youngstrom [mailto:amy.youngstrom@gmail.com]
Sent: Monday, June 22, 2020 10:52 PM
To: Planning <planning@Louisvilleco.gov>
Subject: Redtail Ridge

Hi~
I am a resident in the Centennial Valley neighborhood. With the current conversations around racial injustice, I'm wondering what the city is considering as far as affordable housing in the proposed Redtail Ridge development. I would love to hear more about that conversation.
Thank you,
Amy

Sent from my iPhone

**Rob Zuccaro**

**Subject:** FW: Redtail Ridge

**From:** Mark Zaremba [mailto:mark@gozaremba.com]
**Sent:** Sunday, June 7, 2020 11:28 AM
**To:** City Council <Council@louisvilleco.gov>
**Cc:** Planning Commission <PlanningCommission@louisvilleco.gov>
**Subject:** Redtail Ridge

Hi neighbors, thank you for, hopefully, taking a moment to read.

My wife Jacque and I have looked at the plans for the RR development and conclude moving forward would be a positive step for our City.

I'd like to preface the rest of this by stating I am NOT a fan of random growth. I grew up in Colorado and it makes me sad to see the soulless sprawl on the front range. That said, I am not anti-growth. I am a fan of smart growth, and I believe this project meets that definition.

The plan is a solid start. The trails, parks and, hopefully, an outdoor recreation facility, will be an asset to our community. And speaking of community, I am positive Louisville's authentic sense of community will not be mitigated in any way by Redtail Ridge.

I also see this as an opportunity for Louisville to recharge our creative and innovative batteries. RR will provide revenue that will help great ideas - whether they come from the Cultural Council, Arts Council, City Council, DBA or an individual - have the potential of actually happening. Money does that.

Sincere thanks to all of you for investing the time and effort to represent our city.

Sincerely,
Mark Zaremba

ZAREMBA
Graphic + Web Solutions
303.604.6378
gozaremba.com

Boulder County

# Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930
**Mailing Address:** P.O. Box 471 • Boulder, Colorado 80306 • **www.bouldercounty.org**

**TO:** Rob Zuccaro, City of Louisville Planning Manager
**FROM:** Dale Case- Director, Scott McCarey- Transportation Planner, Abby Shannon – interim Long Range Planning Manager, Community Planning & Permitting; Marni Ratzel, Janis Whisman, and Ron West, Parks & Open Space; Bill Hayes and Rachel Arndt, Boulder County Public Health; Susie Strife, Office of Sustainability, Climate Action & Resilience
**RE:** Redtail Ridge (formerly Nawatny Ridge Preliminary Plat; Nawatny Ridge Filing No. 1 Final Plat (PLAT 0262-2019; PLAT 0263-2019)
**DATE:** June 5, 2020

Thank you for the opportunity to comment on the recent resubmittal of Redtail Ridge development proposal. The County does not support the comprehensive plan and development because the scale is too large, and the regional impacts cannot adequately be addressed with current measures and without a reduction in the amount of development proposed. As we are in the midst of a pandemic it has been more difficult to fully evaluate the proposal with all the necessary staff. Our work efforts have been focused on internal operations, which has left little bandwidth for full consideration of the proposal. This likely is similar to capacity issues facing Louisville staff and community members. It is important the City provide opportunity for participation in this project and we would ask that you grant more time for such participation and to engage in further discussions with the county.

The project proposal is seeking changes to the Louisville Comprehensive Plan which allow for far greater heights, allowance of residential development and a doubling in the allowable floor area ratio (FAR) on the site. The County is very concerned with this massive increase in allowable development. It is inconsistent with the intent and understanding of development contemplated when the County and Louisville negotiated amendments to the IGA for the Conoco Phillips development. This more than doubles the intensity at the site. The proposed buffers and open space requirements were agreed to based on the much lower scale of development. The increase in traffic and pollution and reduction in community open space and buffers are contrary to the intentions of the IGA. This memo will address some specific concerns with impacts to regional transportation, housing affordability, environmental impacts, and impacts to community character. The County asks the City and the developer to utilize much stronger measures to address these issues.

Table - historic scale of development / and total revised development on subject parcel

| Development | Square Footage | Employees/ Residents | Notes |
|---|---|---|---|
| Storage Tek (1990, actual) * | 1.7 M | 4,800 employees | Only a few minor structures remain |
| Conoco Philipss approved general development plan (2010)* | 2.5 M | 7,000 employees | 47% increase in buildings<br>46% increase in employees |
| Redtail Ridge (2020) | 5.88 M total (includes 660,000 for parking | ~8,950**<br>1,326 senior housing | 150% increase in total square footage over |

| | | | |
|---|---|---|---|
| | structure)<br>1.8 M senior housing<br>900,000 residential<br>2.52 M Office/hotel/retail | 900 multi-family | Conoco.<br>245% increase over Storage Tek |

Sources: Developer's cover letter, Traffic Impact Study, Metro District Service Plan for the proposed P66 GDP amendment, EPS Nawatny Ridge Market Analysis; *Boulder County staff report to Planning Commission for Campus Drive IGA amendment. ** calculated based on proposed 25% reduction in commercial square feet.

**Regional Housing Impacts/ Extent of Development**

The proposal for over 2.5 million square feet of commercial development continues the region's current imbalance favoring jobs over housing opportunities. According to The Boulder County Community Foundation 2019 Trends Report "For every 3.5 new jobs that came to Boulder County in the last decade, just one housing unit was added." The development of 389 acres presents a tremendous opportunity to develop in a manner which helps to address this continued jobs-to-housing imbalance and do things differently. Staff appreciates the developer further analyzed the impacts on housing. However, the analysis relies heavily on trickle down of the housing stock and a large reliance of employees commuting in from outside the community (assume only 8% of the workers are Louisville residents). Reliance on increased commuting has tremendous impacts on congestion, air quality, housing costs, and quality of life. A more proactive approach is necessary. According to the Revised Final Report Redtail Ridge Market Analysis just submitted on April 24, 2020 the expected net housing demand is 4,727 at build out. The increased demand exacerbates the continuing issues our community faces with attainable housing. The project also does not have any requirements for permanently affordable units. Development must address its impacts on the community and region and the County recommends the City require a meaningful component to be permanently affordable and the City consider scaling the development to a level which better addresses the housing crisis.

Additional concerns: The long term economic and work/life style impacts of the pandemic are not known. If commercial development slows or is lessened from alternative work arrangement this increase in commercial development may not result in new employment opportunities for the community. If the demand decreases, then the new development will essentially cannibalize existing development as businesses move to newer facilities leaving their existing buildings potentially underutilized or vacant. Often this results in expenditures of taxpayer dollars in urban renewal and other economic development programs. It also has environmental impacts of not utilizing existing buildings and infrastructure. Having a better understanding of the long term impacts of the pandemic is paramount prior to committing to such a key development proposal.

**REDTAIL RIDGE** LOUISVILLE, CO

| | |
|---|---|
| TOTAL ACRES | 389.1 |
| TOTAL COMMERCIAL SQUARE FOOTAGE | 5,886,000 SF |
| AVERAGE DEVELOPMENT FAR | 0.5 |
| ALLOWABLE BUILDING HEIGHTS | 1-5 STORIES |
| RESIDENTIAL UNITS | 2,226 |
| OPEN/PARK SPACE | 52.65 ACRES |

*Information gathered from City and County of Broomfield.
https://www.broomfield.org/DocumentCenterView/29263/BUTV--Arista-PUD-Plan-5th-Amendment---Commercial-and-Project-Branding-Signage---PZ-memo

Redtail Ridge DENSITY ANALYSIS | APRIL 23, 2020 BRUE BAUKOL CAPITAL PARTNERS | PREPARED BY TRYBA ARCHITECTS | 13

**Transportation**

**Very high vehicular impacts**

The Transportation Impact Statement (TIS) states that there will be a 60% increase in the number of vehicle trips on the three surrounding streets of the development, even with some very aggressive Transportation Demand Management (TDM) assumptions. This is an unprecedented amount of new vehicle traffic.

Total daily traffic on the three roads to which the development connects:

| | |
|---|---|
| 88th Street: | 12,300 |
| 96th Street: | 16,500 |
| NW Parkway: | 24,4000 |
| TOTAL | 53,200 |

Total daily trips generated by this project:
32,175 which is 60% increase from today.

**Too high of non-SOV assumptions**

In the trip generation rates for the year 2022 completion there is an assumption that 25% of all office trips will be made by non-SOV. This an extremely aggressive assumption. Of just the office worker coming into the development in the morning peak-hour, the TIS assumes that 225 employees will not be in an SOV. For refence, if these employees were coming from the US 36/Flatiron park-n-Ride and were making the last mile connection by shuttle, and if that shuttle were a 15 passenger cutaway vehicle (as used on the RTD Flex Ride) there would have to be one completely full shuttle leaving the park-n-Ride every three and a half minutes. Even if only half of these employees arrived by transit (the other half carpool) that's still a full shuttle leaving every 7 minutes. The County suggests an escrow program so all of the capital and O&M money for a 10 year period for this level of service is provided before approving such a trip reduction factor.

The year 2022 to 2040 buildout projects assume an even higher non-SOV percentage of 30%. These are great goals to set and it will take an aggressive implementation plan and performance requirements to meet these goals. If they are not met what will be required?

**Widening Roads Conflicts with Goals of the Louisville Comprehensive Plan and Transportation Master Plan.**

There are some key goals of the comprehensive plan that could be negatively impacted under the proposed road widening. From the Louisville Comprehensive Plan:

- Pedestrians of all ages and abilities should be able to safely and comfortably walk along, or across a street, arterial corridor, or intersection, as well as wait for public transit.
- Bicyclists of all ages and abilities should be able to safely and comfortably ride along, or across a street, arterial corridor, or intersection.
- Streets, arterial corridors and intersections do not negatively affect the adjacent neighborhoods, historic assets, or natural resources.

The TIS shows approximately 1.25 miles of two-lane roads converting to four lane roads. There is one section of road that converts from a two-lane road to a five-lane road. At the intersection of 96$^{th}$ Street and Campus Drive there will dual east-bound left turn lanes and dual northbound left-turn lanes. Combined this will result in a 7-lane cross section (8-lane if there is to be an eastbound right turn acceleration lane). This will create a hostile environment for pedestrians and cyclists alike.

Moreover, increased road widths will increase vehicle speeds. Increased vehicle speeds increase the likelihood of a pedestrian/ motor vehicle crash and increase the likelihood of severe injury. Scabbing on bike lanes onto a four-lane road will not make 96$^{th}$ Street safer or more comfortable to ride on. It will be unlikely that this environment would result in a higher mode share than the region as a whole

*Proposed road widenings from the TIS*

**General Approach of the TIS**

In general, the TIS is a traditional suburban sprawl level of service analysis with traditional recommendations for road widening and addition of left turn lanes. The recently adopted Louisville Transportation Master Plan has dropped language regarding level of service as a tool for evaluating transportation performance. Instead it recommends a threshold for travel delay. This is a more comprehensive and progressive way of measuring transportation because it supports transit prioritization over SOV.

It is counterproductive to accommodate cars while trying to reduce SOV trips. A TIS aimed at moving people, not cars, would likely lead to no recommendations for general purpose lane expansion, and instead might suggest protected bike lanes, 10+ wide walking paths and transit only lanes that allow commuters not in cars to by-pass the congestion.

**Parking limitation or paid parking**

If the development will come anywhere close to achieving the trip reduction targets identified in the TIS, parking will need to be limited, paid or both. While this was not directly commented on in the TIS, it is an integral part of the transportation network.

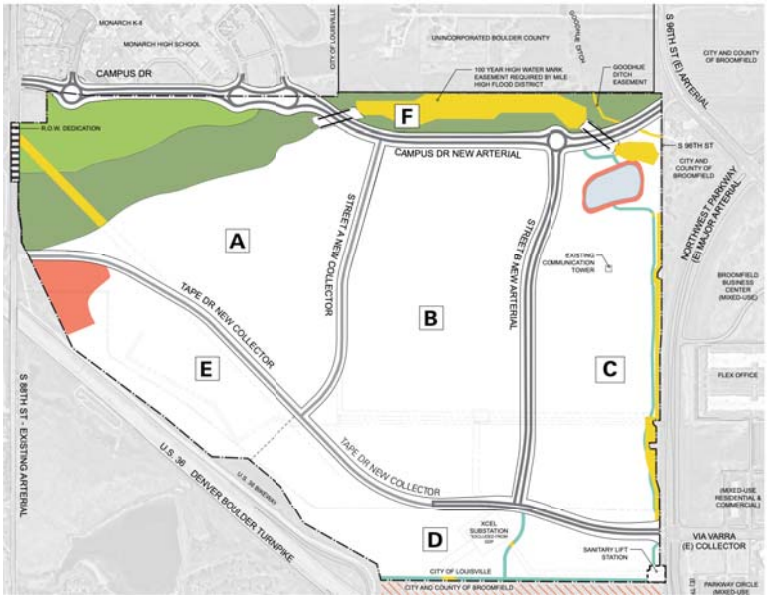
**Environmental Resources, Open Space, and Community buffers**

Open Space comments (see pages 2-3 of the General Development Plan):

1. The developer has added back in the potential trail along the Goodhue Ditch (see p. 3 of the enclosed GDP sheets). Boulder County Parks & Open Space is concerned about use of existing ditches and drainageways for a couple of reasons, as explained

in the county's December 2019 referral response (at the end), in which we said: "The county requests a requirement that the proposed urban drainage plan not impinge upon existing legal rights of ditch companies (e.g., for full and sole use of irrigation ditches to deliver ditch water and maintain capacity to do so). The county also requests a requirement that the proposed urban drainage plan not create water quality or quantity issues that would impact the integrity of Rock Creek."

2. The developer has moved other open space from Parcel E to Parcel A. Parcel E was 35.13 acres and all open space; now it looks like 41.99 acres of Parcel A will be open space. That increase is positive. In addition, the recent changes have brought development closer to US 36. This proximity along with the building height requested will further compromise the aesthetic of the corridor. Reduction in the overall development intensity on the site along with careful consideration of location and bulk can help reduce this impact and maintain a clear buffer between communities helping to further define the character of Boulder County communities as individual places.




**DEVELOPMENT PROGRAM**

| | Developable Area | Max Allowable Development* (GSF) | FAR | Building Heights | Total % GSF (Max Building Height) | Max Residential Units |
|---|---|---|---|---|---|---|
| Parcel A | 59.00 | 1,800,000 | 0.70 | 20'-75' | 40% | 1,050 |
| Parcel B | 91.13 | 500,000 | 0.13 | 20'-90' | 100% | - |
| Parcel C | 57.43 | 2,866,000 | 1.15 | 20'-75' | 30% | 900 |
| Parcel D | 36.06 | 390,000 | 0.25 | 20'-75' | 40% | - |
| Parcel E | 30.48 | 330,000 | 0.25 | 20'-45' | 100% | - |
| Parcel F | - | 0 | N/A | N/A | N/A | N/A |
| Total | 274.10 | 5,886,000 | 0.49 | | | 1,950 |

*GROSS SQUARE FOOTAGES FOR PARCEL B, PARCEL C, AND PARCEL D ARE PROPOSED AND MAY BE TRANSFERRED BETWEEN PARCELS B, C, AND D, WHICH SHALL BE SET FORTH IN THE PUD REQUEST FOR EACH PARCEL.

**DEVELOPMENT ACREAGE**

| | TOTAL ACRES | OTHER (AC) | PUBLIC LANDS (AC) | | | Developable (AC) |
|---|---|---|---|---|---|---|
| | | Easement | Open Space | Trail Corridor | Park | |
| Parcel A | 100.99 | 1.70 | 24.56 | - | 15.73 | 59.00 |
| Parcel B | 91.13 | - | - | - | - | 91.13 |
| Parcel C | 68.04 | 8.80 | - | 1.81 | - | 57.43 |
| Parcel D | 38.56 | 0.55 | - | 1.95 | - | 36.06 |
| Parcel E | 35.48 | 5.00 | - | - | - | 30.48 |
| Parcel F | 16.88 | 8.13 | 8.60 | - | - | - |
| ROW | 38.02 | - | - | - | - | - |
| Total | 389.10 | 24.18 | 33.16 | 3.76 | 15.73 | 274.10 |

**GENERAL NOTE:**

1. ALL PUBLIC LANDS SHALL BE DEDICATED TO THE CITY OF LOUISVILLE PRIOR TO THE RECORDING OF THE FIRST FINAL SUBDIVISION PLAT ON THE PROPERTY.
2. EXISTING COMMUNICATIONS TOWER TO BE MOVED. ACCESS WILL BE MAINTAINED AND PROVIDED THROUGH EASEMENTS UNTIL FINAL LOCATION DETERMINED.

**PARCEL C DESIGN GUIDELINES**

THE FOLLOWING ARE INTENDED TO BE CONCEPTUAL MINIMUM GUIDELINES FOR PARCEL C

**STREET DESIGN**

A. STREETS SHALL HAVE ON-STREET PARKING.
B. STREETS SHALL PRIORITIZE PEDESTRIAN SIDEWALK ZONES AND PEDESTRIAN CROSSINGS.
C. MAIN STREET
  I. A NORTH-SOUTH MAIN STREET SHALL EXIST WITH ENHANCED STREETSCAPING, PAVING MATERIALS AND LIGHTING.
  II. VEHICULAR GARAGE ENTRANCES OR SURFACE PARKING ENTRANCES SHALL NOT BE ACCESSED FROM THE MAIN STREET

**PLAZA**

A. A PLAZA OR PARK WITH A COMBINATION OF HARD AND SOFT-SCAPED LANDSCAPING THAT HIGHLIGHTS AND FRAMES WESTERLY VIEWS TOWARDS THE MOUNTAINS SHALL EXIST.
B. SURFACE LOT PARKING PARKING SHALL NOT BE IMMEDIATELY ADJACENT TO THE PLAZA.

**BUILD-TO REQUIREMENTS**

A. BUILDINGS SHALL HAVE NO MINIMUM SETBACKS.
B. BUILDINGS ON MAIN STREET SHALL HAVE NO SETBACK FOR AT LEAST 50% OF THE MAIN STREET-FACING FAÇADE, AND NO MORE THAN A 15' SETBACK.

3. The developer has added the concept of conservation easements in two locations (NW area and the pond in the NE). Conservation easements in these areas are effective tools to ensure long term commitments to preservation. The County does not need to be a party to these documents.

4. Regarding the Biological and Cultural Assessment by CTL Thompson dated Feb 2019,the County previously commented that measures should be taken to establish baseline conditions for burrowing owl and raptor surveys. The report noted above gives some direction for the developer to further consult with Colorado Parks and Wildlife (CPW) and U.S. Fish and Wildlife (USFW) on these matters. The County requests that the developer be required through development approval to take the measures necessary to protect these resources.

5. Boulder County continues to support making a trail connection to downtown Louisville; however, this application does not identify any specific trail route through Boulder County open space.

Any such plans would require planning involvement and approval from Boulder County Parks & Open Space.

6. Any trail alignment adjacent to the Goodhue Ditch would require coordination and approval of both Boulder County and the Ditch Company.

   The City of Louisville and Boulder County both have representatives on the Goodhue Board of Directors. The role of the Boulder County Representative is to consider the interests of Boulder County. In order to ensure the interests of the Ditch Company and prevent a conflict of interest the developer should be coordinating with a Goodhue Board member who does not work for either the City or the County.

7. Boulder County continues to encourage the City of Louisville and developer to provide a trail access easement along the eastern edge of the development (NW Pkwy/96th Street) to accommodate and complete the regional trail connection to downtown Louisville.

***Urban Drainage***

- Plans must be reviewed by Boulder County as they go forward.

The County reiterates earlier comments submitted previously regarding public health, energy and water use. This project will have long lasting impacts and presents a tremendous opportunity for the community to develop in a manner consistent with community climate goals. We know the City is forward thinking and support it in applying strict requirements and working to further develop programs to implement necessary measures. Please see comments of 12/17/2019, 11/1/19 and 7/15/19). The scale and mass of the development is out of character will have tremendous impacts that have not been adequately addressed.

The County asks you take more time to involve the community and not allow the amendments to the Comprehensive Plan as proposed. Thank you again for the opportunity to comment.

cc: County Commissioners

Boulder County

# Land Use

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930 • Fax: 303.441.4856
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| | |
|---|---|
| **TO:** | **Rob Zuccaro, City of Louisville Planning Manager** |
| **FROM:** | **Nicole Wobus and Christy Wiseman, Boulder County Land Use; Marni Ratzel, Janis Whisman, and Ron West, Boulder County Parks & Open Space; Scott McCarey, Boulder County Transportation; Bill Hayes and Rachel Arndt, Boulder County Public Health; Susie Strife, Boulder County Office of Sustainability** |
| **RE:** | **Nawatny Ridge Preliminary Plat; Nawatny Ridge Filing No. 1 Final Plat (PLAT 0262-2019; PLAT 0263-2019)** |
| **DATE:** | **December 17, 2019** |

Boulder County appreciates the opportunity to submit these comments regarding the proposed Nawatny Ridge Preliminary Plat and Nawatny Ridge Filing No. 1 Final Plat. These comments supplement those submitted by Boulder County regarding the General Development Plan on July 15 and November 1, 2019. These comments reflect the county's review of materials referred for comment on November 19, 2019. The county reiterates its previous comments regarding the proposed General Development Plan as a whole and seeks responses from the developer regarding comments submitted on November 1, 2019.

The county submits additional, new comments on the following topics:

- **<u>Open Space and Trails.</u>**
  1. **Trail Connections.** Please clarify the proposed and planned trail connections (including grade-separated roadway crossings) on-site and those that would connect to the greater regional trail system.
     a. *Document 15 (60% Civil Construction Documents, submitted Nov. 15, 2019)* does not include trail connections in the Phase I surface improvements as reflected on sheets 41 to 45 Master Utility & Surface Improvements. There are several sheets that have notes for existing dirt trail to remain or be removed (Sheets 10 – 12 for example). Please clarify the alignments of trail connections and timing to construct these on-site and connect them to the greater regional trail system.

     b. *Document 15* also is inconsistent with *Document 3 (Updated General Development Plan Sheets - GDP 1st Amendment, Second Submittal submitted Oct. 2, 2019)*, which depicted a trail alignment along the eastern property line parallel to 96th Street to its proposed intersection with the planned Campus Drive, and then continuing north to downtown Louisville. *Document 3 (Updated GDP Sheets)* also depicted a potential underpass of the proposed Campus Drive would connect this trail connection to the Tract A Open Space and continue a trail east-west along Tract A. Boulder County reiterates our previous comment detailed in our letter dated November 1, 2019 in support of the adjustment that moves proposed new trail connections on-site and to the greater regional trail system away from county open space land that is used for agriculture. The county supports making a trail connection to downtown Louisville; however, this application does not approve any specific trail route through Boulder County open space. Any such plans would require planning involvement and approval from Boulder County Parks & Open Space.

     c. Boulder County supports flexibility and encourages the City of Louisville to ensure that public right of way along 96th Street or the provision for a public

access easement be dedicated to accommodate a future trail connection along 96th Street to complete the regional trail connection to downtown Louisville.

2. **Open Space and Trails Tract A.** *Documents 8 (Preliminary Plat), 9 (Final Plat) and 16 (Public Land Dedication Exhibit)* dedicate Tract A as public open space.

    a. *Document 15 (60% Civil Construction Documents, submitted Nov. 15, 2019) Sheets 11 and 28* propose to locate a Phase I construction staging area including a stabilized staging area, construction trailer and soil storage area within and upon Tract A. These uses are not considered usable open space nor do they meet the requirements to provide an undeveloped buffer to Paradise Lane per the 1999 and 2010 IGAs. We encourage the City of Louisville to critically review this request and require the developer to relocate the construction staging area within the development site upon land planned for a future development phase. Per the 1999 Northwest Parkway IGA and 2010 IGA Campus Drive Amendment, this northern border along Campus Drive is intended to be preserved for usable open space. Boulder County's desired outcome is to maintain the integrity and purposes of the IGA intent to preserve the development limitation defined as Rural Preservation along the northern boundary of Parcel 31, and limit allowable uses to outdoor recreation areas for passive recreational including but not limited to hiking, photography or nature studies, and if specifically designated, bicycling, horseback riding or fishing.

    b. Boulder County also encourages the City of Louisville to ensure that proposed management of storm water / drainage does not adversely affect trails within open the Tract A or adjacent unplatted parcels to the north in unincorporated Boulder County.

- **Transportation.** The City of Louisville has an opportunity to ensure the trip reduction claims made by the developer become reality by limiting the number of vehicle parking spaces. While commuter incentives (e.g., Eco Pass, VanPool vouchers) and good transit service (e.g., high frequency, numerous routes) are certainly important for trip reductions, there is no better tool than managing parking supply and demand in alignment with trip reduction goals. Before approving the General Plan Update, the City should request the developer to present the number of parking spaces that will ultimately be built. This should include any on-street spaces that can or will be utilized. This number should be referenced against the trip generation and trip reduction numbers that were presented in the Traffic Impact Study. Parking supply should be limited to correspond with the trip generation numbers. It should also be noted that limiting the vehicular parking spaces has the additional benefit of reducing the impervious surface of the full build-out development. This has benefits to stormwater runoff and downstream pollutant issues as well.

As indicated in previous comments submitted on July 15 and November 1, 2019, in addition to open space, trails and transportation the county urges the developer and the City of Louisville to pay particular attention to the following topics when reviewing and making decisions on all aspects of the proposed Nawatny Ridge development:

- **Scale of Development and Alignment with the Purpose of the 1999 Northwest Parkway IGA.** The proposed square footage of the Nawatny development is 2.5 times larger than what was approved for the Conoco Phillips GDP and nearly 4 times as large as the Storage Tek development that previously existed on the property. The number of employees associated with the proposed development is over 40% greater than the number associated with the

previously approved Conoco Philips GDP and that does not include the residents who would also occupy the developed area as part of a 1,500-unit senior care facility. The county does not deem the scale and nature of the proposed development to be consistent with the purpose and intent of the Northwest Parkway IGA signed in 1999, which is to "...preclude increased development and urban sprawl which would obliterate the boundaries of Broomfield, Lafayette and Louisville...."[1] The large scale of development is an overarching driver for the county's concerns related to the other topics highlighted in the county's comments. Please see additional comments related to the scale of proposed development submitted by the county on July 15 and November 1, 2019.

- **Impacts on Regional Housing Market.** As indicated in previous comments, the county has strong concerns about the proposed development's impact on the region's already constrained housing market. The county requested that the developer conduct a comprehensive housing impact study to provide detailed information on the types of jobs that would be introduced as a result of the development (e.g., income ranges, educational requirements, etc.) and anticipated impacts on the regional housing market. The results of such a study would be necessary to understand the proposed development's impacts on the regional housing market and inform decisions regarding the scale and type of development at the site, as well as steps the developer could take to offset impacts the project will have on the regional housing market. Analysis completed thus far is insufficient to inform decision making. See county comments dated November 1, 2019 for additional information.
- **Public Health.** The U.S. Environmental Protection Agency (EPA) is proposing to reclassify the Denver Metro/North Front Range from a Moderate to a Serious ozone non-attainment area. As a result, the state will have to develop a State Implementation Plan (SIP) detailing measures that will be implemented to reduce ozone pollution. The SIP will most certainly target reductions in emissions from the combustion of fossil fuels – a primary precursor to the formation of ozone. Therefore, the county strongly encourages the City of Louisville and the developers to minimize or eliminate the use of natural gas appliances. Electrification of buildings can be achieved by installing electric heat pumps in lieu of gas-fired boilers, furnaces, and water heaters. See additional comments on this topic in the county's comments dated November 1, 2019.
- **Environmental Resources.** Staff strongly recommends that an ongoing Burrowing Owl and raptor surveys begin now. It is vital to establish baseline conditions, and to have several years of data before development is planned in potential habitat. Staff also notes the need to consult with Colorado Parks & Wildlife and the U.S. Fish and Wildlife regarding jumping mouse and fringed orchid. See additional comments on this topic in the county's comments dated November 1, 2019.
- **Minimize Energy and Water Use and Develop with Attention to Climate Change.** The county urges the City of Louisville to ensure that the new development is a model for sustainability and reflects climate change adaptation-related planning principles noted in the county's November 1, 2019 comments.
- **Drainage.** The county requests a requirement that the proposed urban drainage plan not impinge upon existing legal rights of ditch companies (e.g., for full and sole use of irrigation ditches to deliver ditch water and maintain capacity to do so). The county also requests a

[1] See fourth paragraph, first page of the original Northwest Parkway IGA.

requirement that the proposed urban drainage plan not create water quality or quantity issues that would impact the integrity of Rock Creek.

This concludes the county's comments at this time. We look forward to continuing to provide comments and input throughout this process.

Boulder County

# Land Use

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| | |
|---|---|
| **TO:** | **Rob Zuccaro, City of Louisville Planning Manager** |
| **FROM:** | **Nicole Wobus and Christy Wiseman, Boulder County Land Use; Marni Ratzel, Janis Whisman, and Ron West, Boulder County Parks and Open Space; Scott McCarey, Boulder County Transportation; Bill Hayes and Rachel Arndt, Boulder County Public Health; Susie Strife, Boulder County Office of Sustainability** |
| **RE:** | **Nawatny Ridge (ConocoPhillips Campus) GDP Amendment (ZON-00224-2019), County Comments** |
| **DATE:** | **November 1, 2019** |

Boulder County appreciates the opportunity to submit these comments regarding the proposed Phillips 66 General Development Plan Amendment (a.k.a. Nawatny Ridge). These comments supplement the initial comments Boulder County submitted on July 15, 2019. These comments reflect the county's review of application materials submitted to Louisville by the developer in a package dated October 2, 2019.[1]

The county appreciates the developer's responses to those initial comments ("Responses to City and Referral Agency Comments dated July 16, 2019"). The developer indicated a willingness to address several concerns raised in the county's initial comments. However, a number of central concerns remain, in particular the scale of the proposed development and the associated regional impacts on housing, traffic, and the environment. The county strongly encourages the City of Louisville staff and decision makers to consider the county's comments when preparing recommendations and making decisions on the scale and characteristics of the Nawatny Ridge development.

**Scale of Development and Alignment with the Purpose of the 1999 Northwest Parkway IGA**

See Table 1 for a summary of the scale of the proposed development relative to the Storage Tek development, which previously existed on the property, and the Conoco Phillips General Development Plan that was approved in 2010 and then abandoned. The proposed square footage of the Nawatny development is 2.5 times larger than what was approved for the Conoco Phillips GDP and nearly 4 times as large as the Storage Tek development that previously existed on the property. The number of employees associated with the proposed development is over 40% greater than the number associated with the previously approved Conoco Philips GDP and that does not include the residents who would also occupy the developed area as part of a 1,500-unit senior care facility.

[1] Boulder County staff's understanding of the planned configuration of uses on the property (e.g., location of senior living facility relative to primary employer and retail) is based on content in the Metropolitan District Service Plan, June 24, 2019 (See Figure 2 on pg. 9 of this memo). Staff did not find an updated version of this figure included in the October 2 materials referenced in the City of Louisville's referral materials.

*Table 1. Historic scale of development / proposed development for subject property*

| Development | Square Footage | Employees / Residents | Notes |
|---|---|---|---|
| **Storage Tek (1990, actual)*** | 1.7 M | 4,800 employees | All structures removed |
| **Conoco Philips approved General Development Plan (2010)*** | 2.5 M | 7,000 employees | 3 phases – from 2013 - 2032 |
| **Nawatny Ridge (2019)** | Total: 6.4 M<br>*Primary employer corporate campus: 500,000*<br>*Senior Housing: 2.5 M*<br>*Mixed Use: 3.4 M* | 11,937 employees + residents associated with 1,500-unit senior housing (1,200 independent living; 300 bed assisted living) | |

*Sources: Developer's cover letter, Traffic Impact Study, Metro District Service Plan for the proposed P66 GDP amendment, EPS Nawatny Ridge Market Analysis; *Boulder County staff report to Planning Commission for Campus Drive IGA amendment.*

The county does not have jurisdiction over the land proposed for development, but the proposed area of development is covered under an Intergovernmental Agreement (IGA) and its amendments, to which both Boulder County and the City of Louisville are parties. The original IGA is called the "Southeast Boulder County, South 96th Street, Dillon Road, and US 287 Area Comprehensive Development Plan," also known as the Northwest Parkway IGA.[2]

As noted in the county's July 15, 2019 comments, a purpose stated in the original Northwest Parkway IGA, signed in 1999, is to "...preclude increased development and urban sprawl which would obliterate the boundaries of Broomfield, Lafayette and Louisville...."[3] The original IGA also references Metro Vision 2020 and the importance of urban growth boundaries and open space buffers to preserve boundaries between and preserve the unique character of each of the communities. County records document that an additional purpose of the original IGA was to "minimize increases in traffic-generating land uses within the perimeter of the IGA area that would impact both the Northwest Parkway and the existing road system".[4] These purposes were addressed through the IGA's various mechanisms to ensure open space preservation within the IGA boundary, limiting access points to the Parkway within Boulder County, as well as other elements of the IGA.

The county does not deem the scale and nature of the proposed development to be consistent with the purpose and intent of the Northwest Parkway IGA. Building 6.4 million square feet of new structures, including 8 new hotels, and adding nearly 12,000 employees has the potential to result in significant regional impacts. It would also further stress an already highly-constrained regional housing market and already-congested commuter routes.

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[2] See Southeast Boulder County, South 96th Street, Dillon Road, and US 287 Area Comprehensive Development Plan Intergovernmental Agreement and its amendments, also known as the Northwest Parkway IGA, available at: https://assets.bouldercounty.org/wp-content/uploads/2017/03/iga-southeast-northwest-parkway-96th-dillion.pdf. Also see the Campus Drive amendment to the NW Parkway IGA available at: https://assets.bouldercounty.org/wp-content/uploads/2017/03/iga-southeast-northwest-parkway-96th-dillion-second-amendment.pdf. Additional related IGA information, including the map associated with the original IGA is available at: https://www.bouldercounty.org/property-and-land/land-use/planning/intergovernmental-agreements-iga/

[3] See fourth paragraph, first page of the original Northwest Parkway IGA.

[4] See county staff report to Planning Commission regarding the Campus Drive IGA amendment, January 20, 2010.

**Alignment with Property-Specific Provisions of IGA**

Boulder County appreciates the adjustment that removes undeveloped land to the north of Boulder County Assessor Parcel 157520000031 ("Parcel 31") out of the development proposal because doing so helps maintain the intent of the IGA covering those parcels. (Updated GDP Sheets).

The county supports the development proposal adjustment that includes provision for an undeveloped buffer along the northern portion of Parcel 31 (response to BOCO Comment Campus Drive) that ranges in width from 386 feet to 485 feet (response to LOU Comment #3), and the commitment to include solely passive recreation in the uses in the northern buffer of Parcel 31 (response to LOU Comment # 87). Continuing Campus Drive as shown on the plan meets the intent of the IGA as it moves the traffic and impacts further south than if it had connected to Paradise Lane as proposed in the Conoco Philips proposal.

**Impacts on Regional Housing Market**

As indicated in previous comments, the county has strong concerns about the proposed development's impact on the region's already constrained housing market. The county requested that the developer conduct a comprehensive housing impact study to provide detailed information on the types of jobs that would be introduced as a result of the development (e.g., income ranges, educational requirements, etc.) and anticipated impacts on the regional housing market. The results of such a study would be necessary to understand the proposed development's impacts on the regional housing market and inform decisions regarding the scale and type of development at the site, as well as steps the developer could take to offset impacts the project will have on the regional housing market. The developer submitted a market analysis for the proposed development dated October 8, 2019. Unfortunately, the study includes only a cursory, simplified examination of housing demand that does not reflect the types of jobs that would be associated with the new development, and therefore the types, affordability and availability of housing necessary to sustain it. The analysis is insufficient to inform decision making.

Specifically, the housing demand analysis does not consider the fact that the primary employer seeking to occupy the 90-acre office campus (Parcel B of the General Development Plan) is Medtronic. According to reporting by the Denver Post, the average worker at the campus would make between $100,000 and $150,000, a higher salary than the Boulder County average.[5] However, the housing analysis submitted by the developer assumes that characteristics of employment and commuting associated with the Nawatny Ridge development would mirror regional averages. For example, the analysis assumes the average employee holds 1.1 jobs. For estimating the number of households associated with the project the analysis assumes 1.5 jobs per household (i.e., each person employed by the project would, on average, live in a household in which another person is also employed at the site). Further, the housing analysis assumes that employees working at the new development will reflect the same commuting pattern as currently exists for employment in the county (i.e., 41% of employees in Boulder County commute from outside the county).

The assumptions used in the analysis likely significantly under-represent the number of households the development will bring to the area. Given that Medtronic will account for over 80% of the jobs associated with the development, it is likely the type of employment will be predominantly highly skilled professionals earning above average salaries for the region. Further, there is no basis for assuming that each employee will hold 1.1 jobs, that 1.5 employees per household will be employed at the new development, or that the employees will match Boulder County's current commuting characteristics.

The housing analysis assumes that half of the residents occupying the senior living facility will come from surrounding communities and will thus reduce a portion of the housing demand pressure exerted

[5] https://www.denverpost.com/2019/10/12/louisville-city-council-incentives-medtronic-storagetek/

by the project. However, the housing demand analysis lacks any plans for actively mitigating the remaining significant housing demand associated with the development.

Boulder County urges the developer to complete a comprehensive analysis of housing market impacts using more tailored assumptions in order to better assess the full impacts on the regional housing market. Furthermore, it is imperative for the developer to implement strategies to reduce its impacts on the local housing market. Boulder County also encourages the developer to provide and the City of Louisville to require the developer to include a portion of the housing dedicated to serving low- and moderate-income members of the community.

**Parks & Open Space**

The developer's response to LOU Comment #6 states: "At this time, there is no additional development or improvements outside of acceptable uses per the respective County codes". Should future development be proposed for the Paradise Lane neighborhood parcels directly north of Parcel 31, Boulder County's continued desired outcome is to maintain the integrity and purposes of the NW Parkway IGA's intent to preserve the development and use limitations.

*Trail Connections*

Boulder County appreciates the adjustment that moves proposed new trails away from county open space land that is used for agriculture. The county supports making a trail connection to downtown Louisville; however, this application does not approve any specific trail route through Boulder County open space. Any such plans would require planning involvement and approval from Boulder County Parks & Open Space. We also acknowledge that the developer's response addresses our previous comments and that the developer has contacted BCPOS to discuss future trail connections.

*Certainty of Open Space Commitments*

The developer's response to BOCO Comment states "Noted. See revised language in Appendix 3 on the Development Plan"). Please provide an excerpt of the revised language from Appendix 3 that demonstrates how our initial comments have been addressed.

The developer's response to LOU Comment #5 states that public land dedications for overall subdivision requirements are to be addressed with Parcel E and Parcel F. The applicant proposes that the City of Louisville own and manage Parcels E and F. Boulder County recommends that Parcels E and F be covered by county-held conservation easements to ensure Parcels E and F are restricted to open space use. If instead, the City of Louisville prefers not to own and manage Parcels E and F, Boulder County recommends that Parcels E and F be covered by conservation easements held jointly by Boulder County and the City of Louisville to ensure Parcels E and F are used as open space.

*Urban Drainage*

Our previous comment about drainage impacts was noted; the developer's response stated that Urban Drainage is involved in the ongoing planning and development process. In addition, plans must be reviewed by Boulder County as they go forward.

**Transportation**

*Very High Vehicular Impacts*

The Traffic and Mobility Study (TMS) states that there will be a 60% increase in the number of vehicle trips on the three surrounding streets of the development. This is after some very aggressive TDM assumptions (25% using non-sing occupancy vehicle (SOV)). This is an unprecedented amount of new vehicle traffic.

Total daily traffic on the three roads to which the development connects:

| | |
|---|---|
| 88th Street: | 12,300 |
| 96th Street: | 16,500 |

| | |
|---|---|
| NW Parkway: | 24,4000 |
| TOTAL: | 53,200 |

Total daily trips generated by this project: 32,175, which is 60% increase from today.

*Non-SOV Assumptions are Too High*
In the trip generation rates for the year 2022 completion, there is an assumption that 25% of all office trips will be made by non-SOV. This is an extremely aggressive assumption. Of just the office workers coming into the development in the morning peak-hour, the TMS assumes that 225 employees will not be in an SOV. For refence, if these employees were coming from the US 36/Flatiron park-n-Ride and were making the last mile connection by shuttle, and if that shuttle were a 15-passenger cutaway vehicle (as used on the RTD Flex Ride) there would have to be one completely full shuttle leaving the park-n-Ride every three and a half minutes. Even if only half of these employees arrived by transit (the other half carpool) that's still a full shuttle leaving every 7 minutes. We would want to see all of the capital and O&M money for a 10-year period for this level of service in escrow before approving such a trip reduction factor. The year 2022 to 2040 buildout projects assume even a higher non-SOV percentage of 30%.

*Widening Roads Conflicts with Goals of the Comp Plan and TMP*
There are some key goals of the Comprehensive Plan that will be eroded under the proposed road widening. From the Louisville Comprehensive Plan:

- Pedestrians of all ages and abilities should be able to safely and comfortably walk along, or across a street, arterial corridor, or intersection, as well as wait for public transit.
- Bicyclists of all ages and abilities should be able to safely and comfortably ride along, or across a street, arterial corridor, or intersection.
- Streets, arterial corridors and intersections do not negatively affect the adjacent neighborhoods, historic assets, or natural resources.

The TIS shows approximately 1.25 miles of two-lane roads converting to four lane roads. There is one section of road that converts from a two-lane road to a five-lane road. At the intersection of 96th Street and Campus Drive there will be dual east-bound left turn lanes and dual northbound left-turn lanes. Combined, this will result in a 7-lane cross section (8-lane if there is to be an EB right turn acceleration lane). This will create a hostile environment for pedestrians and cyclists alike. Moreover, increased road widths will increase vehicle speeds. Increased vehicle speeds increase the likelihood of pedestrian/ motor vehicle crashes and increase the likelihood of severe injury. Scabbing bike lanes onto a four-lane road will not make 96th Street safe or comfortable to ride on. It will be exceptionally unlikely that this environment would result in a higher mode share than the region as a whole.

*Figure 1. Proposed road widenings*

*Source: Nawatny Ridge Traffic and Mobility Study. Fox Tuttle Hernandez Transportation Group, LLC. September 30, 2019.*

*General Approach of the TIS*

In general, the TIS is a traditional suburban sprawl level of service analysis with traditional recommendations for road widening and addition of left turn lanes. The recently adopted Louisville TMP has dropped language regarding level of service as a tool for evaluating transportation performance. Instead it recommends a threshold for travel delay. This is a more comprehensive and progressive way of measuring transportation because it supports transit prioritization over SOV.
It is counterproductive to both accommodate cars (with a target Level of Service (LOS)) while trying to reduce SOV trips. A TIS that looked at moving people, not cars, would likely lead to no recommendations for general purpose lane expansion, and instead look at protected bike lanes, 10' wide walking paths and transit only lanes that allow commuters not in cars to by-pass the congestion. We recommend the multi-use paths be expanded to 10' in width from 8'. Under most conditions, a recommended paved width for a two-directional shared use path is 3.0 m (10 feet).[6]

*Parking Limitation or Paid Parking*

If the development will come anywhere close to achieving the trip reduction targets identified in the TIS, parking will need to be limited, paid, or both. While this was not directly commented on in the TIS, it is an integral part of the transportation network.

**Public Health**

The U.S. Environmental Protection Agency (EPA) is proposing to reclassify the Denver Metro/North Front Range from a Moderate to a Serious ozone non-attainment area. As a result, the state will have to develop a State Implementation Plan (SIP) detailing measures that will be implemented to reduce ozone pollution. The SIP will most certainly target reductions in emissions from the combustion of

[6] https://safety.fhwa.dot.gov/saferjourney1/Library/countermeasures/08.htm

fossil fuels – a primary precursor to the formation of ozone. Therefore, the county strongly encourages the City of Louisville and the developers to minimize or eliminate the use of natural gas appliances. Electrification of buildings can be achieved by installing electric heat pumps in lieu of gas-fired boilers, furnaces, and water heaters.

The transportation plan for the new development should focus on reducing vehicle miles travelled by including easy access to convenient public transportation, and designing and constructing roadways, multi-use paths, and sidewalks that protect and encourage bicycling and walking. To promote the purchase and use of electric vehicles (EVs), five to ten percent of parking spaces should be reserved for EVs and provide fast charging stations.

All new buildings should be required to meet or exceed the most recent version of the International Energy Conservation Code. Additionally, installation of solar photovoltaic systems should be considered for all appropriate rooftop spaces.

**Environmental Resources**

The applicant's response to City comments includes this: "a Burrowing Owl survey will be conducted in accordance with Colorado Parks and Wildlife's recommended protocol **if development is planned** in potential habitat during the owls' migratory season" (emphasis added). Staff strongly recommends that an ongoing survey begin now, with the next breeding season. It is vital to establish baseline conditions, and to have several years of data before "development is planned in potential habitat." Such work could be added to the forthcoming Prairie Dog Management Plan, because the species are closely connected.

Similarly, for raptors the developer's responses state, "Biological assessments will be conducted as construction proceeds to determine whether **any protected species** are present" (emphasis added). This is necessary, of course, but raptor surveys should, again, begin now, and proceed in subsequent years to establish a baseline for the many species that might use the area. These include Swainson's hawks, which are only here during the summer, and rough-legged hawks, which are only here during the winter. There are many other raptors – hawks, eagles, and owls -- that likely use the location now, for either breeding or hunting. Staff also notes that all species of raptors are "protected species."

For jumping mouse and fringed orchid, the developer's responses include, "…we will consult with Colorado Parks & Wildlife and the U.S. Forest Service…." The latter should be the US Fish and Wildlife Service, which administers the Endangered Species Act.

The final master drainage report should consider including defined setbacks (per Louisville's determination) from all water features including lakes, creeks, wetlands, and ditches.

**Minimize Energy and Water Use and Develop with Attention to Climate Change**

As stated in the county's July comments, the county urges the City of Louisville to ensure that the new development is a model for sustainability and reflects climate change adaptation-related planning principles. The county appreciates that the developer is expressing a willingness to make commitments related to sustainability as evidenced in the conceptual principles prepared by WSP's Built Ecology Team that are under consideration by the developer. However, the sustainability commitments under consideration are vague. The county urges Louisville to hold this development to a high standard of best practices for sustainability, requiring the developer to meet the following specific objectives:

- All new construction should be 100% solar ready (leaving south facing rooftops available for solar with limited rooftop obstruction barriers to maximize solar installations) or better yet, the developer should work with a solar company to 'bulk' purchase solar upfront for the

development and amortize those reduced costs into building/property sales. The developer should follow solar rooftop guidelines.[7]

- If not all buildings can support solar, the developer or the City should offset the entire community with new solar (e.g., solar garden), not purchased offsets.
- New construction materials should use recycled/upcycled materials (concrete especially).
- New builds should be super energy efficient and use non-toxic, low embodied energy materials.
- All new construction should be all electric, minimizing or eliminating the need to extend natural gas lines into the developed area d. This strategy is being deployed in communities such as Berkeley, CA. Phase outs of natural gas service in new buildings are also under consideration in several other California cities as well as the states of New Jersey and Maine. As the grid becomes cleaner and the neighborhood can support onsite rooftop solar, natural gas combustion appliances and furnaces should be avoided at all costs. All electric heat pumps and appliances is the future of sustainable development.
- As stated in the Public Health-related comments, a percentage of parking spaces should be dedicated to EVs and all parking facilities should include EV charging capabilities with an emphasis on Level 2 (240-Volt) and Level 3 (Direct Current Fast Charging) equipment.
- Landscaping should include low-water trees and xeriscaping - avoiding grass, but possessing carbon sequestration potential and lowering the heat island effect.
- We recommend connecting bike paths to other urban centers where possible. We recommend maximizing site connectivity to City of Louisville paths and sidewalks.
- The developer should build in a DC fast charger and a community garden.

This concludes the county's comments at this time. We look forward to continuing to provide comments and input throughout this process.

[7] https://www.solsmart.org/media/OKI_RooftopSolarReadyConstructionGuidelines.pdf

*Figure 2. Inclusion Area Boundary Map, for reference (Source: Metropolitan District Service Plan, June 24, 2019)*[8]

[8] Boulder County is not aware of any updated maps representing the development program for the site. Therefore, the county refers to the version provided as Exhibit C-2 of the June 24, 2019 Metropolitan District Service Plan.

# Land Use

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**Mailing Address:** P.O. Box 471 • Boulder, Colorado 80306 • **www.bouldercounty.org**

**TO:** **Rob Zuccaro, City of Louisville Planning Manager**
**FROM:** **Nicole Wobus and Christy Wiseman, Boulder County Land Use; Marni Ratzel and Janis Whisman, Boulder County Parks and Open Space; Scott McCarey, Boulder County Transportation**
**RE:** **Phillips 66 (P66) GDP Amendment (ZON-00224-2019), Initial County Comments**
**DATE:** **July 15, 2019**

Boulder County appreciates the opportunity to submit these initial comments regarding the proposed Phillips 66 General Development Plan Amendment. Per the application materials available as of June 24, 2019, the developer plans for the following:

- Develop the 475 acre property in 4 phases (2022, 2025, 2030, and 2040 buildout dates), and broken in 3 primary development areas:
  - Area 1: Continuing Care Retirement Community (1,500 units; to be completed in 4x~400 unit increments)
  - Area 2: Corporate Office Campus (500,000sf; all to be completed during phase 1)
  - Area 3: Mixed Use Development
    - 170,000sf retail (to be completed in equal increments over 4 phases)
    - 2,550,000sf commercial/office (to be completed in equal increments over 4 phases)
    - 8 business hotels, each with 120 rooms (each of the 4 phases of development will include construction of 2 hotels)
- Trip generation, per the preliminary traffic study:
  - Phase 1 buildout (2022) 16,774 total new vehicle trips per day (vpd), including 1,459 a.m. peak and 1,687 p.m. peak
  - Total trip generation upon completion of Phase 4 (2040) appears to be 51,691 vpd (per Table 2 of the June 21, 2019 Traffic Study)
- An estimated $156,225,000 in public improvements administered through a newly established Metro District
- 54% of the property will be maintained as open space, trails, public parks and green spaces. The General Development Plan (p. 2) shows areas identified for these uses, but states that the developer will have the right to shift the locations of those uses from what is shown in the application.

See Table 1 for a summary of the scale of the proposed development relative to the Storage Tek development which previously existed on the property, and the Conoco Phillips General Development Plan that was approved in 2010 and then abandoned. The proposed square footage of the P66 development is 2.5 times larger than what was approved for the Conoco Phillips GDP, and nearly 4 times as large as the Storage Tek development that previously existed on the property.

*Table 1. Historic scale of development / proposed development for subject property*

| Development | Square Footage | Employees / Residents | Notes |
|---|---|---|---|
| **Storage Tek (1990, actual)*** | 1.7 M | 4,800 employees | All structures removed |
| **Conoco Philips approved** | 2.5 M | 7,000 employees | 3 phases – from 2013 - 2032 |

| | | | |
|---|---|---|---|
| **General Development Plan (2010)*** | | | |
| **P66 (2019)** | Total: 6.4 M<br>Primary employer corporate campus: 500,000<br>Senior Housing: 2.5 M<br>Mixed Use: 3.4 M | Total employees not yet specified;<br>Primary employer to generate 2,500 jobs;[1]<br>Population will be ~8,000 (per Metro District Service Plan) | Job numbers do not appear to have been provided for the 3.4 M sf of commercial/office mixed use (only for primary employer campus)<br>Buildout from 2022 - 2040<br>5-story building height |

*Sources: Developer's cover letter, Traffic Impact Study and Metro District Service Plan for the proposed P66 GDP amendment; *Boulder County staff report to Planning Commission for Campus Drive IGA amendment.*

The county does not have jurisdiction over the land proposed for development, but the proposed area of development is covered under an Intergovernmental Agreement (IGA) and its amendments, to which both Boulder County and the City of Louisville are parties. The original IGA is called the "Southeast Boulder County, South 96th Street, Dillon Road, and US 287 Area Comprehensive Development Plan," also known as the Northwest Parkway IGA.[2]

County staff has reviewed the materials and would like to provide the following comments.

**<u>Relationship to Northwest Parkway IGA and Campus Drive Amendment</u>**

**Alignment with the Purpose of the IGA**

A purpose stated in the original Northwest Parkway IGA, signed in 1999, is to "...preclude increased development and urban sprawl which would obliterate the boundaries of Broomfield, Lafayette and Louisville..."[3] The original IGA also references Metro Vision 2020 and the importance of urban growth boundaries and open space buffers to preserve boundaries between and unique character of each of the communities. County records document that an additional purpose of the original IGA was to "minimize increases in traffic-generating land uses within the perimeter of the IGA area that would impact both the Northwest Parkway and the existing road system" (see attached 2010 county staff report to Planning Commission regarding the Campus Drive Amendment).[4] These purposes were addressed through the IGA's various mechanisms to ensure open space preservation within the IGA boundary, limiting access points to the Parkway within Boulder County, as well as other elements of the IGA.

The Campus Drive amendment to the IGA (2010) was introduced to accommodate the proposed Conoco Phillips GDP. It includes provisions that would allow for Campus Drive to extend through to 96th Street, providing revised parcel specific language and use limitations for the properties in the Paradise Lane neighborhood to the north of parcel 157520000031.

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[1] This number is stated in the developer's cover letter and appears to apply to the primary employer square footage only, not the mixed use development or senior housing.

[2] See Southeast Boulder County, South 96th Street, Dillon Road, and US 287 Area Comprehensive Development Plan Intergovernmental Agreement and its amendments, also known as the Northwest Parkway IGA, available at: https://assets.bouldercounty.org/wp-content/uploads/2017/03/iga-southeast-northwest-parkway-96th-dillion.pdf. Also see the Campus Drive amendment to the NW Parkway IGA available at: https://assets.bouldercounty.org/wp-content/uploads/2017/03/iga-southeast-northwest-parkway-96th-dillion-second-amendment.pdf. Additional related IGA information, including the map associated with the original IGA is available at: https://www.bouldercounty.org/property-and-land/land-use/planning/intergovernmental-agreements-iga/

[3] See fourth paragraph, first page of the original Northwest Parkway IGA.

[4] See county staff report to Planning Commission regarding the Campus Drive IGA amendment, January 20, 2010.

Upon initial review, the county does not deem the scale and nature of the proposed development to be consistent with the purpose and intent of the Northwest Parkway IGA. Building 6.4 million square feet of new structures, including 8 new hotels, adding 8,000 new residents and bringing an unspecified number of new employees has the potential to result in significant regional impacts. It would blur the boundary between Broomfield, Lafayette and Louisville in an already highly developed area, and would further stress an already highly-constrained regional housing market, and already-congested commuter routes.

**Alignment with Property-Specific Provisions of IGA**
A review of the available P66 development plans, including the Metro District Service Plan and the Master Plan GDP maps indicates a higher density of development is proposed than is permitted within the Northwest Parkway IGA, as described below. The comments below reference the proposed mapped areas and uses identified in the Alta Survey, P66 Master Plan General Development Plan and the Metro District Service Plan included in the developer's application materials that were shared as part of Louisville's June 24 referral. This analysis reflects a comparison of those materials to allowed uses on parcels within the IGA planning area per parcel descriptions defined in the 1999 Northwest Parkway Intergovernmental Agreement Exhibit A (text portion).

- The subject site Parcel 1 (as identified in the Alta Survey) proposed uses are inconsistent with the 1999 Northwest Parkway IGA and 2010 IGA Campus Drive Amendment along the parcel's northern border. For example, the Metro District Service Plan shows these parcels as having "Baseball and Recreation" and shows roadway extending into the northern portion of the parcel. Subject site Parcel 1 is described as an 80-acre unincorporated Boulder County parcel (parcel number ending in -31) in the Northwest Parkway Intergovernmental Agreement Exhibit A Section 4.17, which allows annexation of parcel (ending in) -31 to the City of Louisville. It also includes a provision that upon annexation of the parcel, Louisville shall use its best efforts in good faith to require an undeveloped buffer along the northern side of said parcel. Boulder County's desired outcome is to maintain the integrity and purposes of the IGA intent to preserve the development limitation defined as Rural Preservation along the northern boundary of Parcel 1, and limit allowable uses to outdoor recreation areas for passive recreational including but not limited to hiking, photography or nature studies, and if specifically designated, bicycling, horseback riding or fishing.
- The subject parcels 9, 10 and 11 (per the Alta Survey) proposed uses are inconsistent with the Northwest Parkway IGA agreements (including IGA amendments). The allowable uses for subject site parcels 9 10, and 11 are currently limited to right-of-way uses, agriculture and open space, which may include street and streetscape improvements; pedestrian and bicycle paths and trails, trail head facilities (including parking, interpretative/education kiosks or similar structures, and accessory picnic and shade structures, provided there are no more than 3,200 square feet of covered structures); fencing; utilities and entry and gateway signage. The 2010 Campus Drive Amendment to the IGA Section 2 amended the original IGA Exhibit A to change the unincorporated Boulder County parcels that border Paradise Lane (parcels ending in -02, 03, 04, 05, 20, 19, 07) from Rural Preservation Area to City Preservation Area upon annexation. Section 2 also redefined the allowable uses of each of these "Paradise Lane" parcels, and limits future use to right-of-way uses, agriculture and open space as described above.

**<u>Jobs-Housing Balance and Scale of Development</u>**

Given the high cost of housing in the area many who work in the county cannot afford to live close to where they work. Therefore, many who work in the county commute in from surrounding counties, resulting in traffic congestion and related environmental impacts. It is important to ensure that any increased demand for housing in the region is offset with steps to help mitigate those impacts (e.g., the developer allocating funds to support affordable housing investment elsewhere in the county, prioritizing hiring of current county residents, etc.).[5]

A development of the scale proposed will exacerbate the existing jobs-housing imbalance, contribute to the housing shortage, traffic congestion along the US36 and other commuter routes into the county, and further burden county services and infrastructure. It is important for the county and city to better understand the regional impacts of the proposed development to inform decision making. The county also encourages Louisville to consider options for reducing the scale of the development to a level closer to what was approved for the previous Conoco Phillips GDP in order to reduce the impacts on the regional jobs-housing imbalance.

Louisville's Comprehensive Plan also provides context that indicates the scale of the proposed development is too large. The Louisville Comprehensive Plan states, "The General Development Plan (GDP) approval for Phillips 66 and the Planned Unit Development (PUD) approval of North End and Steel Ranch entitle the City's last large vacant parcels for development." Citing the approved GDP sets it as a reference point for development expectations, and development at a scale more than double what was approved in the GDP would seem to be inconsistent with expectations set forth in the City's Comprehensive Plan.

Boulder County appreciates that the developer proposes to incorporate housing in the development to offset a portion of the additional housing demand the development's unspecified amount of new employment would bring to the area. However, it is unclear the extent to which the addition of senior housing would offset the overall regional housing impacts of the development.

The county requests that the developer conduct a comprehensive housing impact study that will provide detailed information on the types of jobs that would be introduced as a result of the development (e.g., income ranges, educational requirements, etc.) and anticipated impacts on the regional housing market. The results of such a study will inform the county's future comments related to potential limitations on the scale of development at the site, as well as contributions by the developer to offset the impacts the project will have on the regional housing market (i.e., to offset the impact the net new employees the development would bring to the county).

**Housing Affordability / Affordable Living**

Boulder County recognizes that the City of Louisville has adopted the regional housing goals articulated in the Regional Affordable Housing Strategic Plan,[6] in addition to pursuing local affordable housing targets and specific affordable housing development projects. The county encourages the P66 project, and all future development in communities across the county, to contribute to county-wide goals related to housing.

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[5] The county is currently updating the housing policies within our Boulder County Comprehensive Plan and that process has included discussion of including policy language regarding the importance of striving for a greater jobs-housing balance. Also, see policy 1.01 of the Boulder Valley Comprehensive Plan. Efforts toward regional collaboration to strive for an improved balance between jobs and housing in the region is a priority identified as part of the ongoing update to the Boulder County Comprehensive Plan's housing policies. As signatories of the Boulder Valley Comprehensive Plan (see BVCP policy 1.01) the county and the city of Boulder also commit to collaborate with other jurisdictions in the county on regional issues such as the jobs-housing balance.

[6] See the plan at: https://www-static.bouldercolorado.gov/docs/Regional-Affordable-Housing-Plan-1-1-201902141003.pdf and additional information about the Regional Housing Partnership at: https://housingourcommunity.org/

The county encourages inclusion of a range of housing sizes and types to help achieve greater diversity in the region's housing stock. The county also encourages all residential developments to include a portion dedicated to serving low and moderate income members of the community. Integrating low and moderate income housing across the community and improving the diversity of the region's housing stock will help make incremental progress toward addressing the region's affordable housing challenges. It also helps offer housing solutions to meet the wide ranging and evolving needs of the Boulder County community.

**Parks & Open Space**

**Trail Connections**
While the subject site depicts trails that would connect to existing and proposed regional trail corridors, the trail alignment(s) and design will require additional review and consultation by Boulder County. The open space land to the north of the site is managed by Boulder County Parks & Open Space (BCPOS) for active agricultural use and leased for hay production and livestock grazing. Crops such as corn, small grains and other forage crops have been grown in the past and are likely in the future. Consistent with current rules and regulations, the property is closed to the public. Future trails through agricultural properties would have to consider agricultural operations such as irrigation, movement of livestock, potential for herbicide and insecticide applications and accommodating the access and movement needed for farm operations. Fencing separating trail uses from agricultural land will be needed. Conceptual trail alignment(s) may need to be relocated to minimize and mitigate impacts to agricultural operations.

Off-site trail improvements proposed on BCPOS also would require coordination with BCPOS Resource Management to minimize and mitigate impacts to Riparian Areas. An inventory of wildlife habitat and natural plant communities would be required to guide discussion and negotiation of future trail connection alignments. Relocation of current conceptual alignment(s) may be needed to minimize and mitigate impacts to environmental resources. Additionally, temporal or seasonal trail closures may be required to accommodate existing agricultural operations and wildlife habitat.

**Adjacent Open Space Lands with Active Agricultural Operations**
The northern IGA planning area boundary (north end of Paradise Lane neighborhood) borders open space land to the north (Admor) that is co-owned by Louisville and Boulder County. The Admor open space property is managed by Boulder County and is currently leased for hay production and livestock production. Future neighbors to the property should expect the impacts associated with being adjacent to active farming and ranching activities. Examples of such activities include the presence of livestock, irrigation, pesticide applications, dust and noise from farm equipment. Agricultural operations may occur on the open space site at any time of day or night. Additionally, the open space property is not open to the public.

The Admor property is currently flood irrigated. Future plans for irrigation improvements include a center pivot irrigation system. A preliminary design is available upon request. The irrigation improvements are not currently in the Boulder County five-year CIP.

**Certainty of Open Space Commitments**
Per language in the GDP proposal (p. 2) the developer commits to creating an aggregate of open space, trails, public parks and green spaces to total at least 213 acres, or 54% of the overall site. However, the document states that the developer would have the right relocate those spaces relative to what is shown on the plan. The developer's proposal to allow the open space locations to be moved at any time is too flexible, counter to the intent of IGA, and would circumvent input from key referral agencies, including Boulder County.

Any development must continue the joint commitments made to date in IGAs, or be addressed through amendments that would be found acceptable to all IGA parties (e.g., designation of land for agriculture, rural or city preservation, low-density development, and approved rights-of-way). There is an expectation that significant land be set aside for open space, in keeping with the requirement that the northern portion of Parcel "31" remain undeveloped. The county requests an opportunity to review and approve the ultimate locations of both developed areas and open space.

**Urban Drainage**
The county requests a requirement that the proposed urban drainage plan not impinge upon existing legal rights of ditch companies (e.g., for full and sole use of irrigation ditches to deliver ditch water and maintain capacity to do so). The county also requests a requirement that the proposed urban drainage plan not create water quality or quantity issues that would impact the integrity of Rock Creek.

## Transportation

The proposed development presents great challenges and opportunities for local and regional transportation. The orders of magnitude of this development will visibly increase the levels of vehicle traffic on the surrounding roadway network and likely increase severity of peak hour congestion, and/or lengthen the AM and PM spans of peak hour congestion. As discussed and concurred to in the City-County meeting on Friday June 13, 2019 trip generation estimates were sorely lacking from the development submittals. We encourage the City to require the development team to submit a comprehensive transportation impact study in the very near future that would detail the addition vehicle trips and associated impacts to the local and regional road network.

Regardless of the more specific estimates, we strongly recommend the City of Louisville require the development team to develop and fund aggressive vehicle trip generation mitigation strategies. Such strategies would have the following benefits:

- Lessen the negative impacts the increase vehicle trips will have the neighboring communities and reginal travel corridors
- Help achieve Vehicle Miles Traveled reduction goals found in the Boulder County Transportation Master Plan and the Louisville supported MetroVision 2040 Plan
- Provide a catalyst of planning and funding for several city-wide transportation programs that could benefit multiple commercial and residential areas throughout the City
- Increase boardings on local and regional transit routes, thus improving their performance and justifying additional service

Given this, Boulder County has considered and recommends, at a minimum, the following vehicle trip mitigation strategies:

**Citywide Circulator**
From 2007 to 2010, the City of Louisville, Town of Superior and the County of Broomfield, in partnership with RTD, Boulder County and DRCOG ran an intracommunity circulator called the Lynx. This grant funded public transit service connected downtown Louisville, McCaslin Park-n-Ride, Monarch High School, Coal Creek residential area, Flatirons Mall and the Broomfield Park-n-Ride. It was highly utilized in the peak periods and ridership continued to grow across the three-year grant period of operation. Unfortunately, mid-day ridership was low, dragging down the overall performance of the route and RTD could not justify adding it to their base system. RTD assistant general manager at the time, Bruce Abel, said that communities did not have enough density and that it "was too early" to support such a service.
Now, over a decade later, the proposed development could serve as the additional commercial and retail density needed to support and fund a similar service. For several years the City has been

working with Boulder County and RTD to figure out how a new circulator could connect the "Triangle of Trip Generation" – Downtown, McCaslin and the Colorado Tech Center. With the proposed development this could move the to "Square of Trip Generation." (Less catchy, granted, but more accurate) We recommend the City convey to the development team the history of circulator use in Louisville as well as the community interest in restarting such a service in the next several years. We also recommend City staff develop and present to the developer a "10% design" of the circulator route, stops and headways. Ideally this would be adopted into the City's Transportation Master Plan this fall so there exists an adopted document with this conceptual level plan.

**Connection to Flatirons Park-n-Ride**

The front door of the proposed development is approximately 4,000 feet from a regional Park-n-Ride facility with direct service to Boulder, Denver, Broomfield, Westminster and DIA. The proposed development represents a text book example of the challenges, but more importantly opportunities, of First and Final Mile connections to transit. The roughly one-mile distance is too far to walk but short enough such that transfers to and from a regional Park-n-Ride can be reasonably made. We recommend that the City request the developer to explore automated vehicles (AVs) to connect the Park-n-Ride to destination throughout the development. AVs would have the following benefits:

- Given the large acreage of the development, much of the First and Final Mile distance will occur on private property. This allows AVs to travel in a more controlled environment, even on its own dedicated right of way.
- The highest cost of any shuttle is the driver. Cutting out these costs can greatly reduce operating cost and allow for a much higher frequency of shuttle arrival (i.e. less waiting time for passengers)
- Unfortunately, for many there remains a stigma against taking a traditional bus for transportation. This can be especially true for employees that may be relocating from out of state where transit is uncommon and unreliable. AVs are an exciting and modern technology that have an opportunity to be seen as progressive and sexy, thus increasing usage.

**Transportation Demand Management**

Trip reduction strategies work best when there is an incentive and marketing component to the direct service and infrastructure components. In addition to the new circulator and First and Final Mile connection, we strongly encourage the City to develop and implement a Transportation Demand Management program. This could include the following components:

- Employee Eco Pass for all employees working within the proposed development. Boulder County has a program to help subsidize the first two years of the program.
- Secure, covered bike parking. Make parking a bicycle both dignified and safe.
- Carpool and Vanpool incentives such as preferential or guaranteed parking
- Reduction in vehicle parking. If the development team does commit to any reduction in vehicle trip generation (as we hope the City with require) there should be a corollary reduction in parking.

**Campus Drive**

The submittal from the development team indicated there could be an extension of Campus Drive to the east connecting to 96th Street. As discussed in the City-County meeting on June 13, 2019 some existing agreements indicate that such a connection, in the form shown in the submittal, could violate existing Intergovernmental Agreements between multiple parties. More discussion is needed on this topic and we ask the City reach out to Boulder County staff upon their earliest convenience to continue the conversation.

**Minimize Energy and Water Use and Develop with Attention to Climate Change**

In light of a heightened awareness of the impacts of climate change that have not been fully accounted for in planning mechanisms to date, the county also urges the City of Louisville to ensure that the new development is a model for sustainability and reflects climate change adaptation-related planning principles. Beyond the items already highlighted in these comments, this would include but not be limited to, steps to minimize water use, maximize energy efficiency and use of renewable energy, and minimize the footprint of structures and impermeable surfaces.

This concludes our comments at this time. We look forward to continuing to provide comments and input throughout this process.

Boulder County

# Land Use

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930 • Fax: 303.441.4856
**Mailing Address:** P.O. Box 471 • Boulder, Colorado 80306 • **www.bouldercounty.org**

**BOULDER COUNTY PLANNING COMMISSION**

**AGENDA ITEM #2**

**JANUARY 20, 2010 – 5:00 PM**

**Hearing Room, Third Floor - County Courthouse**

**FROM:** **Dale Case – Land Use Director**
**Peter L. Fogg –Long Range Policy Team Manager**

**DATE:** **January 20, 2010**

**RE:** **Docket IGA-010-001: Southeast Boulder County, South 96th Street, Dillon Road and US 287 Area Comprehensive Development Plan (AKA Northwest Parkway IGA)**
Proposed amendment to the Southeast Boulder County, South 96th Street, Dillon Road and US 287 Area Comprehensive Development Plan (AKA Northwest Parkway IGA). The City of Louisville is seeking an amendment to the above IGA to change the Rural Preservation designation on parcels located along Paradise Lane. This change is requested to accommodate an extension of Campus Drive associated with the development proposal submitted to the City of Louisville by ConocoPhillips.

**ACTION:** **Information Item** – no formal action required. Staff will forward Planning Commission's comments to County Commissioners.
Public Testimony will be taken.

**SUMMARY** ConocoPhillips Company (CP) has submitted an annexation petition and Preliminary PUD Development Plan to the City of Louisville for development of a corporate learning/global technology center campus. The site was formerly owned by STK and is located within the boundaries of the Southeast Boulder County, South 96th Street, Dillon Road and US 287 Area Comprehensive Development Plan Intergovernmental Agreement area (hereinafter referred to as the "Northwest Parkway IGA" or "IGA"). A component of the proposal seeks to extend an existing road across properties within the unincorporated county, collectively referred to as Paradise Lane, designated as Rural Preservation Area. Under the terms of the IGA this extension would constitute "Development" and therefore require an amendment to the IGA in order for it to proceed. Boulder County, the City of Louisville, and ConocoPhillips have been and are continuing deliberations about possible terms and conditions for processing an IGA amendment. The purpose of this memo is to provide Planning Commission with some background on this specific IGA including the context



Cindy Domenico *County Commissioner* Ben Pearlman *County Commissioner* Will Toor *County Commissioner*

within which it was drafted and the objectives it is intended to achieve, as well as some information on the CP PUD Campus proposal and the elements of the proposal that are of particular interest to Boulder County in the IGA amendment discussions. Attachments include:

A. **"Northwest Parkway" IGA Land Use Map**
B. **ConocoPhillips Campus Vicinity Map and Aerial**
C. **IGA Land Use Designations in the Proposed Campus Area**
D. **ConocoPhillips Preliminary PUD Development Plan Map**
E. **ConocoPhillips Land Use Application Narrative Submitted to the City of Louisville November 12, 2009**
F. **Proposed Campus Drive Extension Across Paradise Lane Rural Preservation Area**

**BACKGROUND** The Northwest Parkway IGA was crafted by Boulder County and the cities of Louisville, Lafayette and Broomfield. It went into effect on February 18, 1999. The Agreement was conceived to permit the building of a limited access parkway connecting southeastern Boulder County to E-470 as well as to expedite access to Denver International Airport after Stapleton International was closed. Because of the controversy in Boulder County about constructing a 470-scale highway with numerous on/off ramps and the clusters of commercial development which typically occur at these locations, the Agreement was designed to "...preclude increased development and urban sprawl which would obliterate the boundaries of Broomfield, Lafayette and Louisville..."[1] and to meet the goals/policies of both the Boulder County Comprehensive Plan and the DRCOG Metro Vision 2020 Plan. A third purpose was to minimize increases in traffic-generating land uses within the perimeter of the IGA area that would impact both the Northwest Parkway and the existing road system. These objectives have been achieved due to implementation of the directives in the IGA that:

- limited access in Boulder County to two locations, one off of US 36/S. 96th at the western terminus of the Parkway and one at the crossover of the Parkway and US 287;
- described county Rural Preservation Areas and city Preservation Areas adjacent to the Parkway corridor and elsewhere within the IGA boundary, and delineated those Areas on a map attached to the IGA **(Attachment A);**
- defined Rural Preservation Area-designated lands as lands to remain in the unincorporated county and subject to county land use regulations/plans unless changed by amendment(s) approved by all four signatory parties after public notice and public hearings;
- identified permitted land uses and existing/future jurisdictional control on 38 specific parcels within the IGA boundary;
- established a financial proceeds allocation formula for acquisition of rights-of-way and open space/conservation easements; and
- defined the terms and conditions to be met in order to amend any portion of the IGA text or map.

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[1] **Page 1, third "WHEREAS", IGA.**

In the specific parcel identification process mentioned in the third bullet above, an unincorporated 79.9-acre tract #157520000031 was recognized as being eligible for annexation to Louisville with the proviso that an undeveloped buffer be established on the northern side adjacent to the Rural Preservation Area-designated Paradise Lane properties[2] **(Attachment B).** Storage Technology Corporation, or STK, was the previous owner of parcel #157520000031 as well as the 351 acres to the south and west. ConocoPhillips purchased the combined 431 acres from STK in the first quarter of 2008 for developing their corporate learning/global technology center campus. The 79.9-acre piece will be annexed to Louisville. The Paradise Lane properties remain unincorporated as of this time with the Rural Preservation Area designation in effect.

**NORTHWEST PARKWAY IGA AMENDMENTS** Two amendments have been proposed and approved since the IGA was approved. The first involved the Hoyle Property consisting of 33.7 acres. Originally designated as Rural Preservation Area, this property fronted on Dillon Road and was bordered by Louisville on three sides. Due to certain legal proceedings the property was annexed to Louisville. The owners then applied for Industrial zoning. To offset the increased traffic that would be generated by this zoning, an agreement was reached whereby each acre of development on the Hoyle property would be accompanied by a payment of a specified amount into an open space acquisition fund managed by both Boulder County and Louisville. Collected funds can only be used for the acquisition of additional open space, in fee or by perpetual conservation easement, within or near the IGA Plan area. Both the IGA map and text were subsequently amended in September of 2007 to incorporate these conditions[3].

The second amendment, approved in December of 2008, permitted the siting of a North Metro Fire Rescue District fire station on a 2.8 acre piece of land originally designated for open space purposes and located within the City and County of Broomfield. The agreement reached included a one-time payment of $70,000 by North Metro to a jointly administered Boulder County/City and County of Broomfield open space acquisition fund with the same purpose as that of the fund established in the Hoyle amendment, along with additional amending language to the IGA regarding restrictions and conservation easement on parcels adjacent to the 2.8 acres for the fire station[4].

In both cases the amendments demonstrate the authority of the signatory parties to the IGA to approve adjustments on a case-by-case basis while preserving the overall intent and functionality of the Agreement.

**CONOCO-PHILLIPS CAMPUS PUD PROPOSAL** CP now owns the 431 acres previously held by STK. About 310 acres are within Louisville's corporate limits, 41.5 acres within the City and County of Broomfield, and 79.9 acres in unincorporated Boulder County (the aforementioned Parcel #157520000031). CP has deconstructed virtually the entire STK complex in preparation for the development of "...a corporate learning center and global technology center with related support facilities that will foster sharing of knowledge,

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[2] **Section 4, para. 4.17 Attachment A, IGA.**
[3] **Section 4, para. 4.19 Attachment A, IGA**
[4] **Section 4, para. 4.15 Attachment A, IGA**

innovation and creativity"[5] **Attachment C** shows the existing IGA land use designations and jurisdictions within the project vicinity.

The project includes a three-phase development concept plan running from 2013 to 2032. About 123 acres will be developed as the structural part of the campus. Forty acres will be dedicated as public open space with 212 acres devoted to private common ground open space and about 14 acres to internal roads **(Attachments D and E)**. Based on the last figures seen by staff, building will not exceed 2.5 million square feet and employment will total 7,000 persons or less. In 1990, STK's building coverage was 1.7 million square feet with 4,800 employees.

**CP CAMPUS PROPOSAL RELATIONSHIP TO PARADISE LANE AND THE NORTHWEST PARKWAY IGA** Over the past several months representatives from Boulder County, the City of Louisville and ConocoPhillips (CP) have met and exchanged correspondence about details of the project proposal and IGA considerations. The PUD plan proposes using a portion of the 80-acre Paradise Lane Rural Preservation Area for the extension of Campus Drive. These properties in combination total about 80 acres which, until last year, were under seven ownerships. CP has since purchased four of the seven parcels, or about 50 of the 80 acres. Five of the parcels are developed with single- family homes. The 80 acres are zoned Agricultural under the county's Code. In the plan submitted, Campus Drive would continue from its present terminus on the Monarch School tract eastwards along the southern boundary of the Paradise Lane Rural Preservation Area, then northeasterly into and across two properties owned by CP within Paradise Lane to an intersection with S. 96th Street **(Attachment F)**. Under Section 2.1, Exhibit A of the IGA, this component of the proposal constitutes "Development" and therefore triggers the amendment provisions.

Boulder County has identified four other elements for discussion as part of this process. They are:

1) potential height and visibility impacts of structures as seen from US 36, S. 96th and from the residential area of Paradise Lane;
2) accommodation of the US 36 regional bikeway and connections to the Rock Creek/Coal Creek trail system;
3) annexation of the proposed extension of Campus Drive, continued rural preservation of the remaining lands in the Paradise Lane area, and limitation of the three most easterly parcels in Paradise Lane owned by CP to use in future as open space, with a dedicated conservation easement; and
4) preparation of detailed strategies for addressing and mitigating regional transportation impacts from the proposal.

**CONCLUSION** The county's desired outcome is to maintain the integrity and purposes of the Northwest Parkway IGA. Retention of the Rural Preservation Area status of Paradise Lane and the other four topics noted above are the subjects of the continuing conversation between Louisville, Boulder County and ConocoPhillips. Approval of any agreement reached between these three parties will need to be reviewed by Lafayette and the City/County of Broomfield as well. Public notices and hearing will be required as stipulated in the IGA.

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[5] ***Development Summary Narrative***, **pg. 2. November 12, 2009 (Attachment F. to this memo)**

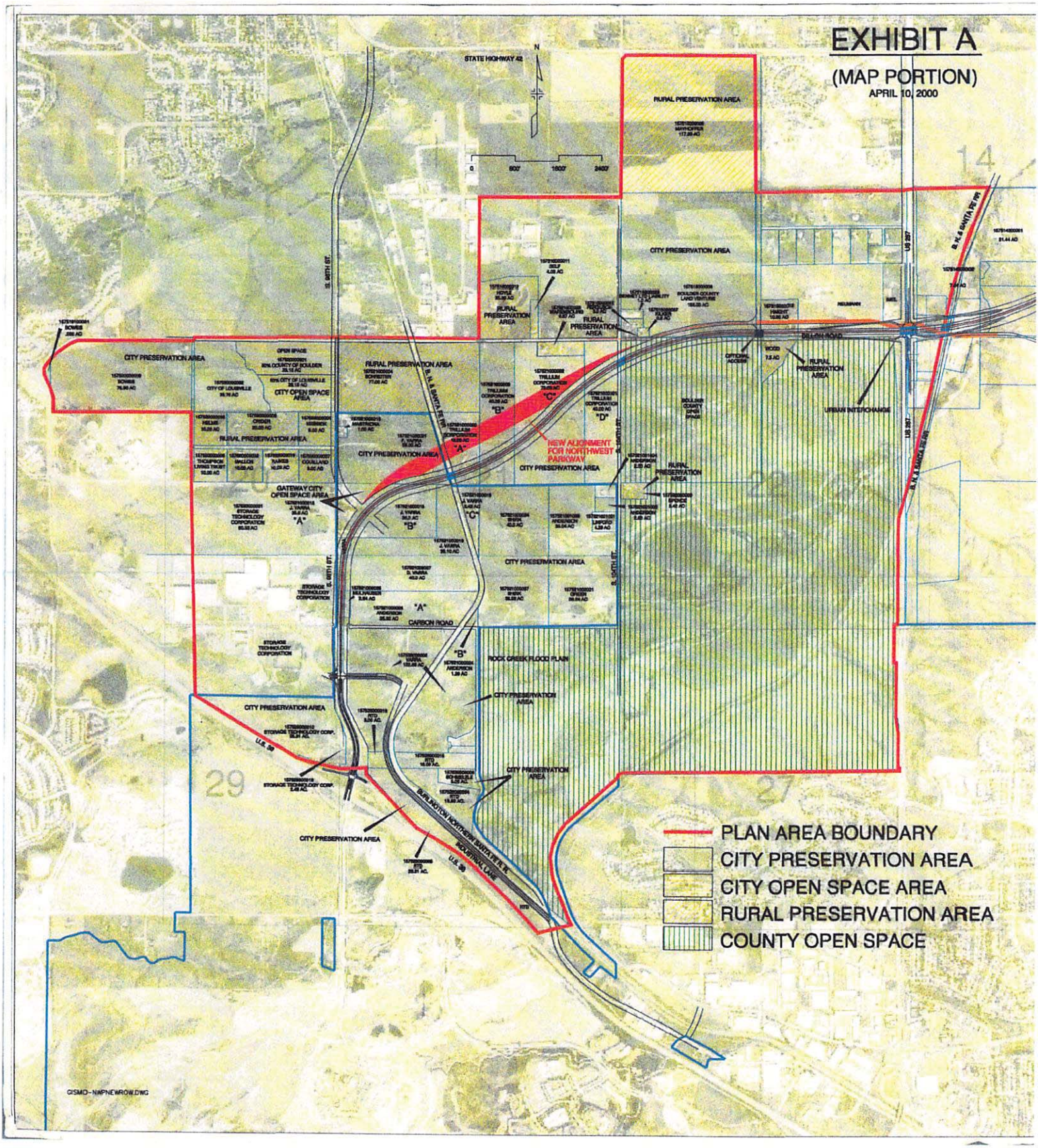


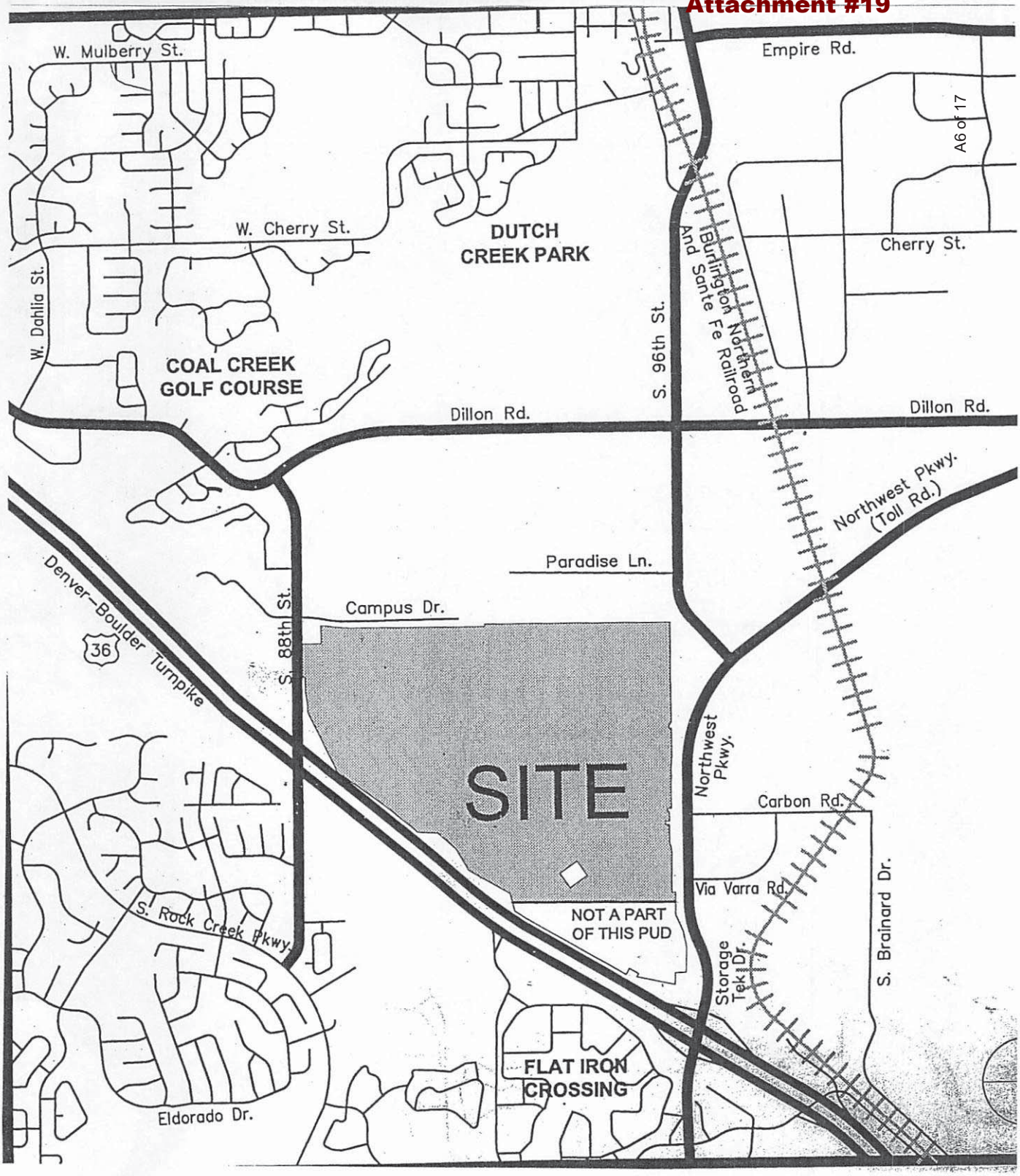
EXHIBIT A
(MAP PORTION)
APRIL 10, 2000
STATE HIGHWAY 42
RURAL PRESERVATION AREA
CITY PRESERVATION AREA
CITY OPEN SPACE AREA
GATEWAY CITY OPEN SPACE AREA
NEW ALIGNMENT FOR NORTHWEST PARKWAY
URBAN INTERCHANGE
CARBON ROAD
ROCK CREEK FLOOD PLAIN
PLAN AREA BOUNDARY
CITY PRESERVATION AREA
CITY OPEN SPACE AREA
RURAL PRESERVATION AREA
COUNTY OPEN SPACE
GISMO-NWPNEWROW.DWG

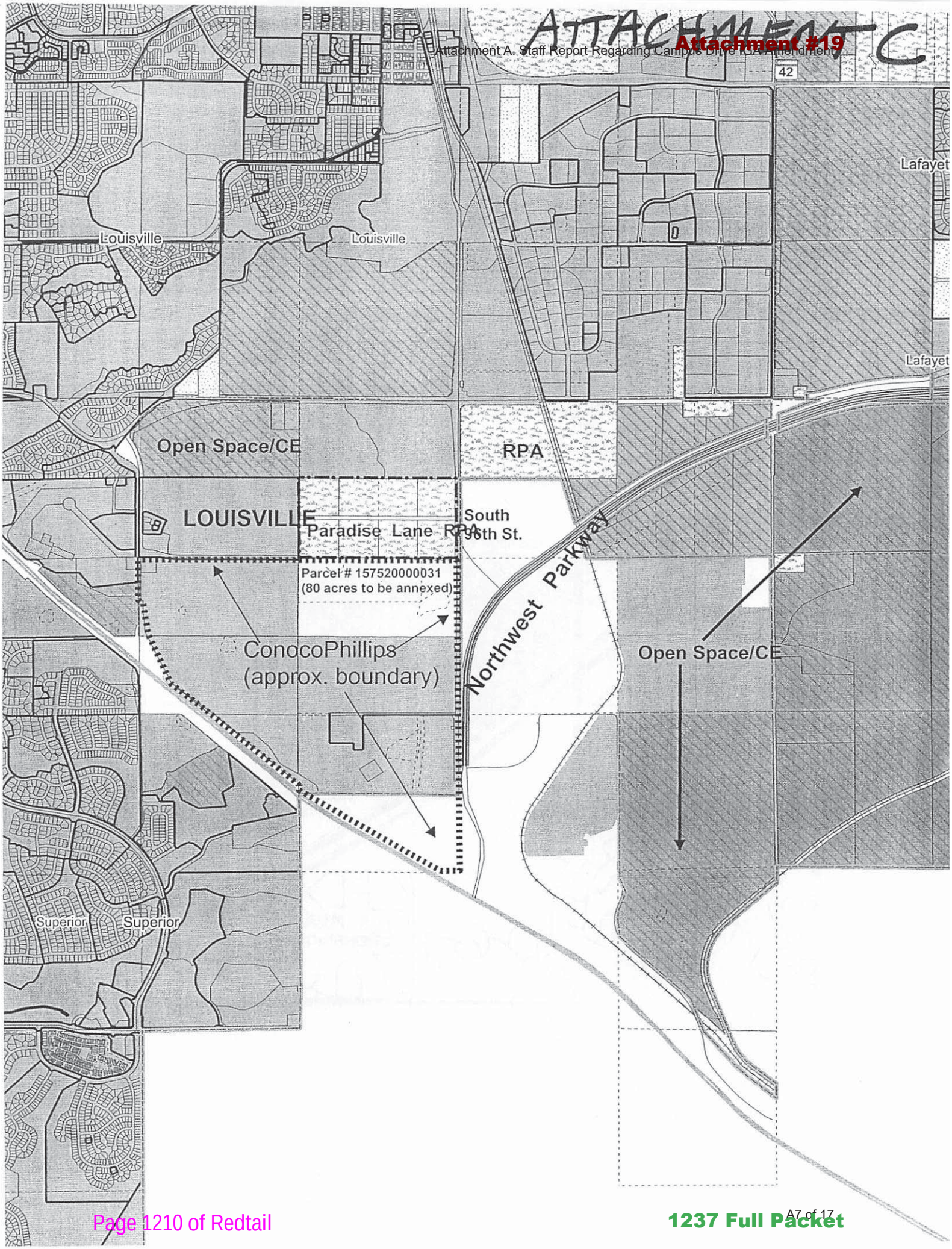
ATTACHMENT B

Attachment #19





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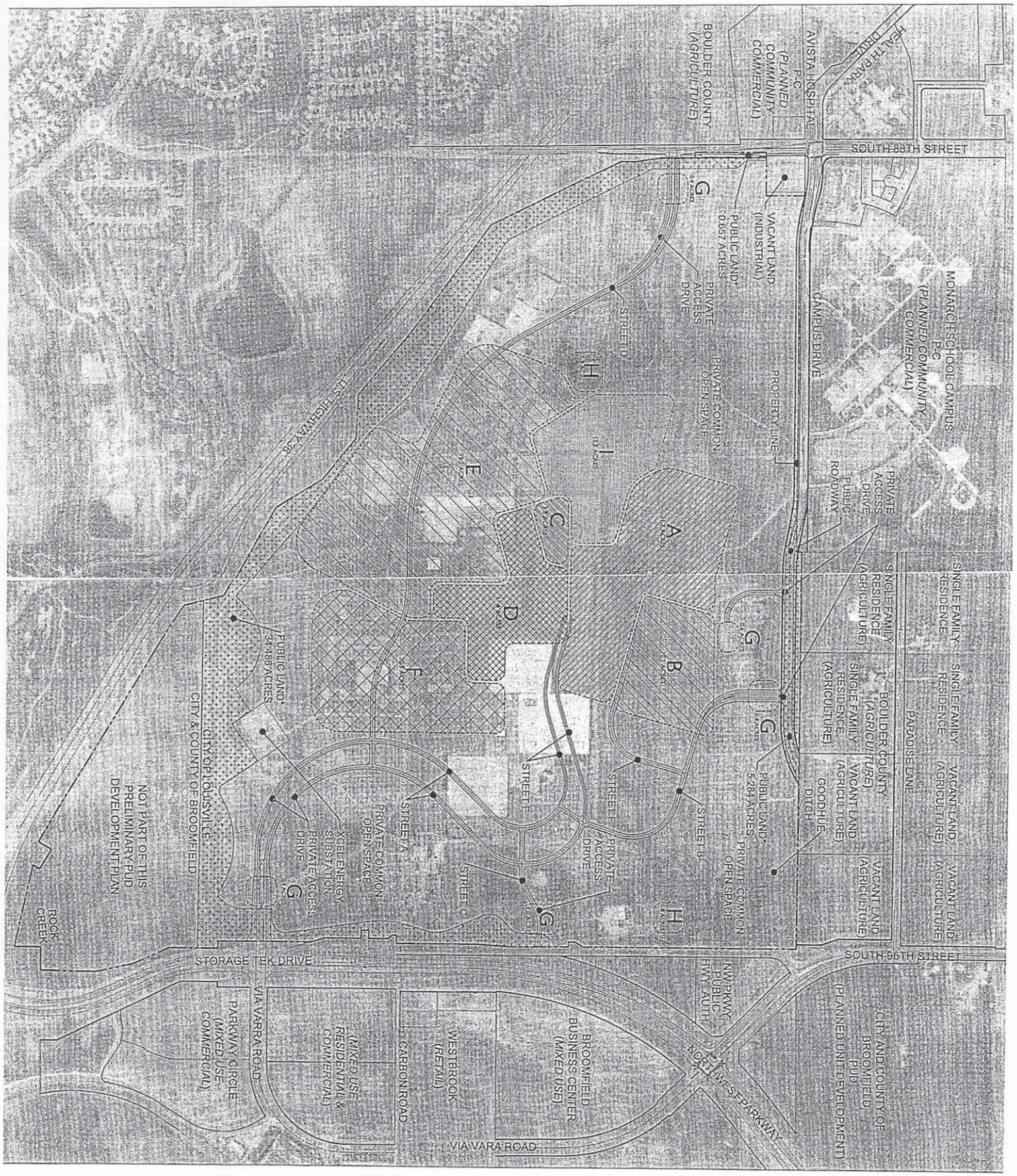
Lafayet
Lafayet
Louisville
Louisville
Open Space/CE
RPA
LOUISVILLE
Paradise Lane
RPA
South
96th St.
Parcel # 157520000031
(80 acres to be annexed)
ConocoPhillips
(approx. boundary)
Northwest Parkway
Open Space/CE
Superior
Superior

# ATTACHMENT D





ConocoPhillips

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Thursday, November 12, 2009

**VIA: HAND DELIVERY**

RECEIVED
NOV 12 2009
PLANNING

Mr. Paul S. Wood, AICP
Planning Director
CITY OF LOUISVILLE
749 Main Street
Louisville, CO 80027

**RE: Letter of Intent and Summary Narrative regarding ConocoPhillips' concurrent Applications for Annexation and Initial Zoning of 80-acre parcel, and for Re-Zoning and General Development Plan, Preliminary Plat, and Preliminary PUD Development Plan for ConocoPhillips' Campus in Louisville, Colorado (the "Property")**

Dear Mr. Wood:

On behalf of ConocoPhillips Company ("ConocoPhillips"), please accept my thanks for providing us with the opportunity to present the following documents for your consideration:

1. Application for Annexation of eighty (80) acre parcel;
2. Application for Re-zoning to Planned Community Zone District - Commercial ('PCZD-C") of, and General Development Plan ("GDP") for, the Property;
3. Preliminary Plat; and
4. Preliminary PUD Development Plan ("PDP") for Planned Unit Development - Commercial overlay ("PUD-C").

This letter shall serve as part of our applications, and constitutes the written narrative portions thereof as may be required or anticipated under the Louisville Municipal Code.

**INTEGRATED CAMPUS APPROACH.** ConocoPhillips' approach to this development and the included applications is intended to create an integrated and holistic campus for the private use of the company's employees and guests that allows for a state-of-the-art sustainable community of interconnected and integrated uses within a naturally restored prairie setting. Accordingly, while the included submissions and our concurrent activities with the City described below are consistent with the Comprehensive Plan and follow the

requirements of the Louisville Municipal Code, we have designed our program and its phased development to provide appropriate flexibility in order to advance an integrated relationship among the various uses and resulting designs. Moreover, given the scope of the proposed development, we respectfully look to the City's leadership to foster cooperative communication among its neighboring jurisdictions, and to help facilitate a holistic approach to the proposed development pursuant to the principles set forth in the Comprehensive Plan.

Specifically, as a single owner with one non-residential lot included in this submittal, many of the more standard features that are designed to address a multiple lot subdivision or a residential use do not apply in the same manner. Moreover, because of external requirements, we intend to concurrently pursue separate approvals with the City regarding a subsequent annexation of certain adjacent off-site properties owned by the company to the north of the site in unincorporated Boulder County, in order to complete the proposed extension of Campus Drive. To the south of and adjacent to the site, on more than forty (40) acres owned by ConocoPhillips and located within the boundaries of the City and County of Broomfield, we intend to pursue the creation of a conservation easement that can be dedicated to the City of Louisville to enhance public land dedications. Although these steps affect company-owned properties outside of the Louisville City Limits, the coordinated approach described herein will enhance the overall development of the site, while simultaneously preserving adjacent properties to further augment buffering around the Property.

In order to create this private campus, ConocoPhillips will assume responsibility for matters internal to the campus, while providing external connections with the surrounding areas through appropriate regional trail connections, traffic mitigation measures and fiscal investments.

We are confident that the approach described above will ensure that the efforts of all will be successfully integrated into an overall development that will create tangible benefits for ConocoPhillips, the site, the City, and surrounding communities alike.

**PROPERTY DESCRIPTION.** ConocoPhillips recently purchased approximately four-hundred-fifty (450) acres spanning multiple jurisdictional boundaries, and intends to purchase an additional thirty (30) acres before year end, all for the purpose of developing a corporate learning center and a global technology center with related support facilities that will foster sharing of knowledge, innovation and creativity. The Property will be privately managed to: respect environmental constraints; support passive recreation; promote scenic values; guard against over-development; and sustain and enhance the existing ecosystem. An internal private pedestrian circulation system will connect the various buildings, and connect to both existing and proposed public trails outside of the secured campus perimeter. Controlled vehicular access to the Property will occur at 88th Street, Campus Drive and Northwest Parkway, respectively, and a system of internal interconnected private streets will distribute traffic throughout the Property. Existing electrical lines will be buried consistent

with the City's priorities. The resulting plan for this non-residential development project will magnify the City's image, improve the economic vitality of the City, and provide an attractive gateway at the southern entrance of the City consistent with the Comprehensive Plan.

**PHASING PLAN**. ConocoPhillips anticipates initial occupancy of the first phase of development in 2013, with additional development of the Property occurring in subsequent phases thereafter, with initial occupancy of such subsequent phases anticipated in 2018 and 2032, respectively.

**DEVELOPMENT PLAN**. Various elements were considered during the development of the project plan that focused on the specific topics outlined in the Comprehensive Plan. These included: land use; development density and scale; open space; environmental constraints; utility infrastructure availability; transportation; and the community's fiscal health. An examination of each of these development elements, and ConocoPhillips' plans for each, follows:

**Land Use**. To realize the potential for redevelopment of a 1970's corporate campus, immediate deconstruction of existing facilities was required. This activity, funded solely by ConocoPhillips, will permit new development to occur in a planned and cohesive pattern with the use of existing infrastructure and in accordance with the current planning objectives of the City.

Four (4) major land uses are anticipated on the Property: Learning Center; Research and Development; Office; and campus oriented Retail space, including short-term lodging for ConocoPhillips visiting employees and guests, and site-specific foodservice and childcare facilities. Because the Property is being developed by and for ConocoPhillips as a single user, we have not shown individual planning areas on the GDP. Such planning areas are, however, reflected on the PDP within the context of an integrated campus where the various land uses on the Property support and are compatible with each other. These land uses are described in more detail as follows:

*Corporate Learning Center*. ConocoPhillips has identified the need for a fit-for-purpose training center. We envision a best-in-class training facility at this site for all company employees worldwide.

*Global Technology Center*. There are many new and expanded research and development opportunities that ConocoPhillips is eager to explore further. The global innovation center being planned for this site will provide space to accommodate research and development activities associated with alternative and renewable energy sources, conventional exploration and production methods, and downstream research.

*General Office*. To support future growth in the energy market, ConocoPhillips identified this Property as a best-in-class opportunity for new office space development. This office space will be comingled with the Global Technology Center and Corporate Learning Center to create a new integrated campus for the company.

*Supporting Retail Space*. In addition to the primary uses listed above, we have also identified a need for supporting retail uses which may include private, noncommercial short-term lodging for visiting employees and guests, campus orientated food service and campus oriented childcare facilities.

**Development Densities and Scale**. ConocoPhillips recognizes the importance of creating economic development opportunities in an environmentally conscientious manner. To this end, we have developed a site plan that reflects our development theme – constructing a high quality, first class integrated campus within a naturally restored prairie environment. The development densities, exclusive of certain limited spaces which are expressly identified in the PDP, will not exceed 2,500,000 million square feet. Densities will be located at the center of the Property and within a naturally restored prairie setting for the private use of ConocoPhillips' employees and guests. Specifically, office buildings are internal to the Property, with buildings of greater height located in the core of the site, and the lower height buildings on the exterior of the inner core. An extensive listing of landscaping typologies along the exterior of the Property are identified in the PDP to visually buffer the development from adjacent uses and provide the community with a continued sense of openness within a natural setting. Variances from the yard and bulk requirements pertain to building heights and setbacks from internal private roadways. Specifically, we are requesting a maximum building height allowance of ninety-five (95) feet, exclusive of any building mounted CMRS facilities and/or solar panel improvements or other architectural elements not otherwise exempted by the Louisville Municipal Code. We are also requesting an exemption from any setback requirements for improvements adjacent to internal private roadways. These modifications will provide ConocoPhillips with the necessary flexibility to ensure the creation of ample private common open space within the Property.

**Open Space**. ConocoPhillips shares the City's value for open space and the important purposes served by such land. Therefore, our plan includes the following features and elements:

*Public Open Space*. External to the campus security boundary, land

owned by ConocoPhillips, whether within or outside of the jurisdictional boundaries of the City, may be dedicated or reserved by conservation easement, dedicated in fee or dedicated by other mutually acceptable form of agreement to the City of Louisville for development of regional trail improvements and other passive recreational uses, the preservation of undeveloped land areas and the creation of buffer areas. Rock Creek, particularly, serves as an example of one area where the opportunity for trail connections and nature discovery for the benefit of the City's citizenry exists. To ensure the compatible development of public and private land uses, any conveyances of a property interest in the land for public purposes shall be made by separate document delineating the use, location, aesthetic qualities and maintenance responsibility associated with the property interest being dedicated and the improvements constructed thereon.

*Private Common Open Space*. There are many ways to create, manage and use lands to serve a public purpose. In addition to the dedication or reservation of public open space discussed above, extensive private common open space areas are identified on the PDP. These areas equate to roughly one-half of the otherwise developable acreage within the Property, and are primarily located along the exterior boundaries of the Property between the Planning Areas and the campus security perimeter. The private common open spaces will provide ample area to restore the prairie and to create a campus that is both quiet and astonishing. Importantly, the private common open space areas will be privately owned and maintained by ConocoPhillips in a way that will: further the community's interests of preserving undeveloped land areas; create buffers between adjacent developments; and maintain an agricultural backdrop for the support of wildlife, native plants, water features, and passive recreational uses.

**Environmental Constraints**. For conservative business purposes, ConocoPhillips completed a Phase 1 and Phase II Environmental Site Assessment ("ESA") on the Property. The ESA includes a general site history dating back to 1940, a regulatory database search, a review of previous environmental studies and information, and a site visit. Based on a comprehensive review and analysis of this information, the proposed land use patterns were created to avoid adversely impacting landforms, water bodies, wildlife habitats and other natural resources such as the Goodhue Ditch and Chaussart Pond.

**Utility Infrastructure**. The City of Louisville will provide the Property with water and sanitary sewer service. Previously, such service from the City

accommodated 1,700,000 square feet of industrial lands uses and, in 1990, 4,800 Storage Technology Corporation employees. It is expected that no off-site sanitary sewer improvements will be required to achieve full build-out of the Property.

Municipal water service to the Property has historically been served by two (2) different water pressure zones to accommodate the prior uses described above. However, given the limited size of ConocoPhillips' proposed development relative to historic uses and prior employee counts, our plans allow for more than adequate municipal water service to the Property from a single pressure zone in a looped manner. This will require that a secondary line from Dillon Road along South 96th Street be constructed, and an extended line from Campus Drive along 88th also be completed.

Finally, the alignment and other key elements of the anticipated burial of existing overhead electrical transmission lines located on the Property are presently being coordinated with Xcel Energy.

To the extent the proposed development creates any new and additional impacts on the public facilities and infrastructure, ConocoPhillips is prepared to fund its proportionate share of the costs in accordance with the schedule set forth in future development agreements.

**Transportation**. The Property is located south of Campus Drive, East of 88th Street, West of 96th Avenue, and is bounded on the south by U.S. Highway 36. A traffic study has been completed to identify the historical and anticipated traffic flow. A copy of that traffic study is enclosed for your further review. Our transportation plan also identifies improvements that will sustain the proposed land uses and resolve a number of existing traffic issues. Below are the key transportation improvements identified by the traffic study:

*Collector Connection from 96th to 88th*. The extension of Campus Drive will provide a northern connection to the campus as well as a critical link between 96th and 88th to support Avista Health Park and the Monarch K-8 and High School campus. We have discussed this road with other stakeholders in Opportunity Area 4 and have, to date, heard no opposition to this proposed road extension. In order to achieve this roadway connection without negatively impacting Goodhue Ditch and other riparian areas, ConocoPhillips funded the acquisition of twenty acres of land immediately north of the Property. It is anticipated that a portion of this 20 acres will be dedicated or reserved pursuant to the terms of a restrictive deed, conservation easement, right-of-way or other agreement, as public land to meet any outstanding public land

dedication requirements applicable to the Property, for development of regional trail improvements and the preservation of undeveloped land for the creation of buffer areas.

*U.S. Highway 36 Interchange*. Our plans will not require an interchange to be constructed to allow for traffic movements on and off U.S. 36 from 88th Street. While an interchange is not warranted by the proposed development on the Property, we are cognizant of the ongoing discussions pertaining to expansion of U.S. 36, and we have voluntarily left a large section of land in the southwestern most corner of the Property undeveloped to allow for the potential future constructability of an interchange. We have also moved the access point off of 88th Street further north to allow more flexibility for eventual development of an interchange.

*Northwest Parkway*. ConocoPhillips will retain the existing primary Property entry on Northwest Parkway. However, given the scale of construction anticipated during Phase 1 of the proposed development, we will also construct a secondary right in/right out on Northwest Parkway to provide additional ingress to, and egress from, the Campus.

**Community Fiscal Health**. Development of the Property as an employment center to support the fiscal health of the City supports the City's objectives by generating revenues to support municipal services. We have completed the fiscal model for our proposed development and have included a copy with this transmittal. We are pleased to report that this development will have a net positive fiscal benefit to the City of Louisville as well as the area.

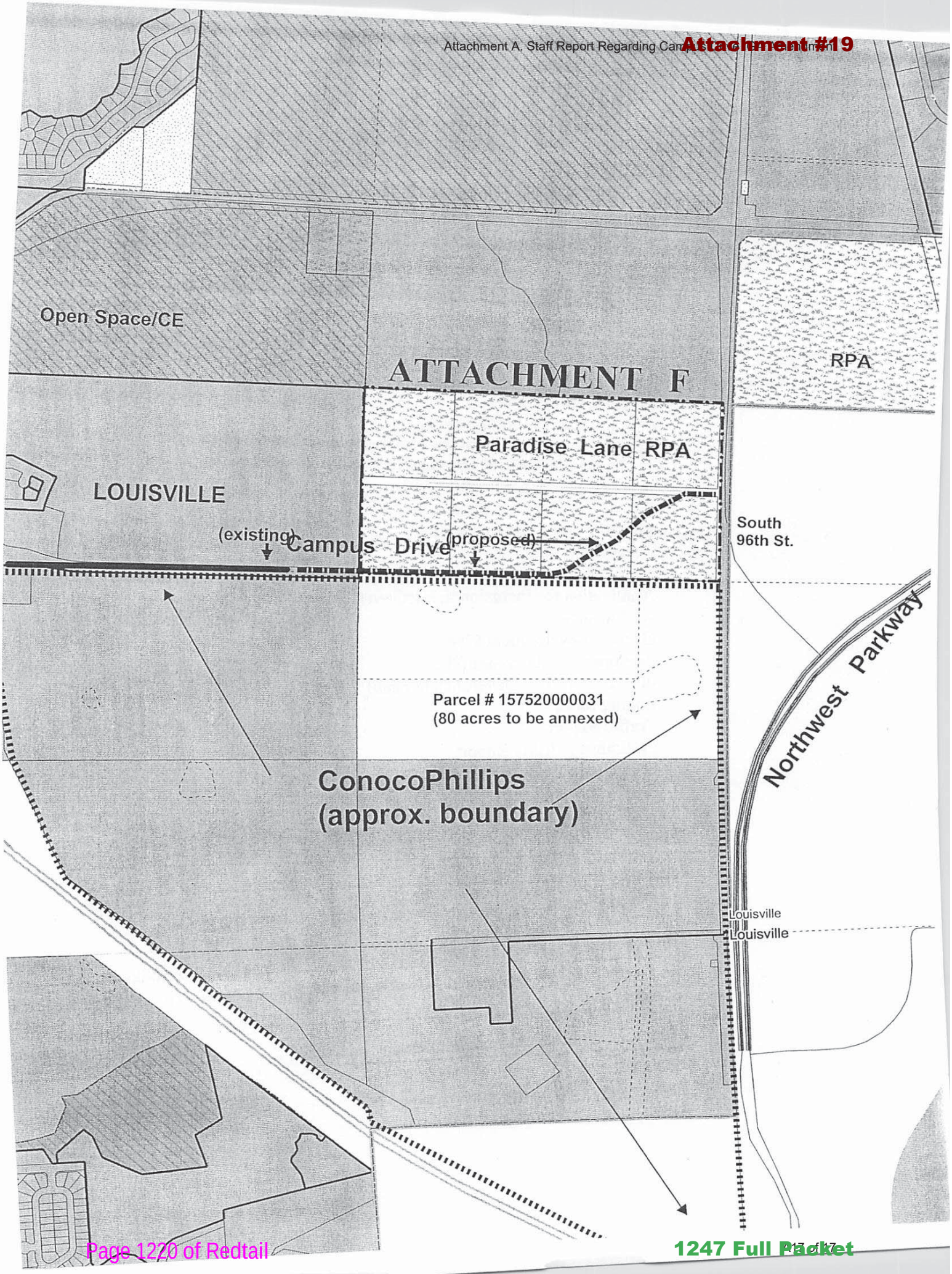
ConocoPhillips welcomes the opportunity to play an important role in the local economic development strategy of the City. We have closely examined the character of the community and believe this project will maintain and enhance all that is positive about living and working in the City of Louisville. We are very excited about this new campus and we look forward to working with you and your staff through this entitlement process. Please let me know if I can provide additional information, or if you have any questions regarding this submittal.

Sincerely,

R. Wayne McCreesh
Supervisor, PTRRC
Corporate Real Estate

c. Mary Manning, General Manager, Corporate Real Estate, ConocoPhillips *(w/o encls.)*
Bill Covell, Project Manger, ConocoPhillips *(w/o encls.)*
Ed Rosol, Project Manger-Colorado Campus, ConocoPhillips *(w/o encls.)*
File *(w/ encls.)*

Enclosures:
- Land Use Application Form and Fees
- Proof of Ownership
- Current Title Commitment(s)
- List of Property Owners within a 500 foot radius of the project with Stamped/Addressed Envelopes (2 sets)
- Annexation Impact Report
- DRAFT Annexation Agreement
- Signed Petition for Annexation
- Annexation Plat
- Fiscal Model and Narrative Summary thereof
- Application for Inclusion in Northern Colorado Water Conservancy District
- ALTA Survey
- General Development Plan
- Preliminary Subdivision Plat
- Preliminary PUD Development Plan/PUD - C
- Zoning Maps
- Traffic Report
- Preliminary Utility Report
- Preliminary Drainage Report
- Environmental Site Assessment
- Wildlife Studies
- Compact Discs (containing electronic copies of all required documents in PDF format)
- Mineral Certificates
- Letter to Mr. McCreesh from Felsburg Holt & Ullevig dated November 11, 2009 re: *Miscellaneous Inquiries Regarding the Traffic Study*
- Letter to Mr. McCreesh from Felsburg Holt & Ullevig dated November 11, 2009 re: *Potential Traffic Calming Measures for Campus Drive*


Open Space/CE
ATTACHMENT F
RPA
Paradise Lane RPA
LOUISVILLE
(existing)
Campus Drive
(proposed)
South
96th St.
Northwest Parkway
Parcel # 157520000031
(80 acres to be annexed)
ConocoPhillips
(approx. boundary)
Louisville
Louisville

Boulder Valley School District

**Planning Office**
303-245-5794
Fax: 303-447-5118
www.bvsd.org

6500 East Arapahoe, PO Box 9011
Boulder, CO 80301

March 19, 2020

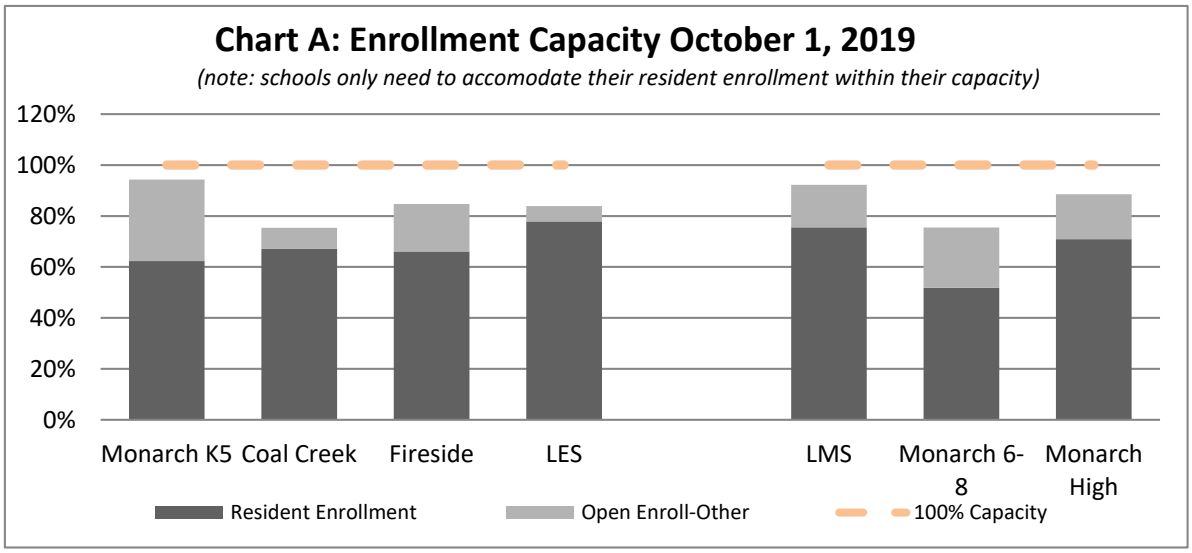
City of Louisville
Dept. of Planning and Building Safety
Attn: Rob Zuccaro
749 Main St.
Louisville, CO 80027

RE: Redtail Ridge GDP Amendment 4

Dear Rob:

Thank you for submitting the Redtail Ridge GDP Amendment 4 materials for review by the Boulder Valley School District (BVSD). BVSD reviews development application in terms of capacity impacts on neighborhood schools and impacts on school land or facilities.

Chart A below shows the current program capacity and enrollment composition for each school serving Louisville. On the whole, these schools possess a sizeable ability to accommodate additional students, particularly when considering the level of current capacity being occupied by open enrolled students (those from outside a school's attendance area that a school is not required to accommodate). As the chart shows, however, the capacity to accommodate additional students does vary between schools.



The Redtail Ridge GDP Amendment 4 proposes to add 900 apartment units with an anticipated student impact of 144 additional students in this feeder. Monarch K-8 would gain approximately 108 students in the school's attendance area while Monarch High would gain 36. Note that not all of these students will attend their neighborhood school. The additional 1,050 senior units will not impact neighborhood schools.

When considering all development activity and resident student enrollment in the City of Louisville, the impacted facilities are able to accommodate the projected growth from this and other residential developments (Chart B). Although Monarch K-8, particularly at the elementary-level, will approach its program capacities within 5 years, the current enrollment includes a sizeable populations of open enrolled students that can be effectively managed through future restrictions on new applications. The K-8 school also has the ability to shift available capacity from one level (i.e. middle-level) to the other to deal with temporary enrollment increases.

CHART B

| School | Program Capacity | Projected Enrollment 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 |
|---|---|---|---|---|---|---|
| Monarch K-5 | 379 | 348 | 359 | 379 | 376 | 355 |
| *% capacity* | | *92%* | *95%* | *100%* | *99%* | *94%* |
| Monarch 6-8 | 505 | 373 | 386 | 385 | 406 | 405 |
| *% capacity* | | *74%* | *76%* | *76%* | *80%* | *80%* |
| Monarch H.S. | 1868 | 1654 | 1642 | 1591 | 1580 | 1508 |
| *% capacity* | | *89%* | *88%* | *85%* | *85%* | *81%* |

*Projection notes and assumptions:*

- *Only the impacts of housing units expected during projection period are included.*
- *Enrollment growth in existing neighborhoods is assumed to continue declining over the next 5 years.*

In addition to any capacity impacts, this development proposal is adjacent to Monarch K-8 and Monarch High School and has the potential to impact the operations of those schools. BVSD's foremost concern with the proposal is connecting Campus Drive with South 96th Street in the earliest possible phase. This improvement is necessary not only to alleviate existing bottleneck on Campus Drive, but will be needed to accommodate any additional access points added as part of this development. BVSD has been working with the City and developer on alignments for Campus Drive which has produced an alignment acceptable to BVSD staff. This alignment and the required land dedication needed from the school is currently being processed with the Board of Education for final approval.

If you have any other questions, concerns, or further clarifications, feel free to contact me at 720-561-5794 or via e-mail at glen.segrue@bvsd.org.

Sincerely,

Glen Segrue, A.I.C.P.
Senior Planner

City of Louisville
COLORADO · SINCE 1878

**Department of Planning and Building Safety**

749 Main Street • Louisville CO 80027 • 303.335.4592 • www.louisvilleco.gov

# LAND USE APPLICATION

CASE NO. _____

## APPLICANT INFORMATION

Firm: Brue Baukol Capital Partners
Contact: Jordan Swisher
Address: 1555 Blake St., Suite 210
Denver, CO 80202
Mailing Address: 1555 Blake St., Suite 210
Denver, CO 80202
Telephone: 720.930.4711
Fax: 720.399.6472
Email: jordan.swisher@bruebaukol.com

## OWNER INFORMATION

Firm: Phillips 66 Company
Contact: Greg L. Cardwell
Address: 2331 CityWest Bouldevard
Houston, TX 77242
Mailing Address: P.O. Box 421959
Houston, TX 77242
Telephone: 832.765.1412
Fax: 832.765.9810
Email: greg.l.cardwell@p66.com

## REPRESENTATIVE INFORMATION

Firm: Brue Baukol Capital Partners
Contact: Jordan Swisher
Address: 1555 Blake St., Suite 210
Denver, CO 80202
Mailing Address: 1555 Blake St., Suite 210
Denver, CO 80202
Telephone: 720.930.4711
Fax: 720.399.6472
Email: jordan.swisher@bruebaukol.com

## PROPERTY INFORMATION

Common Address: ***see attached Legal Description**
Legal Description: Lot _____ Blk _____
Subdivision _____
Area: _____ Sq. Ft.

## TYPE (S) OF APPLICATION

- ☐ Annexation
- ☒ Zoning
- ☐ Preliminary Subdivision Plat
- ☐ Final Subdivision Plat
- ☐ Minor Subdivision Plat
- ☐ Preliminary Planned Unit Development (PUD)
- ☐ Final PUD
- ☐ Amended PUD
- ☐ Administrative PUD Amendment
- ☐ Special Review Use (SRU)
- ☐ SRU Amendment
- ☐ SRU Administrative Review
- ☐ Temporary Use Permit: _____
- ☐ CMRS Facility: _____
- ☒ Other: (easement / right-of-way; floodplain; variance; vested right; 1041 permit; oil / gas production permit) ***GDP AMENDMENT & COMP PLAN AMENDMENTS**

## PROJECT INFORMATION

Summary: General Development Plan Amendment concerning allowed uses, height, densities and other development provision for the commonly known Phillips 66 site.

Current zoning: **PCZD-COMMERCIAL** Proposed zoning: **PCZD Commercial/ Residential**

## SIGNATURES & DATE

Applicant: _____
Print: Jordan Swisher
Owner: Phillips 66 Company
Print: ***see Letterof Authorization**
Representative: _____
Print: _____

## CITY STAFF USE ONLY

- ☐ Fee paid: _____
- ☐ Check number: _____
- ☐ Date Received: _____

# OWNER AUTHORIZATION

I, Greg Cardwell, as the authorized signatory of PHILLIPS 66 COMPANY, a Delaware corporation ("Owner"), the owner of the real property situated in and near the City of Louisville, State of Colorado (the "Property"), hereby authorize Chad Brue and Jordan Swisher ("Authorized Representatives") of BRUE CAPITAL PARTNERS, LLC, d/b/a BRUE BAUKOL CAPITAL PARTNERS, a Colorado limited liability company ("Buyer") to take commercially reasonable actions necessary to seek and obtain any and all entitlements, permits, licenses, property interests, certificates and other consents and approvals (collectively, the "Applications") from any and all federal, state and local governments, agencies, departments, quasi-governments, associations, review boards, districts and other individuals, entities, bodies, and authorities, including, without limitation, the City of Louisville, the Boulder County Board of Commissioners and the City and County of Broomfield, that are solely for Buyer's intended uses for the Property.

Owner is fully aware of the Applications being submitted by the Authorized Representative on Owner's behalf and of the actions being initiated regarding the Property, and Owner authorizes the Authorized Representative to take actions on Owner's behalf that are commercially reasonable and necessary to secure, receive, or effectuate the Applications, including, without limitation, representing Owner in front of any planning or review boards, or in any public or other hearings, in each case with respect to the Applications. By this acknowledgement, the Owner hereby certifies that the above information is true and correct.

*(signature page follows)*

**OWNER:**

PHILLIPS 66 COMPANY, a Delaware corporation

By: _____
Name: Greg L. Cardwell
Its: Attorney In Fact

STATE OF Texas )
)
COUNTY OF Harris )

The foregoing instrument was acknowledged before me this 18th day of June, 2019, by Greg L. Cardwell, as Attorney-In-Fact of Philipps 66 Company, a Delaware corporation.

Witness my hand and official seal.

(SEAL)

Notary Public

My commission expires: 6. 21. 2022

NOTARY PUBLIC STATE OF TEXAS
Sherri Yvonne Law
My Commission Expires
06/21/2022
ID No. 131614412

19370926

City of Louisville
COLORADO • SINCE 1878

Department of Planning and Building Safety
749 Main Street • Louisville CO 80027 • 303.335.4592 • www.louisvilleco.gov

# ELECTRONIC LAND USE HEARING REQUEST CASE NO. _____

## APPLICANT INFORMATION

Firm: Brue Baukol Capital Partners
Contact: Jordan Swisher
Address: 1555 Blake St., Suite 210
Denver, CO 80202
Mailing Address: 1555 Blake Street, Suite 210
Denver, CO 80202
Telephone: 720.930.4711
Fax: 720.399.6472
Email: jordan.swisher@bruebaukol.com

## OWNER INFORMATION

Firm: Phillips 66 Company
Contact: Greg L. Cardwell
Address: 2331 CityWest Boulevard
Houston, TX 77242
Mailing Address: P.O Box 421959
Houston, TX 77242
Telephone: 832.765.1412
Fax: 832.765.9810
Email: greg.l.cardwell@p66.com

## REPRESENTATIVE INFORMATION

Firm: Brue Baukol Capital Partners
Contact: Jordan Swisher
Address: 1555 Blake Street, Suite 210
Denver, CO 80202
Mailing Address: 1555 Blake Street, Suite 210
Denver, CO 80202
Telephone: 720.930.4711
Fax: 720.399.6472
Email: jordan.swisher@bruebaukol.com

## PROPERTY INFORMATION

Common Address: See attached legal description
Legal Description: Lot _____ Blk _____
Subdivision _____
Area: _____ Sq. Ft.

## TYPE (S) OF APPLICATION

- ☐ Annexation
- ☐ Zoning
- ☐ Preliminary Subdivision Plat
- ☐ Final Subdivision Plat
- ☐ Minor Subdivision Plat
- ☐ Preliminary Planned Unit Development (PUD)
- ☐ Final PUD
- ☐ Amended PUD
- ☐ Administrative PUD Amendment
- ☐ Special Review Use (SRU)
- ☐ SRU Amendment
- ☐ SRU Administrative Review
- ☐ Temporary Use Permit: _____
- ☐ CMRS Facility: _____
- ☒ Other: (easement / right-of-way; floodplain; variance; vested right; 1041 permit; oil / gas production permit) GDP AMENDMENT & COMP PLAN AMENDMENTS

I hereby request the public hearing(s) on this application be scheduled to be conducted by Electronic Participation in accordance with the attached Resolution No. 30, Series 2020, as adopted by the City Council on April 7, 2020, if such hearing(s) can be scheduled during a time period when in-person meetings are not being held due to a health epidemic or pandemic. I acknowledge that holding a quasi-judicial hearing by Electronic Participation may present certain legal risks and involves an area of legal uncertainty, and that having this application heard at a meeting held by Electronic Participation is optional and undertaken at my own risk. I also understand that in-person meetings are preferred for quasi-judicial hearings, and that even if electronic hearing(s) are scheduled, this application will be heard at an in-person meeting if in-person meetings have resumed by the scheduled hearing date(s). I further agree to defend and indemnify the City of Louisville in any action that may arise out of, or in connection with, conducting the hearing by Electronic Participation.

## SIGNATURES & DATE

Applicant: _____
Print: Jordan Swisher
Owner: Phillips 66 Company
Print: * see Letter of Authorization
Representative: _____
Print: _____

## CITY STAFF USE ONLY

- ☐ Electronic Hearing Approved: _____
- ☐ Date(s) of Hearing(s): _____

# City Council Public Hearing

*August 4, 2020*

## Redtail Ridge

***Comprehensive Plan Amendment and General Development Plan Amendment (Ord. 1798, Series 2020)***

**Public Notice Certification:**

*Published in the Boulder Daily Camera – Sunday, July 19, 2020*

*Posted in Required Locations, Property Posted and Mailing Notice – by Friday July, 17, 2020*

Redtail Ridge

Proposal Summary

## Redtail Ridge Proposal Summary

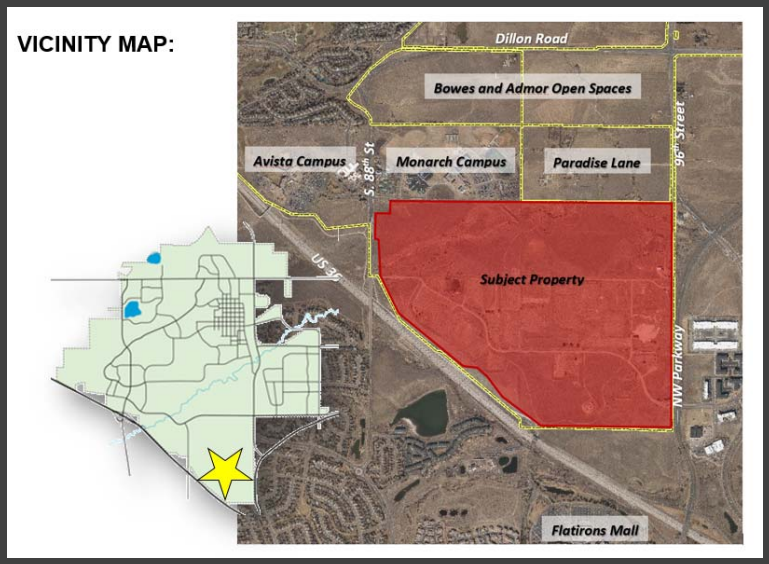
Applicant: Brue Baukol Capital Partners

Requests:

1) Comprehensive Plan Amendment
   - Rural to Suburban
   - Changes to Policies for Land Use, Density and Height

2) General Development Plan Amendment
   - Replace ConocoPhillips Campus GDP
   - Mix of Commercial and Residential Development
   - Includes Open Space, Parks and Trail Dedications and New Internal Road Network

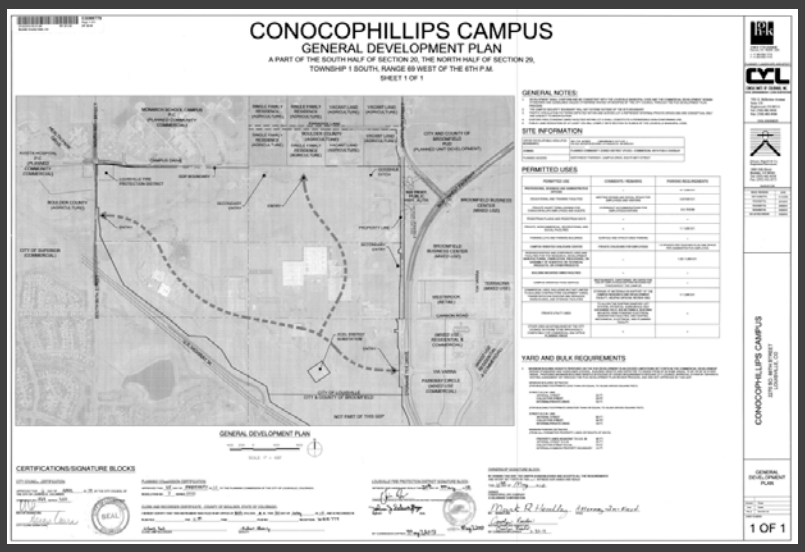
# Redtail Ridge
Vicinity Aerial



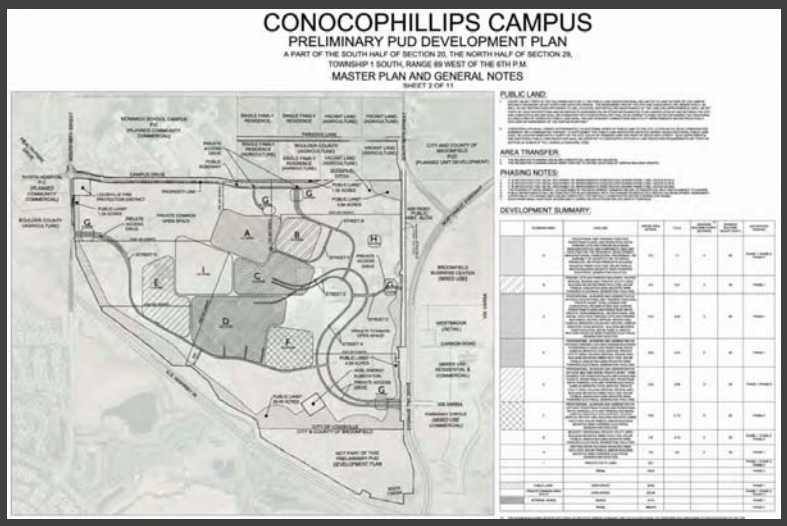

# Redtail Ridge
Background

# Redtail Ridge
Background

# Redtail Ridge
Background



## Redtail Ridge
Background




## Redtail Ridge
Background

### Metro District Formation

- City Council Service Plan Approval in February
- Election to Form Districts in May
- Allows up to 60 Mills in Property Tax. 60 Mills to Fund Infrastructure, and 10 Mill for Operations
- Debt Issuance Up to $168,750,000 with Maximum 40 Year Term
- Conditional City Approval – Comp Plan Amendment and Final Cost Estimates Approved with Final Plat

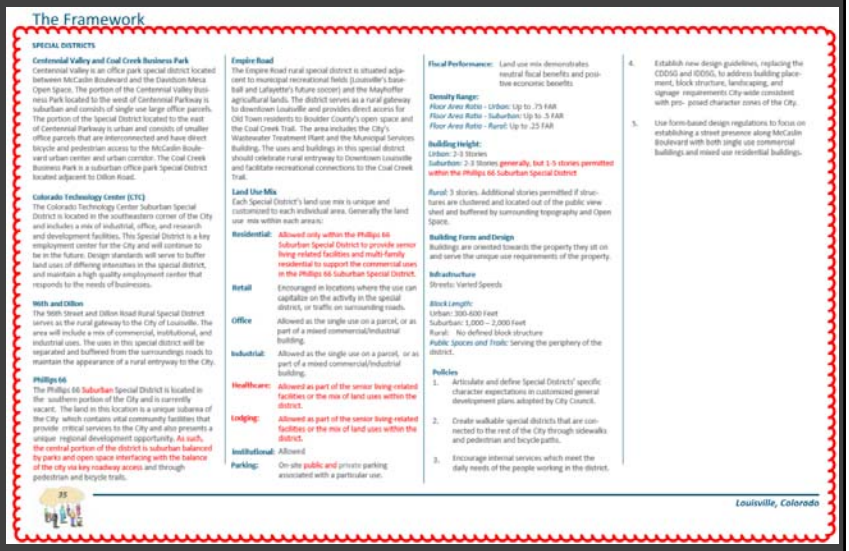
## Redtail Ridge
Comp Plan Proposal

### Comprehensive Plan Amendment

- Not Regulatory Document, but GDP and any Future PUDs Need to be Consistent with Comp Plan Polices
- Designated as Phillips 66 Special District

- Proposal
  - ✓ Change Special District Designation from Rural to Suburban
  - ✓ Density Policy Change from .25 FAR to .5 FAR (Max. of 3,185,325 sq. ft. to 6,370,650 sq. ft.)
  - ✓ Specifies Heights up to 5 Stories for Phillips 66 Special District
  - ✓ Changes Block Length Standard from Undefined to 1,000-2,000 ft.
  - ✓ Changes Land Use Mix to include Senior Living and Multi Family Residential, Healthcare and Lodging

## Redtail Ridge
Comp Plan Proposal



The Framework

SPECIAL DISTRICTS

**Centennial Valley and Coal Creek Business Park**
Centennial Valley is an office park special district located between McCaslin Boulevard and the Davidson Mesa Open Space. The portion of the Centennial Valley Business Park located to the west of Centennial Parkway is suburban and consists of single use large office parcels. The portion of the Special District located to the east of Centennial Parkway is urban and consists of smaller office parcels that are interconnected and have direct bicycle and pedestrian access to the McCaslin Boulevard urban center and urban corridor. The Coal Creek Business Park is a suburban office park Special District located adjacent to Dillon Road.

**Colorado Technology Center (CTC)**
The Colorado Technology Center Suburban Special District is located in the southeastern corner of the City and includes a mix of industrial, office, and research and development facilities. This Special District is a key employment center for the City and will continue to be in the future. Design standards will serve to buffer land uses of differing intensities in the special district, and maintain a high quality employment center that responds to the needs of businesses.

**96th and Dillon**
The 96th Street and Dillon Road Rural Special District serves as the rural gateway to the City of Louisville. The area will include a mix of commercial, institutional, and industrial uses. The uses in this special district will be separated and buffered from the surroundings roads to maintain the appearance of a rural entryway to the City.

**Phillips 66**
The Phillips 66 Suburban Special District is located in the southern portion of the City and is currently vacant. The land in this location is a unique subarea of the City which contains vital community facilities that provide critical services to the City and also presents a unique regional development opportunity. As such, the central portion of the district is suburban balanced by parks and open space interfacing with the balance of the city via key roadway access and through pedestrian and bicycle trails.

**Empire Road**
The Empire Road rural special district is situated adjacent to municipal recreational fields (Louisville's baseball and Lafayette's future soccer) and the Mayhoffer agricultural lands. The district serves as a rural gateway to downtown Louisville and provides direct access for Old Town residents to Boulder County's open space and the Coal Creek Trail. The area includes the City's Wastewater Treatment Plant and the Municipal Services Building. The uses and buildings in this special district should celebrate rural entryway to Downtown Louisville and facilitate recreational connections to the Coal Creek Trail.

**Land Use Mix**
Each Special District's land use mix is unique and customized to each individual area. Generally the land use mix within each areas:

**Residential:** Allowed only within the Phillips 66 Suburban Special District to provide senior living-related facilities and multi-family residential to support the commercial uses in the Phillips 66 Suburban Special District.

**Retail** Encouraged in locations where the use can capitalize on the activity in the special district, or traffic on surrounding roads.

**Office** Allowed as the single use on a parcel, or as part of a mixed commercial/industrial building.

**Industrial:** Allowed as the single use on a parcel, or as part of a mixed commercial/industrial building.

**Healthcare:** Allowed as part of the senior living-related facilities or the mix of land uses within the district.

**Lodging:** Allowed as part of the senior living-related facilities or the mix of land uses within the district.

**Institutional:** Allowed

**Parking:** On-site public and private parking associated with a particular use.

**Fiscal Performance:** Land use mix demonstrates neutral fiscal benefits and positive economic benefits

**Density Range:**
*Floor Area Ratio - Urban:* Up to .75 FAR
*Floor Area Ratio - Suburban:* Up to .5 FAR
*Floor Area Ratio - Rural:* Up to .25 FAR

**Building Height:**
*Urban:* 2-3 Stories
*Suburban:* 2-3 Stories generally, but 1-5 stories permitted within the Phillips 66 Suburban Special District

*Rural:* 3 stories. Additional stories permitted if structures are clustered and located out of the public view shed and buffered by surrounding topography and Open Space.

**Building Form and Design**
Buildings are oriented towards the property they sit on and serve the unique use requirements of the property.

**Infrastructure**
Streets: Varied Speeds

*Block Length:*
Urban: 300-600 Feet
Suburban: 1,000 – 2,000 Feet
Rural: No defined block structure
*Public Spaces and Trails:* Serving the periphery of the district.

**Policies**
1. Articulate and define Special Districts' specific character expectations in customized general development plans adopted by City Council.
2. Create walkable special districts that are connected to the rest of the City through sidewalks and pedestrian and bicycle paths.
3. Encourage internal services which meet the daily needs of the people working in the district.
4. Establish new design guidelines, replacing the CDDSG and IDDSG, to address building placement, block structure, landscaping, and signage requirements City-wide consistent with pro- posed character zones of the City.
5. Use form-based design regulations to focus on establishing a street presence along McCaslin Boulevard with both single use commercial buildings and mixed use residential buildings.

35

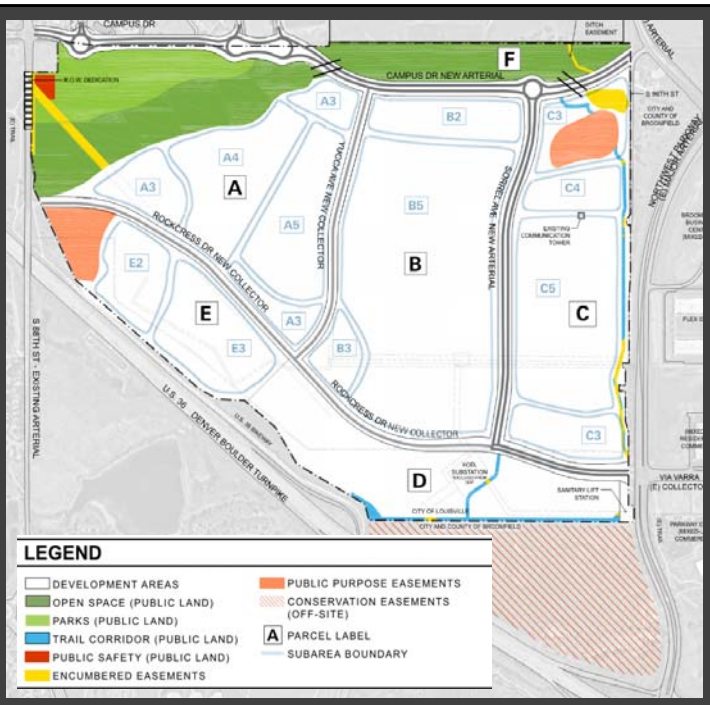
Louisville, Colorado

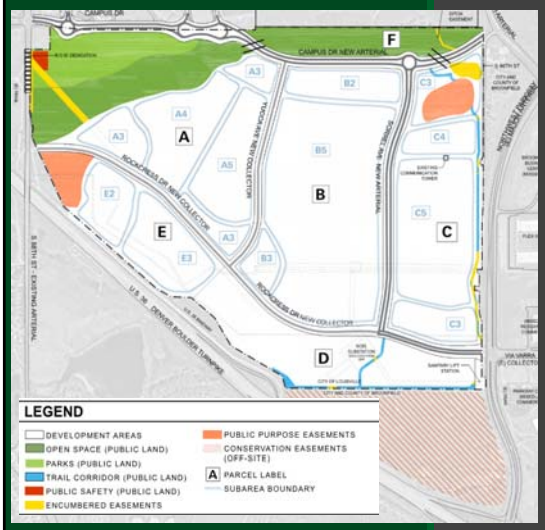
## Redtail Ridge
General Development Plan (GDP) Proposal

### GDP Amendment
- Zoned Planned Community Zone District (PCZD)

- Requires Adoption of General Development Plan (GDP)
  - ✓ Proposed Land Uses
  - ✓ Type and Character of Development
  - ✓ Number of Dwellings
  - ✓ Location of Parks, Open Spaces, Recreation Facilities and Other Public Facilities
  - ✓ Location, Type and Character of Streets

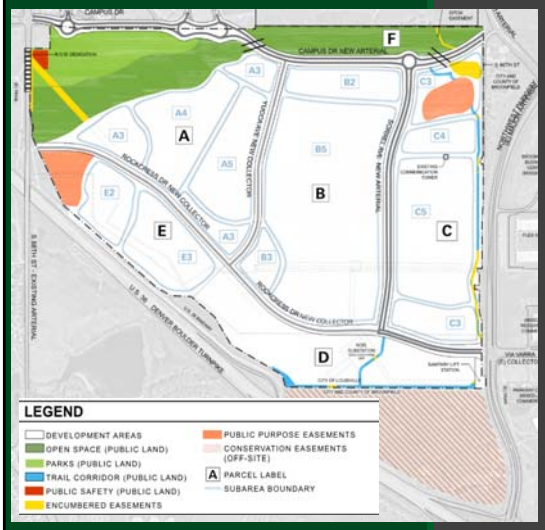
## Redtail Ridge
General Development Plan (GDP) Proposal





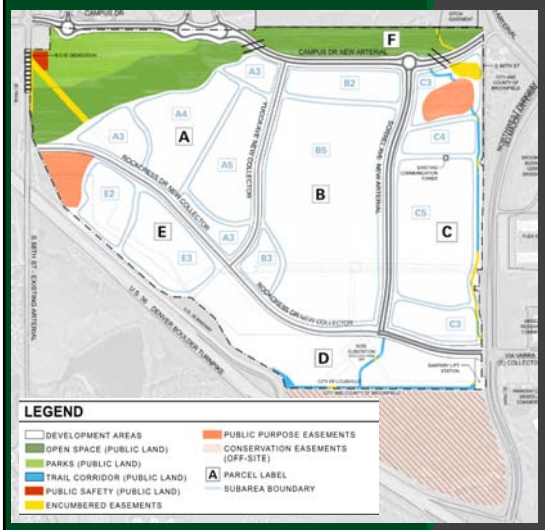

## Parcel A

- Senior Living Multi-Family Development
- 1,326 Units and Supporting Accessory Uses
- 1,800,000 Sq. Ft. of Building Area
- Park and Open Space Land Dedications
- Fire Station/Police Annex Dedication



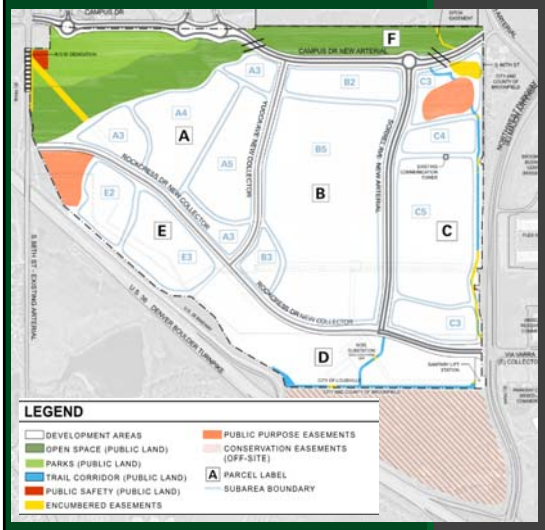

## Parcel B

- Anticipated as Single-User Corporate Campus
- 530,000 sq. ft. building area.
- PUD Submitted for Review – Separate Application




## Parcels C, D and E

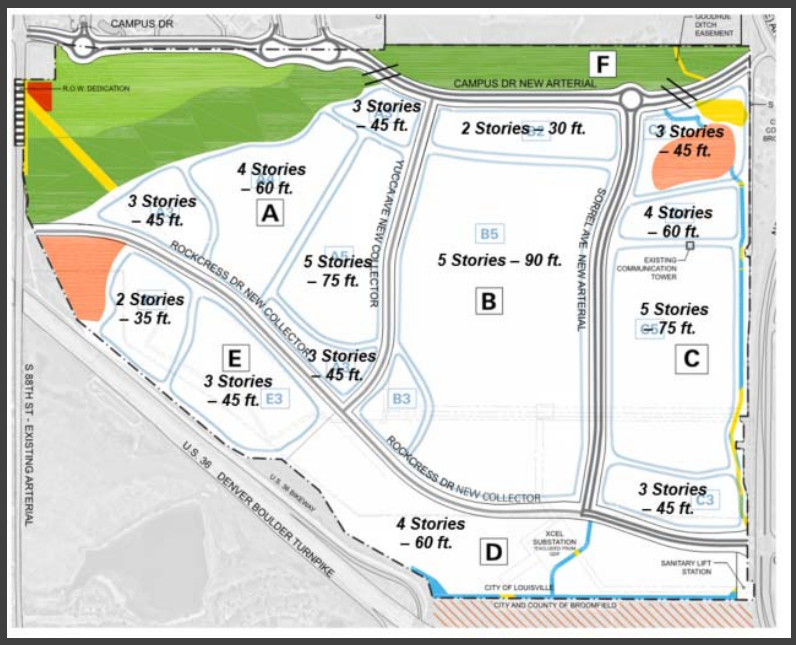
- Mix of Commercial and Residential Uses
- 3,556,000 sq. ft. Transferable Across Parcels
- 900 Multi-Family Residential Units – Anticipated for Parcel C, but Transferable between C and D
- Parcel C Intended as Pedestrian-Oriented Mixed Use Development and Includes Design Standards and Intent for North-South Main Street, and Plaza with Minimum Area of Two Acres
- 224 of 900 Units Designated for Affordable Housing (10% of 2,236 Units Proposed)
- Concurrency Requirement between Residential and Commercial Development
- Trail Dedications



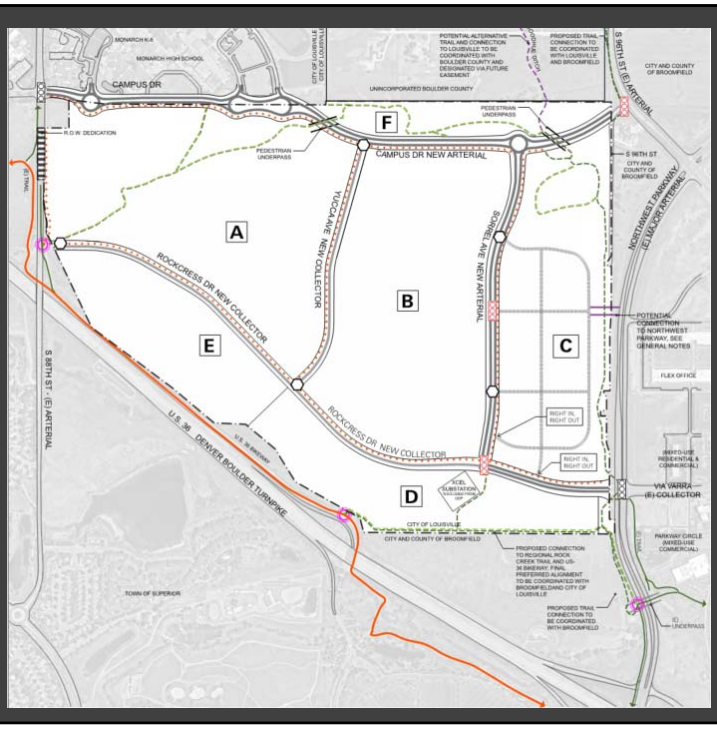

## Parcels F

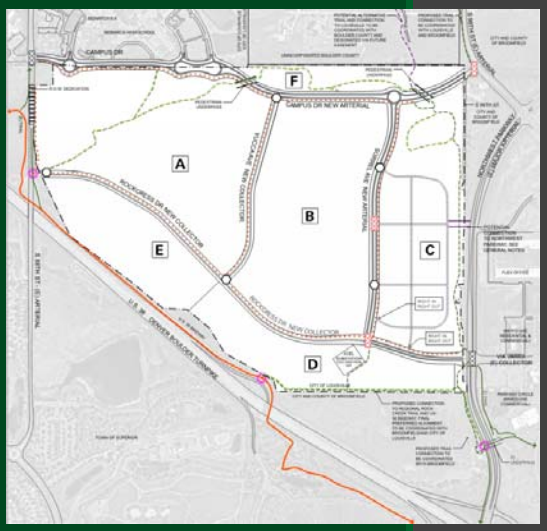
- Open Space and Buffer
- NW Parkway IGA Requires Buffer Area

# Redtail Ridge
General Development Plan (GDP) Proposal



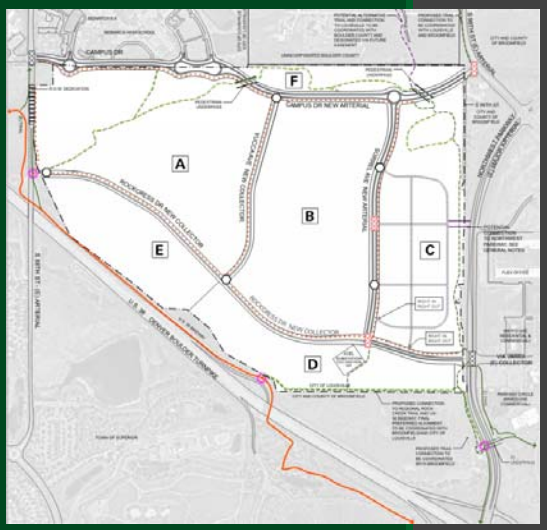

# Redtail Ridge
General Development Plan (GDP) Proposal






## Street Plan

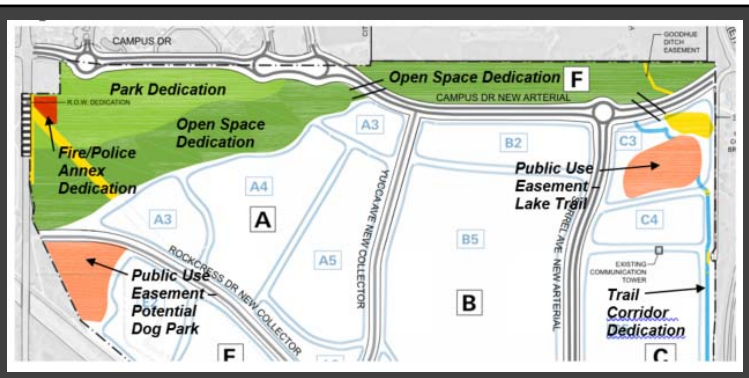
- Extend Campus and expand to 4 Lanes with Roundabout Access to Schools
- Rockcress Drive (Former Tape Drive), Combination of 4-Lane Arterial and 2-Lane Collector
- Two North-South Collectors, Yucca Avenue and Sorrel Avenue




## Trail Plan

- All Streets Include Multi-Use Paths and On-Street Buffered Bike Lanes
- Soft and Hard Surface Trail Networks
- Campus Drive Underpasses
- US 36 Bikeway to Rock Creek Trail Connection
- Potential Connection Along Goodhue Ditch to Coal Creek Trail

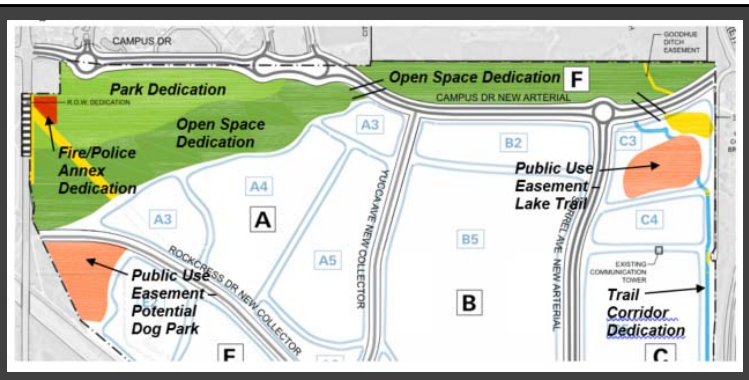
## Redtail Ridge
General Development Plan (GDP) Proposal




### Public Land Dedications

- 12% Commercial/15% Residential Dedication Requirement
- Approx. 42 Acres Required and 59.6 Acres Provided
- Parks, Open Space, Trail Corridors and Fire/Police Station

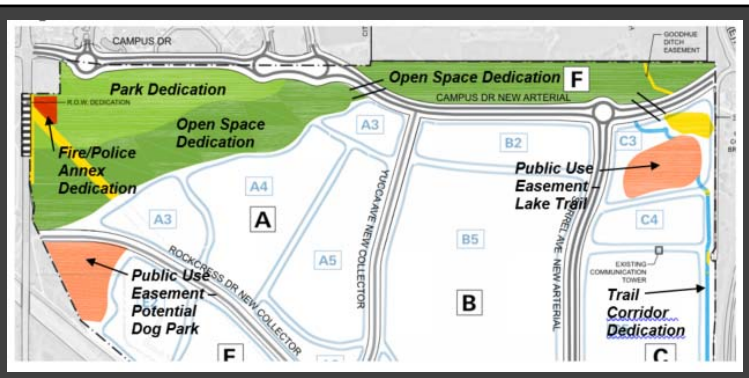
## Redtail Ridge
General Development Plan (GDP) Proposal




### Other Public Land Dedications

- Public Use Easements Proposed, Approx. 9 Acres (Potential Dog Park and Lake Trail)
- Applicant Requests this Satisfy Any PUD Open Space Requirements (Excluding Consideration of Waivers)
- Conservation Easement on Broomfield Parcel

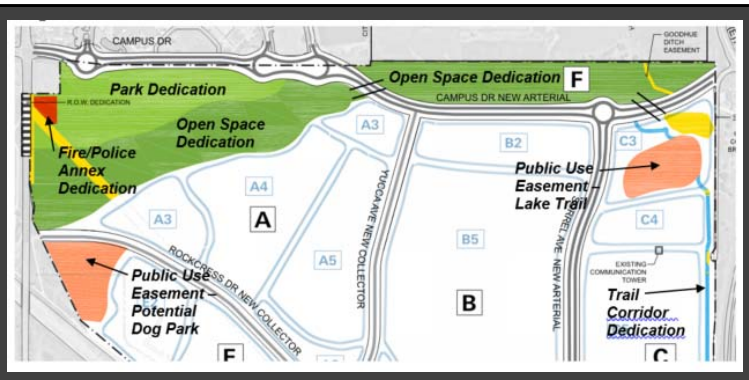
## Redtail Ridge
General Development Plan (GDP) Proposal




### Open Space, Parks and Recreation Boards

- Open Space Advisory Board (OSAB), Parks and Public Landscaping Advisory Board (PPLAB), and Recreation Advisory Board (RAB) Have Reviewed and Support Concept as Proposed

## Redtail Ridge
General Development Plan (GDP) Proposal

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Redtail Ridge
General Development Plan (GDP) Proposal

## Height and Density Analysis

| | *Max. Building Area* | *Primary Permitted Use Summary* |
|---|---|---|
| *ConocoPhillips Campus GDP* | 2,500,000 sq. ft. | Research, office, training manufacturing |
| *Redtail Ridge GDP* | 5,886,000 sq. ft. | Commercial, retail and multi-family residential, including senior living (2,226 total dwelling units) |

Redtail Ridge
General Development Plan (GDP) Proposal

## Market Analysis

- **Market Trends and Potential for Proposed Land Uses and Phasing**
- **Projects the Addition of 8,440 Jobs and Full Buildout (14,510 Estimated in 2017)**
- **Projects Regional Housing Demand Impact of 6,189 Units**

## Redtail Ridge
General Development Plan (GDP) Proposal

### Traffic and Mobility Study

## Redtail Ridge
General Development Plan (GDP) Proposal

### Traffic and Mobility Study

- Estimates 27,274 New Daily Vehicle Trips, 2,382 AM and 2,646 PM Peak Hour Weekday Trips
- Assumes Aggressive Non-SOV Adjustments Due to Transportation Demand Management and Mixed Use
- Evaluates Level Of Service at Key Intersections and Makes Recommendations on Short and Long Term Road Improvements

Redtail Ridge
General Development Plan (GDP) Proposal

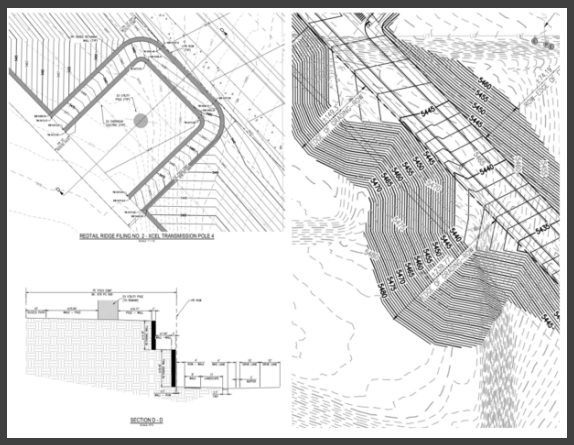
## Traffic and Mobility Study

- Recommended Road Improvements
  - ✓ Expand Portions of 96th and 88th Streets to 4 Lanes
  - ✓ New Intersection at Campus Drive/NW Parkway
  - ✓ Intersection Improvements at Rockcress/88th, Rockcress/NW Parkway, 88th/Dillon, NW Parkway/96th
  - ✓ US 36 Interchange Fails Without Improvements in 2030
  - ✓ Rockcress/NW Parkway and 96th/NW Parkway Fail Without Improvements in 2040

Redtail Ridge
General Development Plan (GDP) Proposal

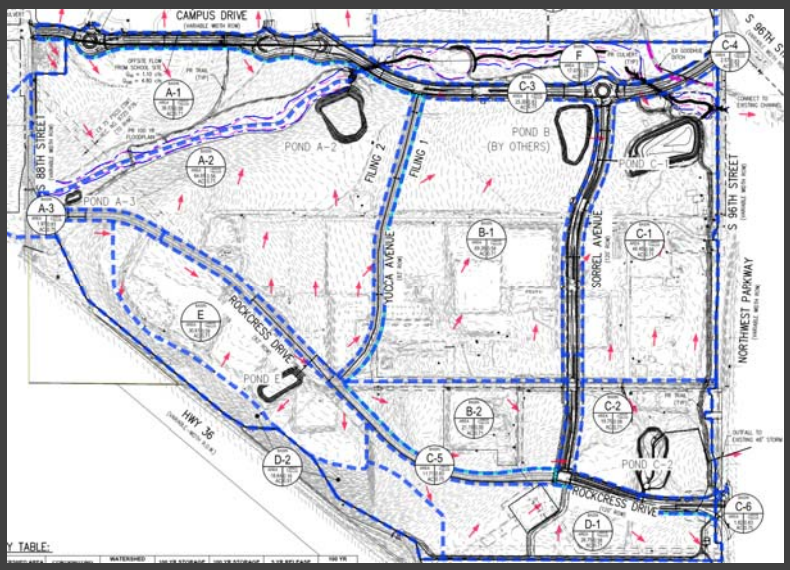
## Site Grading

- No Over Lot Grading Planned
- Significant Grading Around Streets
- Rockcress Drive Grading Would Need to Accommodate Electric Transmission Lines



## Redtail Ridge
General Development Plan (GDP) Proposal

### Drainage

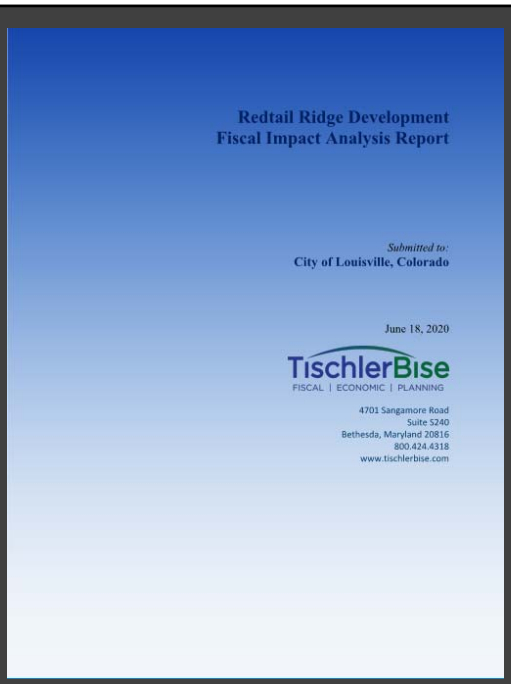



## Redtail Ridge
General Development Plan (GDP) Proposal

### Fiscal Analysis

- Evaluate Costs for Expanded City Services and Revenues from Development
- 20 Year Outlook
- Compared Existing GDP to Proposed
- Expanded Services for New Residents and Employees
- Ongoing City Maintenance
  - ✓ 4.5 Miles New Road/9 Miles New Multi Use Paths
  - ✓ 2.7 Miles of New Trail Corridor
  - ✓ 39.7 Acres Open Space
  - ✓ 15.6 Acres Parks
  - ✓ 9.5 Acres Public Use Easements
  - ✓ Sewer and Water Plant Expansions and Service Lines

## Redtail Ridge
Fiscal Impact Analysis


Redtail Ridge Development
Fiscal Impact Analysis Report

*Submitted to:*
City of Louisville, Colorado

June 18, 2020

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4701 Sangamore Road
Suite S240
Bethesda, Maryland 20816
800.424.4318
www.tischlerbise.com

## Redtail Ridge
Fiscal Impact Analysis

**Comprehensive Plan. p. 55, Fiscal Health**
*A community's fiscal environment can be described as a "three-legged" stool, balancing nonresidential development, municipal services and amenities and residential development. The first "leg" of the stool nonresidential development - provides the vast majority of revenues to support municipal services. Municipal services and amenities, the second "leg," attract residents and maintain their quality of life. The third "leg" residential development generates the spending and employees to support nonresidential business. Fiscal sustainability of the community relies on this type of balance, which must continually be maintained, even through changing economic cycles.*

## Redtail Ridge
Fiscal Impact Analysis

**Downtown and the Highway 42 Revitalization District**
*Fiscal Performance: Land use mix demonstrates positive fiscal benefits*

**McCaslin Boulevard (South of Cherry)**
*Fiscal Performance: Land use mix demonstrates strong fiscal benefits*

**McCaslin Boulevard Corridor (North of Cherry Street)**
*Fiscal Performance: Land use mix demonstrates positive fiscal benefits*

**Highway 42 and South Boulder Road**
*Fiscal Performance: Land use mix demonstrates positive fiscal benefits*

**South Boulder Road and Highway 42 Corridors**
*Fiscal Performance: Land use mix demonstrates positive fiscal benefits in the urban corridor, and may demonstrate neutral fiscal returns in the suburban corridors*

**Special Districts (CTC, 96th/Dillon, Phillips 66, Empire Road)**
*Fiscal Performance: Land use mix demonstrates neutral fiscal benefit and positive economic benefits*

## Redtail Ridge
Fiscal Impact Analysis

**Special Districts**
*Fiscal Performance: Land use mix demonstrates neutral fiscal benefit and positive economic benefits*

## Fiscal Impact Model Review

**Fiscal Models Can Help:**

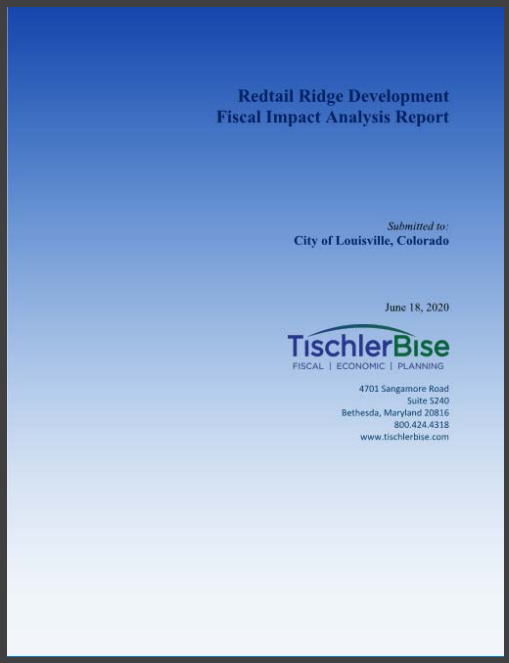
- Ensure new developments have sustainable funding for City capital and services
- Evaluate fiscal impact of different land use scenarios and changes

**Fiscal Models Do Not Evaluate:**

- Character and amenities provided by development
- Social and environmental impacts
- Market probability

## Redtail Ridge

Fiscal Impact Analysis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## Comprehensive Plan Analysis Criteria

**Core Community Values**

The following Core Community Values are the foundation upon which the City of Louisville will make decisions and achieve the Community's vision.

**We Value...**

**A Sense of Community** . . . where residents, property owners, business owners, and visitors feel a connection to Louisville and to each other, and where the City's character, physical form and accessible government contribute to a citizenry that is actively involved in the decision-making process to meet their individual and collective needs.

**Our Livable Small Town Feel** . . . where the City's size, scale, and land use mixture and government's high-quality customer service encourage personal and commercial interactions.

**A Healthy, Vibrant, and Sustainable Economy** . . . where the City understands and appreciates the trust our residents, property owners, and business owners place in it when they invest in Louisville, and where the City is committed to a strong and supportive business climate which fosters a healthy and vibrant local and regional economy for today and for the future.

**A Connection to the City's Heritage** . . . where the City recognizes, values, and encourages the promotion and preservation of our history and cultural heritage, particularly our mining and agricultural past.

**Sustainable Practices for the Economy, Community, and the Environment** . . . where we challenge our government, residents, property owners, and our business owners to be innovative with sustainable practices so the needs of today are met without compromising the needs of future generations.

**Unique Commercial Areas and Distinctive Neighborhoods** . . . where the City is committed to recognizing the diversity of Louisville's commercial areas and neighborhoods by establishing customized policies and tools to ensure that each maintains its individual character, economic vitality, and livable structure.

**A Balanced Transportation System** . . . where the City desires to make motorists, transit customers, bicyclists and pedestrians of all ages and abilities partners in mobility, and where the City intends to create and maintain a multimodal transportation system to ensure that each user can move in ways that contribute to the economic prosperity, public health, and exceptional quality of life in the City.

**Families and Individuals** . . . where the City accommodates the needs of all individuals in all stages of life through our parks, trails, and roadway design, our City services, and City regulations to ensure they provide an environment which accommodates individual mobility needs, quality of life goals, and housing options.

**Integrated Open Space and Trail Networks** . . . where the City appreciates, manages and preserves the natural environment for community benefit, including its ecological diversity, its outstanding views, clear-cut boundaries, and the interconnected, integrated trail network which makes all parts of the City accessible.

**Safe Neighborhoods** . . . where the City ensures our policies and actions maintain safe, thriving and livable neighborhoods so residents of all ages experience a strong sense of community and personal security.

**Ecological Diversity** . . . where the City, through its management of parks and open space and its development and landscape regulations, promotes biodiversity by ensuring a healthy and resilient natural environment, robust plant life and diverse habitats.

**Excellence in Education and Lifelong learning** . . . where the City allocates the appropriate resources to our library services and cultural assets and where the City actively participates with our regional partners to foster the region's educational excellence and create a culture of lifelong learning within the City and Boulder County.

**Civic Participation and Volunteerism** . . . where the City engages, empowers, and encourages its citizens to think creatively, to volunteer and to participate in community discussions and decisions through open dialogue, respectful discussions, and responsive action.

**Open, Efficient and Fiscally Responsible Government** . . . where the City government is approachable, transparent, and ethical, and our management of fiscal resources is accountable, trustworthy, and prudent.

**Vision Statement**

*Established in 1878, the City of Louisville is an inclusive, family-friendly community that manages its continued growth by blending a forward-thinking outlook with a small-town atmosphere which engages its citizenry and provides a walkable community form that enables social interaction. The City strives to preserve and enhance the high quality of life it offers to those who live, work, and spend time in the community. Louisville retains connections to the City's modest mining and agricultural beginnings while continuing to transform into one of the most livable, innovative, and economically diverse communities in the United States. The structure and operation of the City will ensure an open and responsive government which integrates regional cooperation and citizen volunteerism with a broad range of high-quality and cost-effective services.*

## Redtail Ridge

Comp Plan Amendment Analysis

## Comprehensive Plan Analysis Criteria

**Sec. 17.64.070 A through D**

**A. The amendment request is consistent with the goals, policies and intent of the comprehensive plan of the city;**

**B. The amendment request will not result in adverse impacts to existing or planned services to the citizens of the city;**

**C. The amendment request demonstrates a need exists for the amendment through either changed conditions or past error which support adjustments to the city's comprehensive plan;**

**D. The planning commission and/or city council may consider other factors in reviewing an application as they deem appropriate and may request additional information which is necessary for an adequate review and evaluation of the amendment.**

Redtail Ridge
General Development Plan

## General Development Plan Amendment

- Needs to be Consistent with Comprehensive Plan Policy
- Purpose of PCZD Zoning
  - ✓ Encourage the Use of Contemporary Land Planning Principles and Coordinated Community Design
  - ✓ An Integrated, Planned Community Development of Sufficient Size to Provide Related Areas for Various Housing Types, Retail and Service Activities, Creation, Schools, and Public Facilities.

Redtail Ridge
General Development Plan

## Staff Recommendations

- Comp Plan Amendment
  - ✓ Use Public Hearing to Review Amendment Criteria and Understand Community Support
- General Development Plan
  - ✓ If Commission Supports Comprehensive Plan Policy Changes, Staff Recommends Conditional Approval of the GDP

## Redtail Ridge
General Development Plan

### Staff Recommendations

- General Development Plan Conditions
  - ✓ Lower Transmission Poles Adjacent to Rockcress Drive
  - ✓ Address Outstanding Public Works Comments on Drainage and Utility Plan
  - ✓ Add Note to GDP Requiring Each PUD Application to Demonstrate Acceptable Roadway Capacity Before Development Can Proceed
  - ✓ Require Authorization on Intersection Improvements Outside of City
  - ✓ Add GDP Requirement on Concurrent Employment and Commercial Development with Residential Development

## Redtail Ridge
General Development Plan

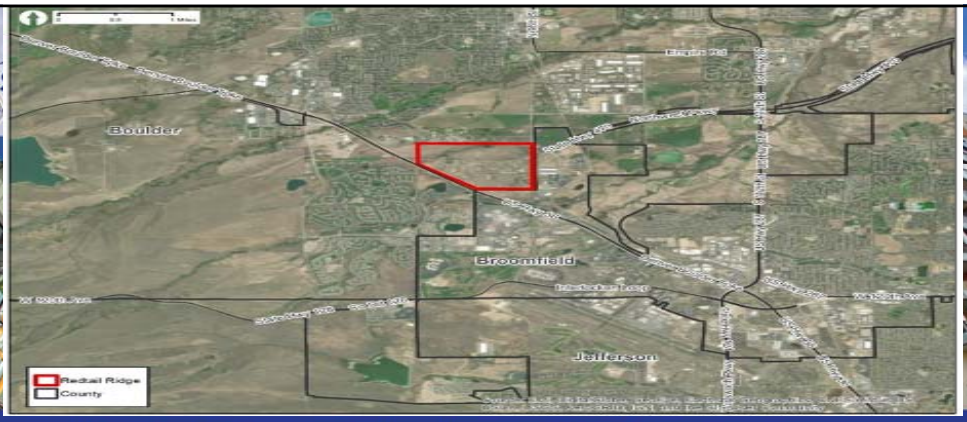
### Staff Recommendations

- Concurrency Requirements
  - ✓ 600 Units of Residential Development on Parcel A Allowed with First Phase of Corporate Campus Development on Parcel B. All Phases of Residential Development Allowed on Parcel A Following Completion of All Phases of Corporate Campus Development on Parcel B
  - ✓ Limit Residential Development on Parcels C and D to 300 Units Until 1,500,000 Sq. Ft. of Commercial Development, Inclusive of 25,000 Sq. Ft. of Retail Development is Achieved in GDP Planning Area

Redtail Ridge
General Development Plan

## Options for Council Action

- Comp Plan Amendment
  - ✓ Direct Staff on Resolution of Approval
  - ✓ Direct Staff on Resolution of Denial
  - ✓ Continue Hearing
  - ✓ Remand to Planning Commission with Direction/Guidance
- General Development Plan
  - ✓ Approve Ord. 1798, Series 2020 with or without Conditions
  - ✓ Deny Ord. 1798, Series 2020
  - ✓ Continue Hearing
  - ✓ If Comp Plan Remanded, GDP Could be Remanded As Well




# Fiscal Impact Analysis of Redtail Ridge Proposal

August 4, 2020 City Council Meeting

City of Louisville, Colorado

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## Basic Assumptions

- 2019-2020 Biennial Budget is basis for costs and revenue factors
- Assumes existing levels-of-service are maintained
- Results are shown in 2020 dollars
- Base assumptions from the City's Project-Level Fiscal Model is used
  - » Augmented by Redtail Ridge-specific interviews with City departments

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# Summary of Net Fiscal Results by Fund

**Cumulative Combined Funds Results (x$1,000) - Scenario Comparisons (x$1,000)**
**City of Louisville**
**Redtail Ridge Fiscal Impact Analysis**

| | SCENARIO | | | | | |
|---|---|---|---|---|---|---|
| **Revenue by Fund** | **By Right** | **%** | **Proposed Redtail Ridge** | **%** | **80% Of Proposed Redtail Ridge** | **%** |
| General Fund | $25,230 | 43% | $45,137 | 35% | $34,516 | 35% |
| Open Spaces & Parks Fund | $2,031 | 3% | $5,611 | 4% | $3,963 | 4% |
| Recreation Fund | $812 | 1% | $9,609 | 7% | $7,477 | 8% |
| Debt Service Fund | $12,080 | 21% | $15,699 | 12% | $11,898 | 12% |
| Capital Projects Fund | $18,691 | 32% | $53,893 | 41% | $39,955 | 41% |
| **TOTAL REVENUE** | **$58,845** | **100%** | **$129,949** | **100%** | **$97,809** | **100%** |
| **Expenditures by Fund** | | | | | | |
| General Fund | $19,402 | 68% | $42,495 | 50% | $38,664 | 52% |
| Open Spaces & Parks Fund | $0 | 0% | $9,224 | 11% | $8,820 | 12% |
| Recreation Fund | $0 | 0% | $9,649 | 11% | $8,037 | 11% |
| Debt Service Fund | $2,293 | 8% | $2,354 | 3% | $1,883 | 3% |
| Capital Projects Fund | $6,730 | 24% | $21,494 | 25% | $17,639 | 24% |
| **TOTAL EXPENDITURE** | **$28,425** | **100%** | **$85,217** | **100%** | **$75,044** | **100%** |
| **NET FISCAL RESULT BY FUND** | | | | | | |
| General Fund | $5,828 | | $2,642 | | ($4,148) | |
| Open Spaces & Parks Fund | $2,031 | | ($3,613) | | ($4,856) | |
| Recreation Fund | $812 | | ($40) | | ($560) | |
| Debt Service Fund | $9,788 | | $13,345 | | $10,015 | |
| Capital Projects Fund | $11,961 | | $32,399 | | $22,316 | |
| **NET FISCAL IMPACT** | **$30,420** | | **$44,732** | | **$22,766** | |
| **AVERAGE ANNUAL NET IMPACT** | **$1,521** | | **$2,237** | | **$1,138** | |

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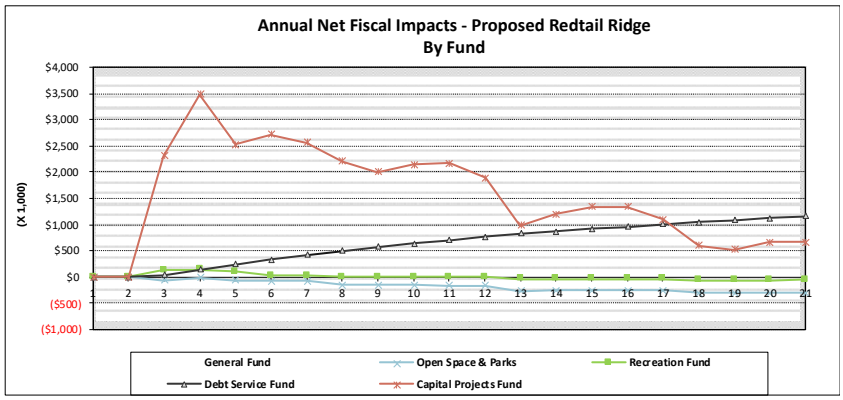
48

# Annual Net Fiscal Results

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## Analysis Highlights

- The Proposed Redtail Ridge project generates a positive overall (combined Fund) fiscal result
  - » General Fund: $133,000 annual average net surplus
  - » Open Space & Parks Fund: $181,000 average annual net deficit
  - » Recreation Fund: $2,000 average annual net deficit
  - » Debt Service Fund: $667,000 average annual net surplus
  - » Capital Projects Fund: $1.6 million average annual net surplus
- Mixed-use nature of the Proposed Redtail Ridge gives the site a better economic balance than the by-right use
  - » Generates more sales tax
  - » Housing opportunities for different market segments
  - » Opportunity to capture more sales tax revenue over time with changes to City offerings
- Deficits to Open Space & Parks and Recreation Funds are not surprising
  - » Both Funds are currently subsidized by the General Fund

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50

## Analysis Highlights

- The surpluses generated to the Debt Service Fund occur because the existing City debt service expenditures are not directly attributable to the Proposed Redtail Ridge development
  - » These surpluses will ”free up” pressure on the General Fund
- The analysis highlights the City’s reliance on sales and use taxes
  - » There is only 70,000 square feet of retail space proposed out of 2.5 million square feet of nonresidential space
  - » The importance of residential and employment density associated with a mixed-use project is critical, as “organically” demand is generated

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## Questions

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## Redtail Ridge-Specific Assumptions

- Factors that influence sales tax generation (Scenario Three assumes 80% of these factors)

| Factor | |
|---|---|
| Annual Spending per Onsite Employee | $650 |
| Household Income Senior Living Units | $88,000 |
| Sales Tax Capture Rate | 15% |
| Household Income Multifamily Units | $64,800 |
| Sales Tax Capture Rate | 25% |

Source: Economic and Planning Systems Market Study

- Factors that influence property tax generation (Scenario Three assumes 80% of these factors)

| Residential Units | Market Value/Unit |
|---|---|
| Senior Living | $400,000 |
| Multifamily | $350,000 |
| | |
| **Nonresidential Space** | **Market Value/SF** |
| Corporate Office | $300 |
| Office | $300 |
| Hotel | $108 |
| Retail | $250 |

*Source: Brue Baukol; Economic & Planning Systems

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## Public Works Assumptions

- Phase I
  - 2 operations employees ($122,660)
  - Two plows ($325,000)
  - Construction inspection costs ($200,000 annually)
  - Electricity ($20,000 annually)
- Phase II
  - Electricity ($40,000 annually)
  - Construction inspection costs ($200,000 annually)
- Phase III
  - Electricity ($50,000 annually)
- Phase IV
  - Electricity ($50,000 annually)

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54

## Police Assumptions

- Phase I
  - Half-time property and evidence person and half-time crime lab person ($64,000)
  - Two Police Officers ($90,000 each)
- Phase II
  - One Police Officers ($90,000 annually)
  - One Sergeant ($146,000 annually)
  - One Detective ($90,000)
- Phase III
  - Two Police Officers ($90,000 annually)
  - One Detective ($90,000)
  - One Sergeant ($146,000 annually)
- Phase IV
  - Two Police Officers ($90,000 annually)

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55

## Parks and Open Space Assumptions

- Phase I
  - Two Open Space Specialist ($54,700 annually)
  - One Parks Specialist ($54,700 annually)
  - 3 vehicles ($75,000)
  - 2 Mowers ($150,000)
  - Open space maintenance ($35,000 annually)
  - Park maintenance ($180,000 annually)
- Phase II
  - One Recreational/Senior Programmer ($68,200 annually)

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56

## Other Department Assumptions

- Library Services Phase I
  - New Adult Services Department Head ($89,600 annually)
- Finance
  - Half-time payroll specialist ($28,000 annually)
  - Half-time accounts payable specialist ($28,000 annually)
- City Services Facility and City Hall Space
  - Factors a growth-share based on current level-of-service (as does the current City fiscal model)

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57