



City Council
August 18, 2020

Packet Addendum #1
Comments Received
August 14, 9:00 am – August 17, 5:00 pm

From: [Christopher Leh](#)
To: [Meredyth Muth](#)
Cc: [City Council](#)
Subject: Please make part of the packet.
Date: Friday, August 14, 2020 1:40:46 PM
Attachments: [image.png](#)



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.

From: [Patricia Follendorf](#)
To: [City Council](#)
Subject: Redtail Ridge Development
Date: Friday, August 14, 2020 1:11:16 PM

Dear Council Members,

I would like to voice my concerns about the Redtail Ridge development. I feel that this development is way too large and doesn't fit our Louisville small town image.

Please do not amend our comprehensive plan from rural to suburban.

I request that you deny the requested proposal as it has been presented to the Council.

Thank you,
Patricia Follendorf
328 S. Jefferson Ave.
Louisville, CO 80027

From: [Linda Abrams](#)
To: [City Council](#)
Subject: Redtail Development
Date: Friday, August 14, 2020 1:05:55 PM

This proposed development must not be approved.

The scope is much too large for our community. Many residents wish to keep our city small and friendly.

The housing built in the last 2-3 years is more than enough to increase traffic and make streets sometimes full of speeding cars.

Allowing this development will doom Louisville to the destruction that has occurred in Boulder. Boulder was once a nice town but now every square inch is covered with mostly ugly commercial and residential development. The traffic is unbearable.

Please do not allow excess growth to happen to Louisville. Vote no on Redtail.

Linda Abrams
415 Fairfield Lane

Sent from [Mail](#) for Windows 10

From: [Justine Campbell](#)
To: [City Council](#)
Subject: NO to Redtail Ridge
Date: Friday, August 14, 2020 11:07:05 AM

Dear Louisville City council Members:

I'm writing to reinforce the consensus in Louisville that we DO NOT want the Redtail Ridge development.

I moved to Louisville in 2006 and immediately loved the quiet, small town feel. A few years later, Louisville was voted a best small town and started getting more developed. And then more developed. And more. Already, Louisville has partially lost it's small town feel, although it does retain its unique small town character.

We can take no more. I already avoid Thursday-Saturday nights in downtown Louisville as it's too crowded to get in anywhere (I'm referring to when we're not in a pandemic). The Redtail Ridge development will totally extinguish our sustainability plan, creating climate and environmental impacts, adding to already terrible traffic congestion, place too much pressure on our schools, and over-crowd our already crowded city.

We do not need more urban sprawl in Louisville.

The Planning Commission and Boulder County unanimously opposed this proposal.

We Louisville residents overwhelmingly oppose the Redtail Ridge development.

Please deny this application and tell the developer Louisville residents want to retain our town's current character.

Thank you for your time and consideration:

Justine Campbell
Louisville resident



Christopher Leh <christophermleh@gmail.com>

Fiscal Sustainability Paper

3 messages

John Leary <johntleary@comcast.net>

Sun, Apr 19, 2020 at 4:36 PM

To: Dennis Maloney <dennismmaloney@gmail.com>, Jeff Lipton <lipton@colorado.edu>, Chris Leh <christophermleh@gmail.com>

Members of the Finance Committee,

Attached find some thoughts on where our focus should be of ensuring Louisville's long-term fiscal sustainability. I would like to chat with each of you on this matter when you can find the time.

I would also like to chat with you on staff's approach to fiscal modeling for Redtail Ridge. I am a firm believer that decision-makers should be able to dictate what information they need and that it should not be dictated by staff and consultants. I also think decision-makers should have the right to review key assumptions going into the analysis they receive. Given this information, Council then has the ability to ask for sensitivity analyses that can help understand the importance of the various assumptions being put forward.

I also believe Councilmembers may have different information needs and this should be respected by other Councilmembers and staff.

Finally it is not efficient to have to send staff and consultants back to the "drawing board" when information is insufficient.

Thanks,

John Leary

I would add quasi judicial rules are not designed to block information needs.

**LandUse&FiscalSustainability.docx**

21K

Chris Leh <christophermleh@gmail.com>

Sun, Apr 19, 2020 at 6:41 PM

To: Chris Leh <cleh@lehlawgroup.com>

Cc: Chris Leh <christophermleh.129592@toodledo.com>

Bcc: ChristopherMLeh@gmail.com

Warmly,

Chris Leh

(c) 303.668.3916

(o) 303.327.1415

Begin forwarded message:

From: John Leary <johntleary@comcast.net>**Date:** April 19, 2020 at 4:36:59 PM MDT**To:** Dennis Maloney <dennismmaloney@gmail.com>, Jeff Lipton <lipton@colorado.edu>, Chris Leh <christophermleh@gmail.com>

Subject: Fiscal Sustainability Paper

Members of the Finance Committee,
[Quoted text hidden]

 **LandUse&FiscalSustainability.docx**
21K

Jeffrey S Lipton <lipton@colorado.edu>
To: John Leary <johntleary@comcast.net>
Cc: Jeffrey S Lipton <lipton@colorado.edu>, "Jeff Lipton (lipton@louisvilleco.gov)" <lipton@louisvilleco.gov>

Tue, May 12, 2020 at 9:38 AM

John,

My apologies for not getting back to you earlier. However, I have been awaiting direction from the City staff about the permissibility of discussing fiscal modeling for Redtail Ridge or anything that directly or indirectly is associated with that.

I thought I would have that direction sooner, but there are still some discussions surrounding the engagement issue. My understanding at this point is that Councilmembers should refrain from having discussions related to Redtail with members of the public in order to cause concern about ex-parte conversations. I further understand that staff will be organizing a public City Council workshop to discuss the concept of fiscal modeling in general and perhaps specifically about fiscal modeling related to Redtail. The workshop would be similar in nature to the session we had on metro districts. This would help provide some foundational awareness to our new councilmembers to the topic of fiscal modeling and for the full Council to agree on an approach for Redtail. Obviously, the pandemic has made it difficult for staff to organize an effective public meeting during the past couple of months.

I am hopeful that this workshop is scheduled soon. In the meantime, I still need to refrain from specific conversations with residents about the topic.

Best,

Jeff Lipton

johntleary@comcast.net>

Sent: Sunday, April 19, 2020 4:37 PM

To: Den

From: John Leary <nis.Maloney@dennismmaloney@gmail.com>; Jeffrey S Lipton <lipton@colorado.edu>; Chris Leh <christophermleh@gmail.com>

Subject: Fiscal Sustainability Paper

Members of the Finance Committee,

[Quoted text hidden]



Christopher Leh <christophermleh@gmail.com>

Louisville planning leaders punt on Redtail Ridge decision after hours-long hearing

1 message

Michael B. Menaker <michael@hostworks.net>
To: Chris Leh <christophermleh@gmail.com>

Sat, Jun 13, 2020 at 10:23 AM

We never seem to learn...
Muckle chimes in? Even Tom Davidson never did that after leaving office.
M

<https://www.dailycamera.com/2020/06/12/louisville-planning-leaders-punt-on-redtail-ridge-decision-after-hours-long-hearing/>

Louisville planning leaders punt on Redtail Ridge decision after hours-long hearing

[Lucas High](#) June 12, 2020 at 6:06 p.m.

LOUISVILLE — After nearly four hours of presentations and public comment, Louisville's Planning Commission opted to put off a decision on approval of development plans for Redtail Ridge, a massive project that would transform the long-vacant Phillips 66 property.

The board, which heard speaker after speaker Thursday voice concerns about the scope of the development, will pick up its public hearing and issue its verdict on June 25.

Denver-based Brue Baukol Capital Partners seeks to develop the roughly 400-acre property that formerly housed the corporate headquarters for Storage Technology Corp.

The Redtail Ridge comprehensive plan and general development plan amendment request includes up to 5,886,000 gross square feet of building area and 2,236 multi-family residential units.



Top articles3/5READ MOREVolunteer opportunities in Boulder and Broomfield counties



In May, Brue Baukol announced plans to scale back density. Those plans called for a total of 5.22 million square feet of new construction, down from previous plans of 6.4 million square feet. Of that current total, 2.25 million is planned for office uses, 1.8 million for a roughly 1,500-home senior-living community operated by Erickson Living LLC, 200,000 for hotels, 70,000 for retail and 900,000 for residential rental units.

Medical-device maker Medtronic Inc. is expected to be the development's first major office user.

The company is planning a \$133 million, 500,000-square-foot corporate campus on 90 to 100 acres. The new facility would create 500 to 1,000 new jobs in addition to the existing 500 employees already working in Louisville.

If all goes according to plan, construction could start this fall and the campus could be fully occupied by 2022, Medtronic facilities director Jim Driessen said.

A planned unit development request from Medtronic was on Thursday's Planning Commission agenda, however that item was postponed to the board's June 25 meeting due to time constraints.

One of the concerns about Redtail Ridge expressed frequently by members of the public is increased traffic congestion.

"Of course reactivating the site will increase traffic in and out of the site," Brue Baukol vice president Jordan Swisher said.

But, she added, improvements to the roadway infrastructure and encouragement of alternative modes of transportation is expected to mitigate those traffic impacts.

Specifically, the developer's proposal calls for the extension and expansion of Campus Drive; expansion of Rockcross Drive, formerly Tape Drive, to include a stretch of four-lane arterial roadway and a two-lane collector street; and the addition of two new north-south collector streets.

In addition to new roadways, Brue Baukol plans a series of public parks and trails.

Brue Baukol would be on the hook for these infrastructure costs, estimated to total \$95 million or more.

Redtail Ridge will not add additional tax burden for existing Louisville residents, Baukol pledged.

The developer anticipates more than \$5 million in near-term annual tax revenue when phase one — the Medtronic campus and the senior living campus — comes online.

"This development has been crafted alongside the community — that's the only way," Baukol said.

Another concern involves the potential for new construction to block existing views, particularly of the Flatirons to the west. The maximum height proposed by Brue Baukol is five stories.

"For a lot of people, the concern comes down to 'it's just too big,'" planning commissioner Tom Rice said in reference to density and building size.

Public comments from more than a dozen local people provided during Thursday's meeting and submitted via email to Louisville leaders reflect these concerns.

"There's really a lot to like about this project. The presence of Medtronic and its continuing presence in Louisville is perhaps tops among those," said Bob Muckle, Louisville resident and former mayor. But "outside of the Medtronic and the Erickson component, it just seems too big."

Not all commenters spoke in opposition to the project.

Avista Adventist Hospital CEO Isaac Sendros highlighted the importance of supporting a major primary employer like Medtronic.

“This project would solidify its presence for years to come,” he said.

Should the Brue Baukol plans come to fruition, the Louisville site will see its first occupants in more than a decade.

“Even if you’ve lived in Louisville your entire life, it’s possible that you’ve never stepped foot on this site,” Baukol said. “... Now it has the opportunity to become something beautiful and integrated into the Louisville community.”

Sun Microsystems Inc. acquired StorageTek in 2005 for \$4.1 billion, and the workers from that company eventually were moved to Sun’s Broomfield campus. Sun was later acquired by Oracle Corp. in 2010.

In 2008, Sun sold the 430-acre property to ConocoPhillips for \$55.6 million. The energy company announced plans to build a clean-energy research campus that would eventually create 7,000 jobs. But the subsequent spinoff of Phillips 66 (NYSE: PSX) from ConocoPhillips brought an end to those plans, and the property was put on the market.

The land was one of the sites submitted by the state of Colorado as a potential location for the Amazon HQ2 project, with the land under contract to Bancroft Capital. That deal never materialized.

© 2020 BizWest Media LLC

--

Michael B. Menaker
1827 W. Choke Cherry Dr.
Louisville, CO 80027

cell: 303.588.8781



Christopher Leh <christophermleh@gmail.com>

Anonymous Flyers...

Michael B. Menaker <michael@hostworks.net>
To: Chris Leh <christophermleh@gmail.com>

Mon, Jul 27, 2020 at 10:29 AM

Misleading is an understatement...they have strategically managed to subvert the entire planning process. You are now so constrained by an artificial interpretation of "ex parte" rules that dialogue is impossible.

No other jurisdiction is a wrapped around their own propeller on this issue as is Louisville.

--

Michael B. Menaker
1827 W. Choke Cherry Dr.
Louisville, CO 80027

cell: 303.588.8781

On Jul 27, 2020, at 10:24 AM, Christopher Leh <christophermleh@gmail.com> wrote:

We have done this, referring to them as misleading.

Best Regards,

Chris Leh
(c) 303.668.3916
(w) 303.327.1415

On Mon, Jul 27, 2020 at 9:58 AM Michael B. Menaker <michael@hostworks.net> wrote:

Another round of anonymous flyers against Red Tail Ridge got distributed last week.

I find the anonymous nature of these offensive in the extreme. It's not the first time...Sign Your Damn Name!!!

I cannot understand why this isn't called out from the dais...they might as well be wearing hoods.

M

--

Michael B. Menaker
1827 W. Choke Cherry Dr.
Louisville, CO 80027

cell: 303.588.8781



Christopher Leh <christophermleh@gmail.com>

Redtail Ridge

1 message

Terrerushton <terrerushton@gmail.com>
To: Leh Chris <christophermleh@gmail.com>

Sun, Jun 7, 2020 at 5:20 PM

Dear Chris,

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 n Medtronic, which is greatly needed in these economic times.

I urge you to approve the amendments.

Terre Rushton671 W. Ash Street
Louisville, Colorado 80027
303-665-6889

Please excuse any typos. This is sent from my mobile device.

Meredyth Muth

From: Gary Larson <garylarson@q.com>
Sent: Tuesday, August 4, 2020 9:28 AM
To: Ashley Stolzmann; Christopher Leh
Cc: Debra Williams
Subject: Redtail Ridge

Ashley, Chris,

The current Redtail Ridge proposal is too large and tall for our roads and small town character. Please vote no on the current Redtail proposal.

My understanding is that Medtronics could continue on its own, Which I think would be good for our town.

Please vote no on the current Redtail proposal.

Thanks, Gary Larson

2189 Park Lane
Louisville, CO 80027

M: 303.717.5555
GaryLarson@Q.com

Meredyth Muth

From: Ashley Stolzmann <ashleys@louisvilleco.gov>
Sent: Tuesday, August 4, 2020 9:56 AM
To: Gary Larson; Christopher Leh
Cc: Debra Williams; Meredyth Muth
Subject: Re: 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.

Best,

Ashley Stolzmann
Louisville Mayor
303-570-9614
AshleyS@LouisvilleCO.gov

From: Gary Larson <garylarson@q.com>
Sent: Tuesday, August 4, 2020 9:28 AM
To: Ashley Stolzmann; Chris Leh
Cc: Debra Williams
Subject: Redtail Ridge

Ashley, Chris,

The current Redtail Ridge proposal is too large and tall for our roads and small town character. Please vote no on the current Redtail proposal.

My understanding is that Medtronics could continue on its own, Which I think would be good for our town.

Please vote no on the current Redtail proposal.

Thanks, Gary Larson

2189 Park Lane
Louisville, CO 80027

M: 303.717.5555
GaryLarson@Q.com

From: [John Leary](#)
To: [City Council](#)
Cc: [Rob Zuccaro](#)
Subject: Comments on Council Questions of Staff On Redtail Ridge Issues
Date: Sunday, August 16, 2020 9:50:00 PM

Below find comments/thoughts on the questions asked of staff by Councilmembers.

1. I am not sure the relevance of the question about whether Broomfield and Superior have violated the IGA. The public has made the point they do not want to look like some of our neighbors. Besides we should be above - "If they can do it, we can do it."

2. 23,000 was never meant to be a population goal or target. It was established as an upper limit for planning purposes. Setting a population goal would be the antithesis of comprehensive planning.

3. Thanks to whomever asked for the fiscal analysis of a 70% development. The results further demonstrate the fragility of the fiscal return. Again, I would point out it is misleading to add one-time and ongoing revenues together. Doing this over simplifies City fiscal policies. The first sentence of the "question" should say - "The fiscal impact assessment shows both positive and negative..." Also, do not forget to delete the debt service funds when reviewing the table to the left. As a peripheral comment, it would be good to see other sensitivity analysis of other in the key assumptions in the fiscal analysis. A good starting point would be sales tax leakage.

4. I am concerned about about the overuse of the word Medtronics. If approved, Ryan Companies would build and own the proposed buildings. Ryan Companies would be the PUD applicant and their parking proposal has acres and acres of surface parking.

General Comments

1. I am concerned over the reliance on the EPS market study for many of the assumptions in the developers proposals. The study relies as heavily on speculation and conjecture as it does on research and data.

2. Please do not get into the contingency game again. It perverts and biases the planning process.

Thanks,

John Leary

From: [Maxine Most](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Sunday, August 16, 2020 9:22:49 PM

Dear Council Members,

As I sit here in my home unable to go outside because of yet another day of unhealthy air, it occurs to me that the climate crisis has arrived. Louisville should insist any new development meet 21st sustainability requirements and say No to Retail Ridge .

It's fine to ban plastic bags but if our buildings and developments don't incorporate alternate energy, green materials, passive solar, minimal reliance on single vehicle trips, water reclamation, and preservation of natural habitat we are simply part of the problem

If Redtail Ridge truly is the Premier Property that the developers claim it to be, we should insist it become a beacon for the kind of development that we must insist on to preserve our ecosystem for our families, our children, our community for generations to come.

This is the caliber of innovative 21st century development we need to look to-

10 Most Sustainable Office Buildings Worldwide

<https://www.arch2o.com/sustainable-office-buildings-worldwide/>

We need to think more boldly. We need to create a partnership with investors and developers that want to leverage this amazing property to lead the way towards Louisville and Colorado's sustainable future. Not just settle for a 20th century project that will be obsolete by the time it's completed

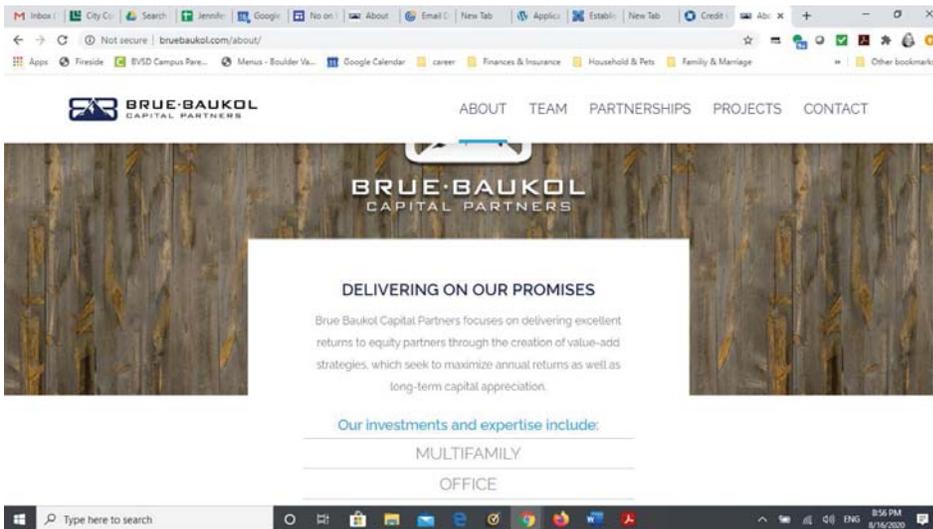
Maxine Most
Louisville CO

From: [Jennifer Singer-Rupp](#)
To: [City Council](#)
Subject: Why Brue Baukol's Redtail Ridge Proposal is Wrong for Louisville
Date: Sunday, August 16, 2020 9:12:58 PM
Attachments: [image.png](#)

Dear Louisville City Council,

I am writing to you once again to renew my opposition to the Redtail Ridge development proposal and any Comprehensive Plan changes we would have to make to accommodate their proposal and their GDP. Please vote no.

Below is a screen shot of Brue Baukol's "About Us" page on their website:



Their description of themselves in the about us section is as follows: Delivering on our Promises: Brue Baukol Capital Partners focuses on delivering excellent returns to equity partners through the creation of value-add strategies, which seek to maximize annual returns as well as long-term capital appreciation.

So, those are their promises. Is that good for Louisville? We are looking for a partnership. Yes, they deliver promises to their investors. All they have delivered to Louisville and its residents are demands, assumptions, threats and our time and energy. Their proposal does not reflect Louisville's values - they haven't even used our guiding documents (the comprehensive plan and zoning) to guide their GDP proposal. All they have done is demanded that they know better for us.

Please say no to this proposal, please vote no to any comprehensive plan changes, please reject this GDP. If the Planning Commission voted unanimously against this proposal, I sincerely hope that every member of Louisville City Council, our elected officials, will do the same.

Thank you.

Jennifer Singer Rupp
466 Muirfield Circle
Louisville

From: [Annabel Lukins](#)
To: [City Council](#)
Subject: NO on Red Tailridge
Date: Sunday, August 16, 2020 7:33:36 PM

PLEASE DO NOT have this MASSIVE compound be built. We are a small community and try SO hard to have it that way!

It's just super inappropriate its too big, it takes away from the character of what Louisville is.

I am very much against this and hope you are too!

THANK YOU

From: [Laurie Draper](#)
To: [City Council](#)
Cc: [Johnson Doug](#); [Draper Laurie](#)
Subject: NO ON REDTAIL RIDGE
Date: Sunday, August 16, 2020 6:13:53 PM

Dear Mayor Stolzman and City Council,

My husband and I are longtime residents (26+ years) of Louisville and are asking that you vote No on Redtail Ridge.

Redtail Ridge is not the right fit for our town - it is way too large and will negatively impact Louisville. It is 150% larger than Conoco-Philips would have been and is 245% larger than StorageTek. A development that introduces 27,000+ new vehicle trips per day is ludicrous! It is obvious that the developers do not have our interests at heart and we sincerely hope that as our elected Council members, you do have our interests at heart.

The vast majority of letters that have been submitted are against this development. Of those submitted in favor, most are from Erickson Senior Living residents/employees or were form letters generated by the louisvilleforredtailridge website. If you eliminate these bogus letters and run the statistics 88% of residents are against Redtail Ridge with only 12% in favor.

In summary:

- 88% of residents are against Redtail Ridge
- The Louisville Sustainability Board is against Redtail Ridge
- The Planning Commission is against Redtail Ridge
- Boulder County is against Redtail Ridge

Please listen to your fellow residents and vote NO ON REDTAIL RIDGE.

Thank you,

Laurie & Doug Johnson
804 Spyglass Circle
Louisville, CO 80027

From: [Ellen Jardine](#)
To: [City Council](#)
Subject: Redtail Ridge - VOTE NO
Date: Sunday, August 16, 2020 5:28:45 PM

City Council,

I find it ironic that Geoff Baukol used this quote by Charles Darwin:

Geoff: "And to quote Charles Darwin, it is not strongest that survive nor the most intelligent but the most responsive to change."

I will reiterate what I said at the Aug 4th meeting which very clearly shows the disingenuous nature of Geoff's closing remarks to the City Council that night. Which is that in these times of global warming and increasing environmental peril, Brue Baukol is proposing a development that has *not* responded to the changing needs of our changing world. There have been no proposed e-charging stations for electric vehicles, no solar panels to generate electricity for this massive campus, no proposed carbon offsets, no indication that any of the buildings would be LEED certified and no indication that they are at all aware that water is a critical resource in short supply, and they will be using a lot of it. We are currently under extreme and severe drought designations. And there are no less than 6 fires burning in the state of CO at this *very* moment.

This development is out of step with Louisville's Comprehensive Plan, Louisville's Sustainability Action Plan, the Northwest Parkway Intergovernmental Agreement, and the Louisville Planning Commission, who voted unanimously against it. Boulder County has even voiced their opposition. Not to mention the many residents who are against it.

Geoff Baukol also stated that No on RedTail Ridge is "a self-focused mindset. It's protecting Louisville, which really means resistance to change, which becomes, unfortunately, Louisville against its neighboring communities. Louisville against the region. Louisville against the state". Wow this could not be more untrue. It's grandstanding and bullying. It's the type of verbage lobbyists love to use when turning up the heat. It's asking City Council to vote for Brue Baukol's benefit and against the very residents they represent. City Council has an opportunity here to see that this parcel is developed in a manner that does work for the neighboring communities, does work for the region and does work for the state. THIS IS NOT IT.

Please listen to your constituents (and reason), and vote against amending the Comprehensive Plan.

Thank you.
Sincerely,

Ellen Jardine
390 Owl Dr.

From: [PATRICIA D. MURPHY](#)
To: [City Council](#)
Subject: Fwd: Defeat Redtail Ridge!
Date: Sunday, August 16, 2020 4:30:51 PM

Gotta say it again . . . this proposed development is out of character for Louisville . . . I know some kind of development must go there, but this one isn't a good fit!

I have lived in Louisville since 1981 when I believe there were only 9,000 residents, and have seen it grow a lot! I can't believe there are now over 21,000 residents here. Redtail Ridge would mean that the "Broo-La-Lo-Su" nightmare predicted many years ago arrived. This was a term coined in an editorial in the Louisville Times, I believe in the late 1980's or early 1990's. The author was predicting that the four towns would grow together into a giant suburb. Looks like it's about to happen (yikes!).

Sincerely,

Patricia D. Murphy

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

From: "PATRICIA D. MURPHY" <patriciamurphy22@comcast.net>
To: "council@louisvilleco.gov" <council@louisvilleco.gov>
Date: 08/03/2020 9:34 PM
Subject: Defeat Redtail Ridge!

The proposed Redtail Ridge development sure looks like a nightmare scenario for Louisville -- massively too large, it will detract from our small-town atmosphere, cause budget imbalances, bring horrible traffic, and worst of all (for me) -- it is only a short distance away from my residence at 339 S. Hoover Ave in Louisville!

I have lived in Louisville for nearly 43 years and raised three children here.

I'm asking you, my City Council members, to defeat this proposal.

I know something must, unfortunately, be developed on the former Storage Technology site, but surely it can be a better-conceived project than Redtail Ridge.

Sincerely,

Patricia D. Murphy
339 S Hoover Ave

From: [Beth McQuie](#)
To: [City Council](#); [Beth McQuie](#)
Subject: Please vote No on Redtail Ridge and Change to Comp Plan
Date: Sunday, August 16, 2020 1:29:50 PM

Dear Louisville City Council,

I am writing to ask you to oppose the Redtail Ridge project. Please do not approve the changes to the Comprehensive Plan that the developers request so that they can move ahead with their project.

This project has met with strong opposition on a lot of fronts. The Planning Commission unanimously rejected it. The Sustainability Commission did not approve it. Boulder County does not support it. Many, many Louisville residents are against it.

Redtail Ridge is too big, too dense and does not fit in with Louisville.

In addition, the proposed amendments are out of compliance with the criteria in the municipal code. They are not in accord with the core value of a "sense of community." Redtail Ridge would be cut off from the main portion of Louisville due to its location. It would effectively be a second small city, not part of the established town. RR would not be part of the "small town feeling," that the code stipulates, due to being isolated from the main town, and accessible only by car. Development of RR would not meet the goal of "sustainable practices", as it would lead to more carbon pollution from cars and buildings, destruction of habitat of animals and plants and would contribute to climate change.

Also, this development does not meet the following criteria: *"The amendment request will not result in adverse impacts to existing or planned services to the citizens of the city."* Already our town's recreation center classes are over-crowded (during non-COVID times). The library is always busy. Schools are full. We can't support up to 3,000 new residents. The quality of life for current citizens would be negatively impacted through increased traffic times, less parking availability, less comfortable access to city services and more crowds at restaurants and public places.

Here is another criteria for changing the Comprehensive Plan, which the RR development does not meet. *"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."* We do not need more rental housing, retail or hotel space. There is already a lot of new rental housing in Superior. Our downtown retail does not need more competition, as it is already suffering. We already have three large hotels on Dillon Road, which never appear to be over-crowded. Thus the proposed RR would not benefit Louisville at all in these areas and there is no need for the amendment.

Please deny the application to amend the Comprehensive Plan and do not allow Redtail Ridge to move forward.

Thank you.

Sincerely,

Beth McQuie

972 Saint Andrews Lane

Louisville, CO 80027

From: [Gayle Schack](#)
To: [City Council](#)
Subject: Redtail ridge
Date: Sunday, August 16, 2020 11:38:59 AM

This is my 2nd message regarding this proposal. I am begging you not to ruin our town and turn it into just another suburb. Unfortunately, Louisville is not as lovely a place to live as it was when we moved here 26 years ago. We now have many irritating planes flying over our home, crazy sidewalk changes, too many multi-family communities, and cars speeding everywhere which means it's not as quiet, safe or pleasant as it once was.

The Redtail Ridge community will completely ruin Louisville. Not only will there be many more people, but also views will be ruined and animals who live in the area will be harmed.

Please do the right thing and save what's left of Louisville.
Gayle Schack
gmschack@gmail.com

From: [John Cartwright](#)
To: [City Council](#)
Subject: Redtail Ridge development
Date: Sunday, August 16, 2020 11:12:44 AM

I am a long-time resident of Louisville and am writing to ask that you to vote against the Redtail Ridge development as it is currently proposed. Although I am in favor of a responsible development on the site, this proposal is far too big and will irrevocably damage the character of Louisville that we all enjoy. There is a reason that Louisville is an award-winning, highly sought after community and some of our neighboring cities, with their more aggressive development, are less so.

In listening to the public comments at the last meeting, the few that I heard in support of the proposal seemed to be centered on the value of Medtronic as a company and employer. I didn't hear why we need a project three times the size of StorageTek in order to accommodate Medtronic. If this developer feels they can't make enough profit with a more reasonably-sized project, we need to wait for a better proposal.

I'm also concerned about the financial impact to the City. Of course this project will precipitate a dramatic increase in traffic, but there will also be significant new demands on Louisville's water supply and treatment, road maintenance, open spaces, Rec Center, and Library. What happens if (when) the developer's optimistic economic projections fall short and the City is left with the negative consequences and not the promised "economic benefits"?

I urge you to accept the recommendation of the Planning Commission and respect the wishes of the majority of residents and to deny this application.

Thank you for your consideration and for your service to our City.

John Cartwright
120 W Pine St
Louisville

From: [Ken Wilson](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Sunday, August 16, 2020 10:47:53 AM

I trust the Council to sort out the competing concerns and values regarding Redtail Ridge:

- <!--[if !supportLists]-->• <!--[endif]-->Medtronics is the type of employer that fits well in our city and region. Their desire to build a headquarters should be accommodated.
- <!--[if !supportLists]-->• <!--[endif]-->Affordable housing is a critical need in our area. It is laudable that the Brue Baukol proposal includes some affordable and workforce housing units. If the full massive development is not approved, the council should prioritize other ways to progress on our city's pledge to reach 12% affordable housing.
- <!--[if !supportLists]-->• <!--[endif]-->There is certainly a demand for senior housing in Louisville. The proposed senior housing doesn't seem to include housing for lower income seniors. This is a deficiency.
- <!--[if !supportLists]-->• <!--[endif]-->Commenters expressed a desire for the site to remain as open space. So far as I can tell the city can't afford to purchase the property as open space. It isn't reasonable to expect private owners to let it sit empty. Would there be a way to purchase a portion of it as open space?
- <!--[if !supportLists]-->• <!--[endif]-->Increased traffic and car trips are of great concern. Hopefully transitioning the nation's vehicles away from fossil fuels would reduce the resulting greenhouse emissions, but this won't happen in the short run. This is a real negative for Louisville and our region. In addition to merely predicting the number of increased vehicle miles, I'd like to see an assessment of the environmental and health effects of this development.
- <!--[if !supportLists]-->• <!--[endif]-->Related to the last point, I don't see much attention paid in Brue Baukol's proposal to sustainability.
- <!--[if !supportLists]-->• <!--[endif]-->The retail on the eastern side of the development would generate some sales tax revenue for Louisville. But it's likely to generate more for the nearby Broomfield and Superior shops. The significant amount of retail already nearby and the perilous, unpredictable future for brick-and-mortar retail mean we should be wary of this aspect of the plan.

The property can't remain empty in perpetuity. The Brue Baukol proposal is probably too massive and too likely to produce negative externalities. I hope the Council can find ways to develop the property at a more reasonable scale while meeting the needs of Medtronics and affordable housing.

Ken Wilson
261 Short Place
Louisville, CO 80027

Ken Wilson

From: [Xintai Chang](#)
To: [City Council](#)
Subject: Support Redtail's proposal
Date: Sunday, August 16, 2020 10:24:17 AM

City Council of Louisville,

We live in Lafayette, and we support Redtail Ridge's proposal of commercial development at the abandoned StorageTek site. Don't let our area be too behind the modern society outside.

Regards

Xintai

Sent from my iPhone

From: [laurie barr](#)
To: [City Council](#)
Subject: In favor of Redtail Ridge
Date: Sunday, August 16, 2020 8:29:14 AM

Please vote yes on this project!

A positive view of Redtail Ridge. Every suburban residential community needs a balance of commercial properties to provide tax revenue for municipal and school services. The Redtail Ridge proposed commercial development at the abandoned StorageTek site will provide substantial support for Louisville and the Boulder Valley School District.

In our corner of Louisville, we lost StorageTek, Conoco-Phillips did not happen, we lost Sam's Club, we lost Kohl's, and each time we asked, "How will we replace the lost tax revenue?"

Redtail Ridge would bring to this barren hillside on the far edge of our city 2,250,000 sq. ft. of office space with well-paying jobs and 70,000 sq. ft. of retail space with jobs and sales taxes, plus 1300 senior living units and 900 rental apartments.

Annual revenue projections are \$12.5M for BVSD, \$6M for Boulder County, \$2M for Louisville, \$2.7M for Fire, and \$0.5M for water and drainage.

Medtronics, one of the largest employers in Boulder County and in Louisville, is committed to consolidating their operations into Redtail Ridge, providing 1,000 to 1,500 good jobs at good wages, and another \$4M in tax revenues.

What's to not like?

A small but vocal group says, "Wrong place, too big, too dense, more traffic, despoil our city's gateway, lost views...." Is NIBYism (Not In My Back Yard) morphing into BANANAism (Build Almost Nothing Anywhere Near Anything) here in Louisville?

Wrong place? – Where better than the far southwest corner of the city, abutting Superior and Broomfield, bounded by 88th St., US 36, 96th St. and the Northwest Parkway, and across 88th from the Avista hospital campus? No residential neighbors.

Too dense? – This project will not be a "concrete jungle." It will spread out over 390 acres, with good spacing between clusters of buildings, and provide 55 acres of parkland, a pond, and 8½ miles of trails.

More traffic? – The project includes traffic mitigation, especially widening Campus drive, now the only access/egress for Monarch schools, and extending it to 96th St., improving safety and access for students and parents from east and central Louisville and from Superior.

Despoiling our gateway? – Approaching Louisville from westbound US 36 and exiting via the Northeast Parkway, our current gateway is a barren hillside across the street from a Broomfield apartment complex. Several well dispersed office buildings would announce a more progressive community. Via McCaslin, our gateway is our retail and hotel district, far from the Redtail project.

As to view, this project would be well away from any residential neighborhood's view of the mountains.

This is not virgin open space. It is, and has been for many years, privately owned commercial land. Sooner or later, something will be built there. If not Redtail Ridge now, how long will our city and our school district have to wait for needed revenue?

This project will provide more tax revenue, more good jobs, more residents to support our existing retail, with little or no adverse impact on existing residential neighborhoods.

Keep our “small-town” city vibrant for years to come.

Please support the benefits to Louisville and the Boulder Valley School District by supporting the Redtail Ridge Development.

Laurie Barr
724 Lincoln Ave

From: [Joanne Speirs](#)
To: [Deborah Fahey](#); [City Council](#)
Subject: Redtail Ridge
Date: Sunday, August 16, 2020 8:21:08 AM

Council Members:

I am opposed to the current proposal for the Redtail Ridge Development. It doesn't support the goals for future development expressed by many of the Council Members in the past, or the Citizens in Louisville's Comprehensive plan. I do not support a vote to change in Louisville's Comprehensive plan from Rural to Suburban, at this time. The direction of these negotiations must be changed. Is it possible that Louisville postpone the decision and contract with a City Planner to assist with finding realistic options to propose to the developer for that area, so that there can be a compromise? Someone with expertise? Louisville's residents want open space and the City needs some economic support from the development, while the developer needs to make a profit. It seems that there is enough land located in this valuable property to make this happen. As expressed in the article, why is it that I sense, like many, that Louisville is in an all or nothing situation?

Thanks for your participation on the City Council.

Regards,

Joanne Speirs, 1112 W. Enclave Circle, Louisville

*OPINION – Redtail Ridge: “The 50 Million Dollar Question”

<https://sites.google.com/view/public-engagement-louisville/chris-wheeler-6>

- by Chris Wheeler, a Louisville photojournalist and producer of more than 30 Visitor Center films for the National Park Service.

Sent from my iPad

From: tamar.krantz
To: [Rob Zuccaro](mailto:Rob.Zuccaro)
Cc: [City Council](mailto:info@redtailridgelouisville.com); info@redtailridgelouisville.com
Subject: Re: Redtail Ridge
Date: Saturday, August 15, 2020 9:36:49 PM

Rob,

We have tried to reach out to Brue Baukol for the information on the following studies that Brue Baukol representatives said would be completed in the May 14 update.

1. Baseline Burrowing Owl Surveys from Late May/June 2020 .
2. Migratory Bird Nest Survey II – Late Season June 2020
3. Revegetation and Vegetation Management Plan (if completed)
4. Completed vegetation mapping (the presentation says it was done, but I only see weed mapping)

I now see in the new packet that was posted yesterday that on page 155 there is a slide that says that they have done recurring studies including migratory bird surveys and burrowing owl surveys. I know this slide says that a detailed presentation and progress update is found on the Project's website. All I could find was the May 13 update I linked in my previous e-mail.

Would you be able to ask the applicant for the actual survey reports?

I am very interested in what they found and would like to get this information so I can better understand the public hearing continuation on Tuesday. From the latest packet, I see that you have been busy answering the many questions that you got from council members. I hope that this is just a matter of forwarding a few reports.

Thanks again,

Tamar Krantz
Louisville resident
720 352 3679

On Thu, Aug 6, 2020 at 1:11 PM tamar.krantz <tamarkrantz@gmail.com> wrote:

Rob,

Thanks very much. These are studies that they committed to do in the presentation. I doubt that they would share it with me because they have had so much opposition from the public.

Would those studies be of interest to you?
Would you be able to request them?

Thanks,
Tamar

On Thu, Aug 6, 2020 at 12:06 PM Rob Zuccaro <rzuccaro@louisvilleco.gov> wrote:

Hello Tamar,

Unfortunately, I do not have any of those documents. You can try asking for them from the applicant.

Thanks,

Rob

Rob Zuccaro, AICP

Planning and Building Safety Director

City of Louisville

303-335-4590

From: tamar krantz <tamarkrantz@gmail.com>

Sent: Wednesday, August 5, 2020 11:31 PM

To: Rob Zuccaro <rzuccaro@louisvilleco.gov>

Subject: Fwd: Redtail Ridge

Rob,

I can't imagine how busy you are with this, but I would still be grateful for this information.

To be specific:

Please share or tell me how to locate the following. If you cannot share, can you let me know if it exists and if it is available to the public?

1. Baseline Burrowing Owl Surveys from Late May/June 2020 .
2. Migratory Bird Nest Survey II – Late Season June 2020
3. Revegetation and Vegetation Management Plan (if completed)
4. Completed vegetation mapping (the presentation says it was done, but I only see weed mapping)

Thanks so much!

Tamar

----- Forwarded message -----

From: **tamar krantz** <tamarkrantz@gmail.com>

Date: Fri, Jul 31, 2020 at 3:50 PM

Subject: Redtail Ridge

To: Rob Zuccaro <rzuccaro@louisvilleco.gov>

Rob,

I appreciate all of the work you do to keep the public informed about this project.

I attended a meeting in which the presentation below was shared. Has the developer completed any more surveys since this environmental evaluation update? Particularly the ones listed on page 24 of this presentation (also copied below). It also says that they completed vegetation mapping but I only see weed mapping.

Is this information public? It would be very helpful considering that members of the public are not able to access the site.

I would greatly appreciate a response soon since I would like to speak to city council on Tuesday.

I hope you can help.

Tamar

720 352 3679

<https://redtailridgelouisville.com/wp-content/uploads/2020/05/Environmental-Evaluation-Update-Presentation-05-13-20.pdf>

Upcoming Studies 1. SCHEDULED: Revegetation and Vegetation Management Plan (in progress) 2. SCHEDULED: Baseline Burrowing Owl Surveys – Late May/June 2020 3. SCHEDULED: Migratory Bird Nest Survey II – Late Season June 2020 4. FUTURE EVALUATION: Pre-construction surveys including additional burrowing owl and migratory bird surveys 5. FUTURE EVALUATION: Ongoing weed monitoring and maintenance – per Mile High Flood Distric

From: [Bev B](#)
To: [City Council](#)
Subject: NO to Redtail Ridge development proposal
Date: Saturday, August 15, 2020 9:35:19 PM

Dear Louisville City Council,

Thank you for your hard work and dedication. I have been a Louisville resident since 1998, and am writing to urge you to deny the request for Comprehensive Plan changes proposed by Brue Baukol Capital Partners. My understanding is that the Redtail Ridge application does not meet any of the criteria for amending the Comprehensive Plan; therefore, the request should be denied, which would end further consideration of the current development application.

My primary areas of concern are impacts to wildlife and ecosystems and long-term changes to the character and living conditions of Louisville, including traffic. In my opinion this development is too large, too tall, and too dense for Louisville.

Please give the pro-Redtail Ridge form letter comments, which apparently did not come from Louisville residents, the consideration they deserve - zero.

Surely there are viable alternatives that would allow Medtronic to stay in Louisville as part of a reasonable development that stays within the current Comprehensive Plan "Rural" zoning requirements and contributes to the unique character of our town. I would like to see a new or significantly revised proposal that provides more open space and protects as much as possible the most important habitats on the property including lakes, ponds, raptor nests, and prairie dogs. A more desirable plan would also demonstrate that long-term impacts on pollution, city funds and services, traffic, etc. will be sustainable for Louisville and significantly less than the current proposal.

Thank you for considering my comments.

Bev Baker
Resident of Louisville, Ward 1

From: [JULIE KOVASH](#)
To: [City Council](#)
Cc: [Julie Kovash](#)
Subject: Development Proposal on the Former StorageTek Site is a No-Go
Date: Saturday, August 15, 2020 3:34:49 PM

Submitted to the Daily Camera today, August 15, 2020.

For the last year, the City of Louisville has been assailed by developer [Brue Baukol](#) to build out the 390 acres in the Phillips 66 Rural Special District, calling it [Redtail Ridge](#). The land was originally inhabited by data storage manufacturer StorageTek in the 1970s, and they had a relatively small footprint on the property. StorageTek was acquired by Sun Microsystems in 2005 and Sun later moved the storage division to their Broomfield Colorado campus. ConocoPhillips purchased the property in 2008 and planned to build out a global learning and technology center and promptly bulldozed and removed everything on the property, except for a couple of small utility buildings. The City approved the ConocoPhillips development plan in 2010, and Louisville's [2012/2013 Comprehensive Plan](#), includes details for the special district. In 2012, ConocoPhillips spun off its Phillips 66 refining arm and the project was abandoned.

The private property has been sitting empty for well over a decade, thus where we find ourselves now.

The Brue Baikol plan is an ambitious plan. They've brought two anchors, including Fortune 500 medical manufacturer Medtronic and Erickson Senior Living. The proposed development would be 150% larger than what was approved for ConocoPhillips in 2010, and 245% larger than the original StorageTek buildings. Their plans are 20th Century ideas, no sustainable building, no solar; simply wall-to-wall buildings and asphalt. To do this, they need Louisville to change the zoning of the land from rural to suburban and to approve a much larger plan than was approved for ConocoPhillips, needing changes to our Comprehensive Plan.

Louisville's Planning Commission unanimously voted against the proposal on June 25. The Louisville City Council will now vote on the proposal on August 18.

This development is too large, and in essence would be unsustainable urban sprawl – a detached city within a city. Near and dear to my heart is the wildlife that has thrived unfettered on the property for over a decade. What happens to the animals during construction on the nearly 400 acres, and when ultimately there are only 40 acres of open space? This isn't just a matter of NIMBY, the strain on city services and infrastructure would shatter our small-town life. The Louisville City Council must listen to residents and vote no on the development plan. Residents of Louisville need to come together and re-assess what, if anything, is suitable for the property and hold city council and city staff accountable for respecting our wishes and needs.

Julie Kovash
663 W Aspen Way

Louisville
303-665-9060

From: [Yulia Shafranov](#)
To: [City Council](#)
Subject: Redtail Ridge plan
Date: Saturday, August 15, 2020 2:23:58 PM

Hello Louisville City Council members,

We've lived in Louisville for the past 17 years. Over these years, we've seen our city grow and become a better place for its residents. However, we believe there should be a limit to the city's growth, and Redtail Ridge would take us over that limit.

PLEASE DENY THE APPLICATION TO AMEND OUR COMPREHENSIVE PLAN AND REJECT THE REDTAIL RIDGE PLAN.

We are counting on you!

Shafranov/Kogan family
Coal Creek Ranch

From: [Tom](#)
To: [City Council](#)
Subject: Red tail ridge
Date: Saturday, August 15, 2020 12:06:17 PM

To whom it may concern;

I am vehemently against the Red Tail Ridge development!

This is nothing more than someones idea of making a pile of money at the expense of each and every Louisville -----

I like many others was a long time Boulderite. We moved to Louisville because of it's small town character, it's easy traffic flows and the sense of community we have here.

To allow such a large development would destroy our peaceful environment all for the lust for money.

I am against you allowing such a travesty to happen here. Let the surrounding suburbs put up their mega-developments. Let them prostitute their towns for the almighty dollar!

We moved here to escape the unbridled growth for dollars.

What about the street fair. Will we need reservations since there will be too many people trying to get in and the growth needs to be controlled?

Anyone of you, who I have voted into office MUST hold to the principles of no growth, the reason I voted for you.

It would be horrible if any of you on the council sold out your sponsors and our lovely town.

This town does not need to add tens and tens of thousands of new people and vehicles.

Let us keep Louisville pure and let the surrounding towns whore themselves out for financial gains.

This development will make some rich and destroy the greatest little town in the US!

Please don't sell your constituents out.

Tom

Old School Instant Access; 303-579-7197

This information is privileged and confidential and is intended only for the person or entity to which it is addressed. Any review, retransmission, dissemination or other use of this information (including attached documents) by persons or entities other than the intended recipient is prohibited. If you are not the intended recipient, please delete the information from your system and contact the sender.

From: [Gwen Brodsky](#)
To: [City Council](#)
Subject: Redtail Ridge GDP - citizen comment
Date: Saturday, August 15, 2020 11:18:01 AM

For your consideration at the August 18 City Council meeting:

If approving the Redtail Ridge development plan, please consider requiring an undeveloped, vegetated buffer area for Parcels D and E, along the US 36 corridor. This would be consistent with buffers currently provided for Parcels A and F (Development Plan, Sheet 2).

As development occurs, natural buffer areas historically have been one of the greatest mitigating factors for visual impacts, livability, and public acceptance of new development. A linear buffer area bordering US 36 would help to achieve these factors, as well as demonstrate some preservation of the gateway to Louisville when approaching from the east.

One way to visualize the impact of the decision before the Council is viewing this GDP and Comprehensive Plan Amendment in the rear view mirror, from 25 years in the future, when aging structures, wear and tear on roadways, and vacant commercial spaces reveal the actual nature of the development. What do you wish in retrospect, within your authority, you had required of the development? Preservation of natural buffers? Limitations on building heights or density, and their direct correlation to traffic impacts? An annual plan for compliance with development stipulations? When viewed from that perspective, you may be better positioned to create the checklist for discussion on August 18 that will result in a decision and legacy for Louisville that will have significant and lasting effects.

Thank you for your consideration,
Gwen Brodsky
Turnberry Circle, Louisville

From: [Douglas Schofield](#)
To: [City Council](#)
Subject: Preserve what is best about Louisville: reject Redtail at Aug 18th meeting
Date: Saturday, August 15, 2020 10:48:14 AM

Dear Louisville Council Members,

We are writing to urge you to vote **NO** on the Redtail Ridge and all related changes in the Comprehensive Plan and the General Development plan.

We strongly oppose these proposals, not just because Redtail is “too big”, but more fundamentally because:

- a. These large-scale developments will destroy much of what now makes Louisville attractive: open lands, natural beauty, light traffic and maintaining a “small-town” atmosphere.
- b. There is absolutely no need whatsoever to bring any massive development to Louisville.
 - The current balance of taxes and community services/benefits is as the great majority of current residents want it now. There is no need or desire by the present residents to change that balance (Redtail-type developments clearly make huge changes, almost all for the worse).
 - We have, and want to retain, the low-key community atmosphere which we would certainly lose with any large development.

Not only do we ask that you reject Redtail now, but looking forward we urge you only to consider changes for Louisville which would preserve and enhance what is unique and best about it.

Douglas and Janet Schofield, 363 Troon Ct

8-15-20

From: [Jill Kranitz](#)
To: [City Council](#)
Subject: NO on Redtail Ridge...adding to my previous reasons
Date: Friday, August 14, 2020 10:03:55 PM

Dear Council Members,

I've previously written an email to you strongly opposing the Redtail Ridge development. I attended the Virtual City Council Meeting earlier this month and will be on again this coming Tuesday, August 18th.

I would like to add to my reasons for opposing this development. The year is 2020 and we are in the midst of a global environmental crisis. It is up to each city to make sure that new developments are eco-friendly, green, and sustainable. Any new development in Louisville must be designed to reduce the carbon footprint. It can not be that we have an attitude of, "Let the other people deal with that." We are in Boulder County and should be at the forefront of this movement, leaders for others to follow.

Green, eco-friendly, and sustainable developments take each step into consideration, from building methods to the final product. Brue Baukol offers none of this. It would be a travesty and an embarrassment that Louisville would allow such NON-FORWARD thinkers to go through with their horrendous plans for Redtail Ridge.

PLEASE, vote against this proposal and the request to amend the Comprehensive Plan.

Thank you,
Jill Kranitz
Louisville Resident

From: [joy brook](#)
To: [City Council](#)
Subject: Stay true to our plan!
Date: Friday, August 14, 2020 9:10:03 PM

The decision to be made is easy. Louisville has spent much time, energy and money coming up with a plan. The planning commission has rejected this development proposal. This proposal is insulting and not worth consideration. It disrespects our values and spoils the gem of Louisville. We want to leave a legacy for the future! Not destroy our most precious piece of property.

Please do not succumb to the bullying from the developer and corporations whose interest is their profit, not our town. The corporation that is anchoring moved their headquarters out of the country to avoid taxes.

Stand up for our town and our future. Follow the plan!

Consideration needs to be given to green energy, the environment and sustainability. We have a group in the city concerned with this who were not even consulted.

I worked hard for many years to retire and now I can't open my windows to cool my house because the air is polluted. I can't go hiking or exercise because the air is unhealthy. I never needed air conditioning and now because of global warming and the heat from my neighbors running their air conditioners, More heat from all the development, and more heat from cars driving and sitting in the traffic... The traffic outside my house has skyrocketed - there is more noise and pollution to contend with.

This proposal does not solve problems; it creates so many problems and is totally against what our citizens' best interest deserves.

Please do not change our plan. Stand up for our future. We need inspired leadership, NOT more bowing to bullying and the interest of corporations over people. Save our town! Save the health of your citizens. I need to breathe and enjoy the life I've worked hard to create. Thank you for rejecting this change to our plan.

Tane Mahuta E Tu!
Blessings to the Creator, trees! Stand Tall!

From: [Scott](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Friday, August 14, 2020 6:01:51 PM

Greetings

Earlier I sent a letter expressing my concerns about the Redtail Ridge development. I am thankful that so many voting citizens have voiced their displeasure in the council even CONSIDERING such a mammoth proposal that would have such disastrous effects on our quality of life.

It is YOUR JOB to protect our way of life and our investments in the community. That it has come this far is absurd. PLEASE protect our small(ish) town way of life and protect our resources from a development that threatens our infrastructure, our businesses, and our quality of life forever. THIS IS OUR TOWN!!!

Scott Adlfinger
303-570-9152
louisvillecycle@aol.com

From: [Nils Nordberg](#)
To: [City Council](#)
Subject: Approve Redtail Ridge
Date: Friday, August 14, 2020 3:57:28 PM

NILS & LINDA NORDBERG

440 Orchard Drive, Louisville, CO 80027

Phone 303-284-6270 - Cell 978-501-2806

E-mail – NilsNordb@aol.com

Please support the financial future of our city and our schools by approving the Redtail Ridge Development at the abandoned StorageTek site. Every suburban residential community needs a balance of commercial properties to provide tax revenue for municipal and school services, and Redtail Ridge offers a substantial revenue contribution.

In our corner of Louisville, we lost StorageTek, Conoco-Phillips did not happen, we lost Sam's Club, we lost Kohl's, and each time we asked, "How will we replace the lost tax revenue?"

Redtail Ridge would bring to this barren hillside on the far edge of our city 2,250,000 sq. ft. of office space with well-paying jobs and 70,000 sq. ft. of retail space with jobs and sales taxes, plus 1300 senior living units and 900 rental apartments.

Annual revenue projections are \$12.5M for BVSD, \$6M for Boulder County, \$2M for Louisville, \$2.7M for Fire, and \$0.5M for water and drainage.

Medtronics, one of the largest employers in Boulder County and in

Louisville, is committed to consolidating their operations into Redtail Ridge, 1,000 to 1,500 good jobs at good wages, and another \$4M in tax revenues.

What's to not like?

A small but vocal group says, "Wrong place, too big, too dense, more traffic, despoil our city's gateway, lost views....." Is NIBYism (Not In My Back Yard) morphing into BANANAism (Build Almost Nothing Anywhere Near Anything) here in Louisville?

Wrong place? – Where better than the far southwest corner of the city, abutting Superior and Broomfield, bounded by 88th St, US 36, 96th St. and the Northwest Parkway, open space used for cattle grazing, the Monarch school campus, and across 88th from the Avista hospital campus? No residential neighbors.

Too big? Too dense? – This project will spread over 390 acres, with good spacing between clusters of buildings, and provides 55 acres of parkland, a pond, and 8½ miles of trails.

More traffic? – The project includes traffic mitigation, especially widening Campus drive, now the only access/egress for Monarch schools, and extending it to 96th St., improving safety and access for students and parents from east and central Louisville and from Superior.

Despoiling our gateway? – Approaching Louisville from westbound US 36 and exiting via the Northeast Parkway, our current gateway is a barren hillside across the street from a Broomfield apartment complex. Several well dispersed office buildings would announce a more progressive community. Via McCaslin, our gateway is our retail and hotel district, far from the Redtail project.

As to view, this project would be well away from any residential neighborhood's view of the mountains.

More tax revenue, more good jobs, more employees and residents to support our existing retail, little or no adverse impact on existing residential neighborhoods.

Keep our small-town city vibrant for years to come.

Please support Louisville and the Boulder Valley School District by approving the Redtail Ridge Development.

Thank you,

Nils Nordberg

From: [Ashley Stolzmann](#)
To: [Meredyth Muth](#)
Subject: Fw: Redtail Ridge: The 50 Million Dollar Question
Date: Monday, August 17, 2020 8:48:16 AM

Ashley Stolzmann
Louisville Mayor
303-570-9614
AshleyS@LouisvilleCO.gov

From: Chris <chris@greatdividedpictures.com>
Sent: Saturday, August 15, 2020 12:14 PM
To: Ashley Stolzmann; Caleb Dickinson; Christopher Leh; Kyle Brown; Dennis Maloney; Jeff Lipton; Deb Fahey
Subject: Redtail Ridge: The 50 Million Dollar Question

Dear Councilmembers and Mayor Stolzmann,

Here is my latest article on Redtail Ridge. This one tries to answer the question many are asking: “What doesn’t the Cut buy the Phillips66 land?” One councilmember asked that very question in 2017 at an OSAB meeting. I hope this article provides good information to help with your decision on Tuesday. Thanks.

Chris Wheeler
525 La Farge Ave.
720-244-2981

OPINION – Redtail Ridge: “The 50 Million Dollar Question”

- by Chris Wheeler, a Louisville photojournalist and producer of more than 30 Visitor Center films for the National Park Service.

https://sites.google.com/view/public-engagement-louisville/chris-wheeler-6?fbclid=IwAR0hmLbjK5JbolGHduYbzK3U4oSdX4WyxLuZpULBzvWA6neXdlox8j_sgbA

Of all the questions raised about a Denver developer’s bid to build a small city within our town, one stands above the rest: “Why doesn’t the City of Louisville just purchase the land and turn it into open space?”

The question is usually asked with a degree of exasperation, a reflection of the growing frustration many in Louisville have with the proposal to turn the old StorageTek land into massive development. Brue Baukol Capital Partners is under contract to purchase the 389-acre land they call “Redtail Ridge” from its current owner, oil titan Phillips66. On Tuesday evening, City Council will decide whether it should amend Louisville’s Comprehensive Plan and give Brue Baukol the green light to proceed with the project.

During this process, it seems like we have largely skipped the public discussion about whether Redtail Ridge is good for Louisville and fast-forwarded to the extreme outcome submitted by Brue Baukol. Compromise and creative solutions have been absent in this conversation.

That’s because the citizens of Louisville have been in the unenviable position of responding to the “all or nothing” terms of Brue Baukol.

Here are terms: the developer will turn the private land into a 5.8 million square foot

development consisting of commercial, residential and office space. And on the site, Brue Baukol is requesting more than twice the currently allowed square footage. To gain leverage in negotiations, Brue Baukol is planning to make Medtronic, the medical device-making Fortune 500 Company, the anchor commercial tenant. Medtronic has a large office in Louisville and is threatening to leave town if the Redtail Ridge development is not approved.

Many fear the 20-year construction project will bring more traffic, noise, pollution and sprawl. The biggest concern, however, is that the construction of the development some are calling “Broomville” will impact the small town feel residents of Louisville treasure.

The price tag for the 389-acre vacant land is said to be in the neighborhood of \$50 million, although the actual purchase price for Brue Baukol is a closely-guarded secret. The answer to “the \$50 million question” about the City purchasing the land is complex. In the end, it comes down to one word: *money*.

The City of Louisville has a strong commitment to acquiring and preserving open space within and surrounding our town. Eight members of our community serve on the Open Space Advisory Board (OSAB), which is charged with advising City Council and City staff. Since the 1970s, the results have been wildly successful. Our town is now surrounded by approximately 700 acres of open space. Places like Davidson Mesa and Warembourg Open Space strongly contribute to the values that make Louisville a wonderful place to live. Rest assured, the Open Space Advisory Board has our back.

So how does the City determine what open space to target for acquisition? The OSAB identifies potential open space lands, then evaluates them using a ranking system that consists of 22 categories like “Wildlife Habitat,” “Threat of Development,” “Recreational Potential,” etc. Once the category rankings are totaled, the open space candidates are ranked by number.

In 2017, the western parcel of the Bennett property at Highway 42 and 96th Street was ranked 1st, followed by the Newbold Property, also at Highway 42 and 96th Street.

So how did the Phillips66 property rank? “Actually quite high,” says Graeme Patterson, who served on the Open Space Advisory Board from 2015 to 2017. The OSAB divided the 389-acre Phillips66 lands into seven separate parcels ranging in size from 9 to 228 acres. Three of the Phillips66 parcels ranked 3rd, 4th and 5th out of 36 candidates.

Because of its sheer size, Graeme ranked the Phillips66 lands “high” for acquisition. “It is an impacted site and does not have the highest current conservation value,” said Graeme. “But given its scale, it would be a real opportunity to practice some grassland/prairie restoration to accelerate and enhance the natural processes already happening.”

Brue Baukol’s own biological assessment shows more than 140 acres of active prairie dog towns plus habitat for tree-nesting migratory bird species, including bald eagles and other raptors. Last week, volunteer naturalist Tamar Krantz observed more than 20 native plant species on the perimeter of the Phillips66 land. (See “[Manifest Destiny at Redtail Ridge](#).”)

So we now know that the Phillips66 lands have been considered by the Open Space Advisory Board. But what about other city officials?

Public documents reveal that the Phillips66/StorageTek property was high on the radar of then councilmember Ashley Stolzmann. In 2017, the now Mayor Stolzmann attended a June meeting of the Open Space Advisory Board and inquired about the possibility of the City purchasing the Phillips66 lands.

“She [Ms. Stolzmann] thinks the City could think of creative ways to fund it, such as a voter-approved bond or regional partners. She thinks it’s not a crazy idea to consider buying the land,

but she needs guidance on how it could work. She thinks citizens would be in favor of it.”

- [June 2017 OSAB Meeting](#) Minutes

So why did Ashley Stolzmann’s idea not get traction? The answer comes down to dollars and cents. Or lack thereof.

In 2017, the City partnered with Boulder County and the City of Lafayette to purchase another open space, the 200-acre Mayhoffer property just east of downtown. The price was \$8.5 million. Boulder County paid half; the cities of Louisville and Lafayette each paid \$2,063,947. Those numbers work within the city's budget for purchasing open space. \$50 million is simply out of reach.

"It was beyond the ability of the City to allocate those funds," believes Graeme. He says the Phillips66 property was not a higher priority for the City because "it was not realistic for the City to consider purchasing."

On the other hand, Brue Baukol Capital Partners has the resources to find that kind of money. Their website describes Brue Baukol as "a private equity commercial real estate firm to acquire real estate, multi-family properties and operating businesses." In other words, exactly what they are proposing for Redtail Ridge.

Brue Baukol is in the business of raising huge sums of cash through partnerships and investors. Michael Eisenstein, owner of Louisville-based Land Management LLC, [says](#) Brue Baukol collects "institutional money" – hedge funds, pensions funds, insurance companies and so on. There is no way a small municipality like Louisville can compete against such corporate wealth. It is sort of like one of our small businesses on Main Street going toe to toe with Amazon.

Brue Baukol may have the deep pockets but City Council has something money cannot buy. To accommodate 1,326 senior living rental units and 900 rental apartments, Brue Baukol is requesting that the City change the designation of the Phillips66 land from rural to suburban. "Suburban" means that residential property can be built. It's a key component of the Brue Baukol plan. Without residential, Brue Baukol says there is no deal. City Council is expected to vote "yea" or "nay" on Tuesday evening.

Louisville City Council has the power of "no." And real negotiating power. Graeme thinks Council has plenty of options with the Redtail Ridge proposal. "I think it is realistic for Council to ask Brue Baukol to add more open space to their plan," he says.

And what about other options, the kind of creative thinking that Ashley Stolzmann mentioned in the June 2017 OSAB Meeting? No matter where you stand on Redtail Ridge, almost all in Louisville understand the value Medtronic brings to our community. Can City Council ask Brue Baukol to come up with a plan that creates a home for Medtronic but also creates substantially more open space for the community? Can the City of Louisville form partnerships (ex. Mayhoffer properties) with other government entities to purchase *one* of the parcels of Phillips66 land? And what about a ballot issue, as Mayor Stolzmann suggested three years ago? Is that an option in 2021?

Graeme Patterson has an out of the box idea. "The [Phillips66] site could support a modest herd of 25-30 bison," he says. Graeme is the former Director of Conservation for the Denver Zoo. During his time there, the Denver Zoo helped manage the bison herd just off I-70 in Genesee. "They would be a attraction in themselves but also would play a huge role in ecosystem restoration – the bison are incredible engineers," Graeme says.

Graeme's idea is indicative of the smart, creative problem-solving power in our community. Brue Baukol's plan needs a healthy dose of innovation. Their predictable, tired idea for Redtail Ridge is nothing different from other developments creating sprawl along the Boulder Turnpike corridor. Many in our town long for an approach that reflects environmental values of the 21st century. They hope for something more visionary in our post COVID-19 world. Louisville deserves better than what Brue Baukol is proposing.

The problem thus far in this confounding process is that everything has been on Brue Baukol's terms. Those terms mean exploiting almost all of the 389 acres, noise, pollution, more traffic, and very little open space. Many citizens in Louisville are upset because they feel their voices have not been heard.

Tuesday night is an opportunity for City Council to control the narrative and represent the people of Louisville. It time for the real negotiation to begin. It's time for dollars and sense.

Meredyth Muth

From: Paul Knowles <knowlesy_uk@hotmail.com>
Sent: Monday, August 17, 2020 9:43 AM
To: City Council
Subject: No on Redtail Ridge Development

Dear Council Members,

Thank you for the opportunity to respond further on the Redtail Ridge proposal. Having already submitted my thoughts via email prior to the 4th August meeting, I wanted to comment specifically on what I heard from the developer during that meeting.

I had written previously about how my experience working with private equity and real estate developers in the past had led me the impression that their focus was profit first and community and everything else second and nothing I heard on 4th August did anything to change that impression. In particular, the developer - in an obvious attempt to gain favor with the community and the council - claimed that as a result of all the prior discussions in which the council had pushed back on the developer's plans, the council 'had won'. If that is the case then, by definition, the developer must have lost but yet they're still willing to push ahead with the project, suggesting that either they are the most altruistic of developers, which I don't believe, or that their initial proposal was so egregious that they can 'lose' and still make plenty of profit for themselves, which I find unacceptable.

In his closing remarks, one of the developers launched into a grand, and obviously prepared, speech about how if we were against this development then we must be against funding our schools, against supporting our hospital, against supporting our local businesses, against supporting our senior citizens and against pretty much everything that we love about Louisville. This is such utter garbage that it doesn't deserve to be justified with a comment, but it does highlight the level of emotional blackmail, cynicism and deceit that this developer is willing to employ in order to get their way.

I do not support the proposed development as it stands.

Yours sincerely,
Paul Knowles

From: [Lencioni, Letha](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Monday, August 17, 2020 9:32:10 AM

I am a Superior resident, not Louisville, but wanted to let you know I support the Redtail Ridge development.

LETHA C. LENCIONI, P.E.

VICE-PRESIDENT PETROLEUM ENGINEERING

t: (303) 443-2209 m: (303) 981-1058

Gustavson Associates, LLC

Member of WSP

5665 Flatiron Parkway, Suite 250, Boulder, CO 80301

www.gustavson.com

From: [CHRISTIE DUDLEY](#)
To: [City Council](#)
Subject: NO on Redtail Ridge
Date: Monday, August 17, 2020 9:20:31 AM

Good Monday morning,

This will be my 2nd email to sound my concern; my disapproval; my hope that Redtail Ridge is not passed to proceed...as has been stated MANY times it is TOO BIG FOR LOUISVILLE. The feeling of small town Louisville, the community support for each other, the school system for our children, the health and welfare of Louisville residents, the physical environment of Louisville, the economics of Louisville will ALL be jeopardized and changed in a manner contrary to how we have lived for a long time. Growth/density will impact traffic, air quality and natural features as has been stated by and objected to by this community-why is there still talk about this project?!?

PLEASE HEAR THE SENTIMENT OF THE FOLK WHO **LIVE** HERE!
PLEASE PROVE THAT *OUR VOICES ARE IMPORTANT AND HEARD!*

Thank you and Sincerely,
Christie Dudley

From: [kelly](#)
To: [City Council](#)
Subject: NO to tril ridge
Date: Monday, August 17, 2020 9:16:37 AM

Please really think about what you are voting on. The project is too too big . We do not have much open land left and it will greatly impact the community of Louisville and Superior. 88th st is already over capacity and 95th will be if this goes through.

thank you

kelly macaulay
1950 sharmrock drive
superior co 80027

From: [Susan](#)
To: [City Council](#)
Subject: Another reason to vote no
Date: Monday, August 17, 2020 9:09:08 AM

City Council

I just heard that the Redtail Ridge developers may be creating a “significant change “ to their proposal. If that is accurate then it is just one more reason to deny this proposal and vote No to the comprehensive plan change. As you know there have been so many residents that have voiced their opposition to Redtail ridge for so many different reasons. If the current plan is being considered then we need to value the planning commission’s unanimous denial and just vote no on the plan and changes to the comprehensive plan.

If there are changes, then we need to go back to the beginning so all factors can be assessed. It is not good public policy to have them change the plan at 2nd reading at City Council and expect the public to respond “ on the fly” . Please do what you should- deny the current proposal and if they do have a new plan- then let them start at the beginning with new research about the impacts of traffic, density etc Then they should go back to the planning commission with any new information. I realize this may take longer than the developer might like but clearly the current residents are not happy with redtail ridge.

Thank you
Susan Morris
939 West Maple Court
Louisville

From: [Janette Kotichas](#)
To: [City Council](#)
Subject: Redtail Ridge Vote
Date: Monday, August 17, 2020 9:00:13 AM

Dear Mayor Stolzmann and Elected City Council,

We, the citizens of Louisville, have spoken. So have the robots. I hope you choose to listen to the people tomorrow night and choose to vote “NO” on the proposal to expand the Redtail Ridge project to 6,000,000 square feet. It’s too big. It’s obscene. It will forever change our town, and it is not worth the impact on our city.

Thank you. See you tomorrow evening at the meeting.

Janette Kotichas
278 Juniper Street
Louisville, CO 80027
303.929.0930



From: [Frances Ryan](#)
To: [City Council](#)
Cc: [Heather Balseer](#); [Megan Pierce](#)
Subject: Support for Redtail
Date: Monday, August 17, 2020 8:39:49 AM

Dear Mayor Stolzmann and Council Members,

I am in support of the proposed development on the old Storage Technology Property. I have not engaged in the proposed project process until this moment. I feel a sense of urgency to share my opinion and reflections. I had not been paying attention to the timeframe to make a final decision until last week.

As a resident of the area since 1973, I watched Storage Tec build out their campus to accommodate over 7,000 employees. The campus was vibrant with employment and growth in the evolving technology business. Juan Rodriguez and Jesse Aweida were visionaries and business leaders in the region and around the world. I was proud to have them in our backyard. The campus was often used for community events...they even had a separate building for the employees daycare needs! They were leading edge of their times. From their business grew many other businesses in the region!

As the property was sold and various owners had various ideas, the neglect of the property saddened me. For 12 years, it has been vacant and actually an eyesore. Removing the buildings from the property was a mistake! It has clearly given the current perception that the property is open space and lays claims to majestic vistas. If one is new to the area in the last 15-20 years, you would assume it is vacant land.

As a resident and a community member, I have never actively engaged in the planning commission process. Therefore, I am unaware of the commissions intentions and votes over the years about the property. It never dawned on me that it would be anything else other than a location for a clean business campus. As many other residents, my time was limited from active participation in City planning efforts because I worked full-time, raised a family, and volunteered in the non-profit world...I think I represent many residents in the area.

Medtronic is a world-renowned business with over 1500 employees in the area. We are lucky as a community to have the privilege of their employment opportunities and their contributions to the health and vitality of our community. If they are not allowed to expand they will surely leave the region and remove all 1500 jobs and the additional 1000 they had planned over the next 20 years. At a time in our State's history where over 125,000 have been lost and millions more on layoff status, I would hope we would do everything to maintain and support current high wage jobs.

The new council seated after the 2019 election established an economic vitality committee to discuss and provide serious guidance and incentives to prospective businesses and to provide ideas for maintaining the current businesses in Louisville. The council voted incentives for the Redtail property along with seeking financial support from the State of Colorado. All cities of Colorado are reliant upon sales tax to provide services to its residents. Finding a balanced tax base is what cities strive for to plan and execute on the residents needs. This property would provide significant balance in our tax base.

I have heard the owner of the property has spent over \$3.5 million on plans over the last 2 years. The plans were repeatedly modified to reflect the input from the council and what they heard from public participation. They have been amazingly accommodating and patient with the roller coaster of opinions. They offered to absorb the costs of delayed infrastructure needs that the City has not had the resources to direct to the area. They designed and offered new parks, biking and hiking trails, a pond, and reasonable retail to service the employees and the regional individuals. The owner also designed in Boulder County's needs for affordable housing for seniors. They have offered to pay for and address the traffic needs caused by BVSD and the location of their two schools that impede safe access to the hospital and other locations by the fire department and police.

I am at a loss to understand how the 2 year process has culminated into unknown positions by our councilman. I reached out to Dennis and he graciously said he could not discuss the project with me. As a constituent. I should be

able to know what it is the owner needs to address to receive approval for this very valuable opportunity. The developer seems to have accommodated and revised their original proposal to address the input from the community and the council.

According to the 0027 Facebook page, the community is split 51/49 in support of the current proposal. I am not included in the 51% because I am just now weighing in on the proposal. I think I represent many other residents who have not been involved or paying attention. Another rumor is that a councilman has publicly stated there are 40 letters opposing the project and three in favor. Clearly, there is misinformation floating around our community.

I respectfully suggest a yes vote to proceed with this project. If there are lingering needs the City would like to see addressed, I bet the owner would accommodate them along with the other accommodations.

I am happy to discuss this email and can be reached at 303-748-2137

From: [Michelle Reddy](#)
To: [City Council](#)
Subject: Say no to Redtail Ridge
Date: Monday, August 17, 2020 8:34:47 AM
Attachments: [Just say NO.docx](#)

The following is what is in the attached document, just to ensure it is readable:

Louisville City Council:

In regards to the proposed Redtail Ridge overdevelopment proposal, if the developer cannot work within the existing zoning and space approval, JUST SAY NO. Besides being too large, what is to guarantee that retail spaces will be filled? With the change in retail habits of consumers in this era of online shopping, many big stores in malls such as FlatIrons Mall are closing down, which may lead to malls being a thing of the past. In anticipation of this, there are already proposed plans to create much of the type of development proposed by Redtail Ridge just across the freeway in the FlatIrons Mall property <https://www.broomfieldenterprise.com/2020/05/11/nordstrom-closure-a-step-toward-mixed-used-redevelopment-at-flatiron-crossing/>. It makes much more sense to reuse and redevelop these existing retail areas into the type of development proposed by Redtail Ridge; they cannot be returned to the wild habitat and native greenspace that Redtail Ridge threatens to destroy in Louisville. In addition, duplicative development will oversaturate the area, potentially leaving more vacant retail space like the old Kohls and Sam's Club.

Medtronic says they are starting to look for another property and is threatening to leave Louisville altogether if the Redtail Ridge property is not approved. What does that say about Medtronic? They don't need this megalithic development to have the facility they need. When given the choice to side with the people of Louisville or the developer, they have decided to side with the megadeveloper and their bully tactics. As per their website, Medtronic operates in more than 150 countries worldwide with more than 350 locations. If Redtail Ridge was built as proposed, as renters, what would prevent Medtronic from leaving Louisville and moving their local operations offshore to avoid business taxes, as have many other businesses?

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. We can find someone else to develop this property with Louisville's best interests at heart. As proposed, Redtail Ridge will not serve Louisville; it is designed to serve the pockets of the developers. Defend us from this outrageous **OVER**development proposal. 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, 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 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.

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.

Thanks,

Michelle Reddy 750 Club Circle Louisville

From: [Chandi Beck](#)
To: [City Council](#)
Subject: Thoughts on RedTail Ridge
Date: Monday, August 17, 2020 8:30:22 AM

1. Water is already maxed out for current usage, how can we add such a huge increase in demand?
2. Colorado is in a statewide drought for the first time in history and I think it is wise to consider this is status quo going forward, not an anomaly.
3. Costco has solar panels and I do not see nearly enough green footprint or alternative energy design. This should have a requirement to be minimum impact [insert professional lingo from an environmental expert that you find as individuals, not from the developer].
4. Medtronics would be **extremely** lucky to be based here as there is an incredibly well educated population to draw from. I think it is vital to remember that it would be lucky for Medtronics to be here. There's already a shortage of qualified workers, including non-engineers, in this area. Just ask Ball Aerospace. So touring this brings jobs isn't necessarily a positive since other great companies are struggling to find qualified employees.
5. Boasting that the business will bring taxes is a non-issue. Any other state could boast this but the Tabor Amendment absolutely ties up all money and strangles the education system. Until that amendment is repealed, businesses coming and going have very little impact, unfortunately.
6. Have the towns buy the land and use it for open space.
7. Or if this must go through, and I strongly oppose any development on this land, let's be leaders and have this be an incredibly green campus. There's no reason why they can't be asked to be leaders, too, if they want the land. Someone must start asking these big companies to design for the future so we have one. Let it be our wonderful towns.

Thank you,

Chandi Beck

Sent from my iPhone

From: [Scott MacLaughlin](#)
To: [City Council](#)
Subject: Say No to Redtail Ridge - Actual picture of bald eagle at Conoco Philips site
Date: Monday, August 17, 2020 4:44:23 PM
Attachments: [image.png](#)

This is an actual photo I took of a bald eagle at the Conoco Philips site when I took a Redtail Ridge tour this past winter. The proposed construction is far too dense to support a fraction of the wildlife that is currently living in that space. I am not opposed to any development, but this is clearly too massive and will have damaging impacts to the wildlife, environment, traffic, community, etc. Please represent the vast majority of actual Louisville residents and vote no.



Scott MacLaughlin - actual Louisville resident

From: [Cathern H Smith](#)
To: [City Council](#)
Subject: Please deny Redtail Ridge
Date: Monday, August 17, 2020 4:37:04 PM

Dear City Council Members,

The Redtail Ridge Development should be denied because:

- #1) It is inconsistent with the citizen developed Comprehensive Plan;
- #2) Due to its location on the edge of Louisville, close to shopping in other jurisdictions, this project will not add to Louisville's sales tax revenue. But it will increase costs, in these times of tight budgets.;
- #3) There's already lots of unoccupied commercial space in Louisville and in nearby Broomfield. This is likely not a feasible project--especially in the CoVID-19 era.
- #4) Traffic will become tangled and challenging.
- #5) Elderly people should not be stranded in inaccessible areas, but should be incorporated into our community.
- #6) The quality of life in Louisville will not improve.

Please vote against Redtail Ridge. I thank you and the redtail hawks thank you too!

/s Cathern Smith
608 West Street
Louisville, CO

From: [Regina Rice](#)
To: [City Council](#)
Subject: RE: Re: Redtail Ridge Development
Date: Monday, August 17, 2020 4:37:00 PM
Importance: High

On August 18th, I once again respectfully request that our City Council deny the application to amend our Comprehensive Plan & to reject the current Redtail Ridge development plan.

Our City Council should uphold the Louisville Planning Commission's unanimous denial of this plan.

This project is too big for Louisville at this time.

Thank you.

Regina Rice
401 Fairfield Lane
Louisville, CO 80027

From: Regina Rice
Sent: Monday, August 3, 2020 7:01 PM
To: Council@LouisvilleCO.gov
Subject: Re: Redtail Ridge Development
Importance: High

To whom it may concern:

On August 4th, I respectfully request that our City Council deny the application to amend our Comprehensive Plan & to reject the current Redtail Ridge development plan.

Our City Council should uphold the Louisville Planning Commission's unanimous denial of this plan.

Thank you.

Regina Rice
401 Fairfield Lane
Louisville, CO 80027

From: [Ron LoSasso](#)
To: [City Council](#)
Subject: Please vote NO
Date: Monday, August 17, 2020 4:23:24 PM

On the red tail proposal
Sincerely
Ron LoSasso
498 Eisenhower Drive
Louisville

From: [Trudi Moran](#)
To: [City Council](#)
Subject: No on Redtail Ridge
Date: Monday, August 17, 2020 4:08:03 PM

Dear Councilpersons,

I know you all have a continuation of the meeting with discussion of the Redtail Ridge proposal on the agenda tonight. I have already sent a letter but once again urge you to deny this proposal and vote no. You have heard overwhelmingly from residents that this proposal is not right for our town. It's too big in size and environmental impact. It doesn't fit - as evidenced by not complying with the Comprehensive Plan. Please vote no.

Respectfully,
Trudi Redd Moran
Louisville homeowner

From: [cindy Bedell](#)
To: [City Council](#); [Ashley Stolzmann](#); [Rob Zuccaro](#); [Meredyth Muth](#)
Subject: Redtail Ridge 8/18/20
Date: Monday, August 17, 2020 3:51:18 PM

Dear City Councilmembers,

The Redtail Ridge application will be coming back for the continuation of the second reading tomorrow, Tuesday, August 18th. Although I look forward to another entertaining performance by Geoff Baukol telling us what Louisville residents don't want, I hope that you will see beyond the theatrics and vote no on this Comp Plan amendment request that would allow Redtail Ridge to move forward.

This massive development proposal is not the right plan for our SE Gateway. Adding 27,000+ new vehicle trips day is not the right decision for our community. Tripling the density beyond what was there with Storage Tech is not the right path for our community. Allowing 5 story buildings that don't fit the scale of our small town character is not right. The planning commission unanimously voted against this development. Boulder County does not support it. The Louisville Sustainability Board does not support it.

I am concerned that our elected representatives might be unduly influenced by outside business interests. Hundreds of form letters were generated and sent to City Council from info@louisvilleforredtailridge.com. I personally read over 350 of the 900+ pages of them, and not one I read was from a Louisville resident. They were from outside capital investment firms, realtors, bankers, construction companies, and other businesses with a profit motive. It felt like I was watching a pack of vultures poised to feed off of Louisville, then move on to the next place they can make a killing.

On the other hand, as of now, at least 750 residents have told you they are opposed to Red Tail ridge. As of August 3rd or 4th, according to an independent group analysis of public information, at least 85 - 90% of resident communications to you opposed Redtail Ridge.

I can tell you what I and many other Louisville residents do and don't want! We don't want the comprehensive plan changed through a developer application during a pandemic. We don't want the allowed density of the Phillips 66 property to be doubled from the 2010 Comp Plan. We don't want the burden of 3,000 additional residents on our schools, rec center, library, police and fire services, and parking. We do want a sustainable, moderately sized corporate campus surrounded or bordered by wildlife habitat, open space, parks and recreation, and trails. We do want the City of Louisville to enter into a collaborative partnership with Boulder County and/or other entities to purchase open space, create conservation easements, and in conjunction with an ethical development partner who will include generous public land donation, preserve at least 50% or more of that parcel.

Thank you for your time and attention. Please listen to your constituents and do the right thing.

Cindy Bedell
662 W. Willow St.
Louisville, CO 80027

From: [ann wakely](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Monday, August 17, 2020 3:47:01 PM

Dear City Council;

This is my 2nd email plea to vote NO on Redtail Ridge proposal. I cannot believe the condescension that I heard in the developers tone & comments the last time you all met & he was presenting as I was logged in & listening to your entire meeting. As a 32 year resident of Louisville, I feel positive the reason I voted last time for my Council person was because of their pledge to keep the small town feel in Louisville. I also remember the reason I voted for the Mayor as the same as that was a pledge I have heard over & over. If you care about those of us that you represent, the numbers are overwhelmingly NOT in favor of this enormous project that will forever change our small town. Please hear all of us as we follow this project & as we are logged into your City Council meeting tomorrow night.

Thank you,
Ann Wakely

From: [Laura Baker](#)
To: [City Council](#)
Subject: Reject or Revise Redtail Ridge Plan
Date: Monday, August 17, 2020 3:41:37 PM

I like that The Redtail Ridge plan provides senior living and integrates into the open space plan, but it does not seem to provide affordable and fair housing in exchange for the loss of natural habitat, increase in traffic, and pollution. We only have so much open space and so when we decide to sacrifice some of it for development, it should be to make accessible the trails and other benefits of our city available to people who are often priced out of the joys of good city planning.

Please reject this development or ask that they resubmit with plans for fair and affordable housing.

Laura Baker
214 Dahlia Dr
Louisville, CO 80027

Sent from my iPhone

From: [Roseanne Harteker](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Monday, August 17, 2020 3:31:50 PM

We are voicing our objection to the Redtail Ridge project. It would be an influx of too many people in dense housing, offices, retail and concrete. It will do nothing for our hot atmosphere. We really do not need more retail. There is enough here. Replace the stores on McCaslin which we lost if more retail is needed. Please do not change the comprehensive plan and do deny the Redtail application. Thank you,
Mr and Mrs Robert Harteker
815 Spyglass Cir
Louisville,CO. 80027
Sent from my iPad

From: [T.calloway](#)
To: [City Council](#)
Subject: No on Redtail ridge
Date: Monday, August 17, 2020 2:54:33 PM

Dear council members-

Please follow the recommendation of the planning committee and listen the responses by actual members of our community.

Please reject this proposal. I am not anti-growth but I do want us to be thoughtful and choose projects that work for our community.

Thank you,
Tara Calloway
x Cliffrose Ln
Louisville CO 80027

From: [A R](#)
To: [City Council](#)
Subject: No on redtail
Date: Monday, August 17, 2020 2:47:44 PM

Members of City Council,

The proposal presented by Brue Baukol does not meet any of the criteria required to allow a change to the Comprehensive Plan. The information presented to Council is the same information available to the Planning Commission when it voted 5-0 against the development. Council has no choice other than to deny Brue Baukol's requests, just as the Planning Commission has done. No amount of charts, drawings, graphs and presentations can change this.

Please vote No on Tuesday night.

Respectfully,
Andrew Rogowski
260 S. Lincoln Ave.

From: [Patricia Jaeger](#)
To: [City Council](#)
Subject: My concern/No on Redtail Ridge
Date: Monday, August 17, 2020 2:21:39 PM

Louisville City Council,

As a long time resident of Louisville, I would ask that you deny the application to amend the citizen developed Comprehensive Plan and reject the Redtail Ridge plan/GDP. I see no benefit for Louisville as a community and many negatives become obvious including dramatic increase in traffic, added pollution and destruction of the vista and beauty that is part of the city of Louisville.

Sincerely,
Patricia Jaeger

From: [Patrick Andino](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Monday, August 17, 2020 2:21:20 PM

Please vote No on Redtail Ridge. It will negatively impact our town.

Thanks,
Patrick

From: [Patricia Jaeger](#)
To: [City Council](#)
Subject: I am concerned/Please no Redtail Ridge
Date: Monday, August 17, 2020 2:16:05 PM

Louisville City Council,

As a long time resident of Louisville, I would ask that you deny the application to amend the citizen developed Comprehensive Plan and reject the Redtail Ridge plan/GDP. I see no benefit for Louisville as a community and many negatives become obvious including dramatic increase in traffic, added pollution and destruction of the vista and beauty that is part of the city of Louisville.

Sincerely,
Patricia Jaeger

From: [Bill Buffum](#)
To: [City Council](#)
Subject: The ConocoPhillips Property Plan
Date: Monday, August 17, 2020 2:04:47 PM
Attachments: [Letter to Council.docx](#)

Dear Council Members,

Attached are my comments regarding the Redtail property plan. I thank you for your attention and consideration.

Yours,
Bill Buffum

--

Bill Buffum
589 Ridge View Dr.
Louisville, CO 80027
(409) 392-0367

August 17, 2020

William E. Buffum
589 Ridge View Dr.
Louisville, CO 80027

RE: ORDINANCE NO. 1798, SERIES 2020 – AN ORDINANCE APPROVING THE FIRST AMENDMENT TO THE CONOCOPHILLIPS CAMPUS GENERAL DEVELOPMENT PLAN (REDTAIL RIDGE MASTER PLAN)

Dear Council Members,

I am writing to give my support for this ordinance and for the Redtail Ridge Master Plan. I have scanned most of this plan and read many or all of the social media comments about it, and believe that approval of the plan is in the best interests of the citizens of Louisville.

I am bewildered by the opposition from some residents who seem so absolute in their opinions. I either don't agree with this opposition or find their rationales to be questionable.

I am a local runner and frequently pass by the ConocoPhillips' property. There are some prairies dogs there, but they are also everywhere it seems. I have not seen other wildlife, but I presume that a coyote must pass by sometimes. The land is currently not productive for Louisville, but it could be if the plan is approved.

I live near to the empty big box stores on McCaslin. Anything that brings economic vitality and people to our area can only increase the likelihood that a buyer will ultimately be found. Development is not bad. Developers are not bad people. They are, of course, trying to be successful, but they also bring many benefits to communities. Louisville need a better tax base, and this plan promised that.

Again, I support a "yes" vote by council to direct the staff to prepare a resolution of approval.

Yours,

Bill Buffum

From: [karen judd](#)
To: [City Council](#)
Subject: No to Redtail Ridge
Date: Monday, August 17, 2020 1:51:44 PM

In a previous email I stated that six million square feet was far too large. I wanted to follow up with a comment about the presentation to the city council in which I got the impression that 6 million was the minimum size for viability. I am confused. Did the original concept violate the 3 million square foot limitation? Has it grown over time? Is the claim that 6 million is the minimum correct? Either way, the proposal seems like it wasn't very well thought out and you should oppose it.

Sincerely,
Karen Judd

From: [Christa Humbert](#)
To: [City Council](#)
Subject: Reject Redtail Ridge plan
Date: Monday, August 17, 2020 1:10:55 PM

Hi

My husband and I just purchased a home in Louisville because of the small town feel, low traffic, lots of open spaces and trails, and general peace and quiet we found here. Everything we know about Redtail Ridge suggests that approving this project would destroy everything we love about Louisville. If approved, you will be changing the fabric of this perfect small town into that of a larger, busier, more polluted city. Louisville has been ranked one of the best places to live in part because of the absence of developments like Redtail Ridge. Please protect Louisville and vote NO on Redtail Ridge.

Sincerely,
Christa and Brendon Marek

From: [Sharon Johnson](#)
To: [City Council](#)
Subject: Red Tail Ridge
Date: Monday, August 17, 2020 1:04:54 PM

Dear Council Members,

Again, I ask that you vote no on the matter of Red Tail Ridge. In addition to the previous mentioned reasons (traffic, impact on Monarch School, height overages, etc.), the Planning Commission invested much thought and community interest in developing the comprehensive plan that is currently in place. They did so with the well-being of Louisville in mind. In my opinion, we should follow the current plan.

Again, thank you for your service.

Sharon Johnson
633 Ridgeview Drive
Louisville, CO 80027
719-691-9610
Sharonjohnson656@gmail.com

Sent from my iPhone

From: [Susan Robertson](#)
To: [City Council](#)
Subject: Redtail vote
Date: Monday, August 17, 2020 12:51:00 PM

As a Louisville resident since 1991 and Boulder County resident since 1960, I would encourage you to vote no on the current Redtail proposal. It is too dense, too tall and not the right choice for our town. We can do better. Maybe a Medtronic campus with surrounding lower density housing? Patio homes for our seniors to "age in place" that don't need assisted or nursing home care would be a nice option.

Susan Robertson
Ward 2 resident

From: [Kurt Deutmeyer](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Monday, August 17, 2020 12:29:27 PM

Hello,

I'm writing with regards to the proposed Redtail Ridge development. I wrote to you prior to the August 4 City Council meeting, expressing my concerns with the residential aspect of this development but in support of keeping Medtronic within Louisville.

After learning more through many more conversations with neighbors and city business owners, I am in support of the Redtail Ridge development.

As both a resident of Louisville and an employee of Medtronic, I see it very important to the city to keep a company like Medtronic here.

Please support the development of Redtail Ridge.

Thank you,

Kurt Deutmeyer
787 W. Tamarisk Street
Louisville, CO 80027

From: [Penny Andino](#)
To: [City Council](#)
Subject: no to retail ridge
Date: Monday, August 17, 2020 12:23:13 PM

I live on Hawk Ct. in Louisville, the proposed development at Redtail Ridge is too large and is irresponsible considering all the current unused space (Sam's, Kohls etc). Please work with what we have already designated vs. turning currently undeveloped property into this monstrosity that will strain the community in many ways.

Please NO NO NO to Retail Ridge as currently proposed.

Penny Zemp
303-720-9561

From: [Gary Glades](#)
To: [City Council](#)
Subject: RedTail Ridge
Date: Monday, August 17, 2020 12:15:44 PM

I have lived in Coal Creek Ranch for 29 years and the proposed development on the StorageTek site is very concerning. This seems like an overly ambitious development that will negatively impact traffic, create a significant additional load on city services like the Rec Center and Library and drastically change the character of south Louisville. We already have vacant buildings at this end of town in the Sam's Club / Kohl's area, that area should be thoughtfully redeveloped before we lose the open space on the StorageTek site. The commercial space across 36 around Flatiron Crossing is increasingly vacant and continues its downhill slide, further evidence we don't need additional retail space. Also, we already have all those huge apartment blocks across the Northwest Parkway, it seems like keeping a buffer between those and Louisville is also a valuable thing to keep in order to maintain Louisville's small town individuality and not merge into the Broomfield sprawl.

The StorageTek property should be redeveloped into something appropriately sized for this area, but I don't see how adding more retail space when there is so much vacant nearby, more apartments when there are what looks like thousands a stone's throw across the parkway is going to benefit Louisville. I do think more senior living units is probably a good idea given the aging baby boomer population that will soon be in that market.

I really hope the city council rejects this proposal in favor of something much more modest and appropriate for our community!

Thanks,
Gary Glades
934 St. Andrews Lane

Sent from [Outlook](#)

From: [Maggie Harper](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Monday, August 17, 2020 11:52:44 AM

To: The City Council of Louisville

I am writing as a citizen of Louisville to request that you reject the Redtail Ridge plan for the ConocoPhillips property.

1. The 2,250,000 sq foot of office space may sit empty - in a post COVID society as many corporations are moving employees to working at home full time or part time with shared office space thus decreasing the need for office space greatly in the future.
2. Retail space looks like it is declining due to buying habits have moved to online and home delivery.
3. Colorado's residential market is hot right now because of people wanting to move out of high density situations. This combined with the shift in people working at home (which is good on traffic and environment) the residential units if developed should include home office spaces or perhaps building office spaces, and not be 4-5 story high density.
4. The proposal for massive square footage, 4 and 5 story height limits, limited open space are not in keeping with Louisville's character as a city.
5. The high density will negatively affect traffic and air quality and natural features.

Due to these reasons as well as more, it would not be in Louisville's best interest to allow this development as proposed.

Thank you.
Respectfully,
Maggie Harper

--

Maggie Harper
1157 Harper Lake Dr, Louisville, CO 80027
303-885-7885

From: [Laura Page](#)
To: [City Council](#)
Subject: Red Tail
Date: Monday, August 17, 2020 11:25:55 AM

Dear Mayor and Members of Council,

I would like to reiterate my opposition to a proposal to rezone the Phillips 66 property to accommodate the proposed RedTail development. Though my concerns are many, a principal worry is where to find the water to support this immense development. The state's water resources are diminishing and will continue to do so given global warming.

Laura Page
920 Rex Street

From: [David Robertson](#)
To: [City Council](#)
Subject: NO to Redtail Ridge
Date: Monday, August 17, 2020 11:16:27 AM

Dear City Council members:

As a 30 year resident of Louisville, I am writing to you to express my opinion that you should *vote AGAINST* the proposed Redtail Ridge project.

After watching the most recent Zoom presentation, I am convinced this project is not in the best long term interest of our city.

This project is too big and the build out is too long.

Don't let short term thinking get in the way of good decisions. Don't let the "threat" of Medtronic moving away sway your decision.

Please *vote NO* on the current proposal. Louisville does not need a massive development like this. There has to be better alternatives.

Sincerely,

David Robertson
583 W Sagebrush Ct, Louisville, CO 80027

From: [Brian Topping](#)
To: [City Council](#)
Subject: Please reject Redtail Ridge in it's current form
Date: Monday, August 17, 2020 11:14:06 AM

Dear Council Members,

What an exciting time to be a citizen of Louisville! As the rest of the Denver metro wraps around our enclave of awesomeness, we are sitting on **the premiere** parcel of undeveloped Denver metro land! It's been a long time, and now the developers are starting to drool over it. What comes next?

One option is the BBCP proposal that you have in front of you. I think this proposal is a **GIANT NO** for the following reasons:

- My initial support for the project (including standing before you requesting the approval of the metro district measure in February) is long gone, a victim of the halving of the retail space. I thought the retail was marginal then, and it's way too low now.
- This is backed up by the "**three legged stool**" model of the Comprehensive Plan. Without one leg, the stool doesn't stand on its own. Redtail Ridge is **missing two legs** though!
- How old are **YOU** going to be in 2040 when the project is finished? It doesn't take **ANYWHERE NEAR THAT LONG** to finish a project like this. Given the retail failures of North End (where my home is), Steele Ranch and DeLo, do you really think we'll **EVER** see **ANY** retail? I don't.
- As such, Louisville residents are going to **CONTINUE DRIVING ELSEWHERE** to spend discretionary income. **NO TAX DOLLARS, NO BUENO!**
- Speaking of the environmental disaster of **DRIVING DRIVING DRIVING, WHY IS THERE NO LEED CERTIFICATION?** This is 2020 FFS, there's not even a commitment for **charging stalls** in the parking lots! How are all these new residents going to **FEED THEMSELVES?**

Geoff Baukol's outburst at the end of the last meeting was a telling embarrassment. If he did that kind of thing at the start of the process, would we even be having this discussion? My point is we're being sold a bill of goods that **ARE NOT** going to be delivered. Louisville is being taken for suckers, just like it always has. The stolen retail promises, the stolen RTA train, and now the stolen promise of a great development on the last parcel of such land anywhere near us. **WHO WOULD VOTE FOR THIS?**

Trust is critical. BBCP has sold themselves as community partners and are behaving like the thieves that have come before them. Sorry gang, curse at your predecessors. We are going to **deeply regret** the shoddy projections (even at 80%) that are going to saddle the city with debt. It may even be unrecoverable. **Nobody should be remembered for approving this project!**

Please, reject the GDP and reject the amendment to the comprehensive plan. **Show us you care by doing so unanimously!** Don't even bother with accepting one or the other as an olive branch to BBCP. If they deserved such treatment:

- 93% of the local residents pleading with you to reject this plan would have been more like 13%

- Planning would have voted with something less than the **unanimous** rejection of the plans
- They wouldn't be playing games with the city

Residents want to develop this land. We want to increase the safety at Monarch. We **NEED** the sales tax revenue. This is the wrong set of plans to do so.

I look forward to your unanimous mirror of the Planning Commission on Tuesday. Nothing else will be acceptable in my eyes.

Kind regards,

Brian Topping
North End

From: [Wald, Andrew](#)
To: [City Council](#)
Subject: Redtail Ridge Development - Support for Medtronic
Date: Monday, August 17, 2020 11:00:37 AM

Esteemed Council Members –

I wanted to reach out to extend my wholehearted support for Medtronic’s plans to build a new facility as part of the Redtail Ridge Development as a Medtronic employee. Having a state-of-the-art campus in Louisville will enable us to attract, retain, and grow talent and truly establish Louisville as a major medical technology hub. Without an upgraded facility, our growth may be stunted and our aim to achieve our goal of creating cutting edge solutions that patients depend on to alleviate pain, restore health, and extend life may be at risk. In other words, approval of Medtronic’s facility will have mutually beneficial results for us as a company and for Louisville as a community so your affirmative votes to proceed would be greatly appreciated.

Please do not hesitate to let me know if you have any questions and thank you in advance for your time and consideration during this process.

Best,
Andrew

Andrew Wald

Senior Strategic Planning Program Manager | Technical Fellow

Medtronic

RTG Enabling Technologies | Research & Technology
826 Coal Creek Circle | Louisville, CO 80027 | USA
720.890.3481

andrew.j.wald@medtronic.com
medtronic.com | [Facebook](#) | [LinkedIn](#) | [Twitter](#) | [YouTube](#)

LET’S TAKE HEALTHCARE
FURTHER, TOGETHER

[CONFIDENTIALITY AND PRIVACY NOTICE] Information transmitted by this email is proprietary to Medtronic and is intended for use only by the individual or entity to which it is addressed, and may contain information that is private, privileged, confidential or exempt from disclosure under applicable law. If you are not the intended recipient or it appears that this mail has been forwarded to you without proper authority, you are notified that any use or dissemination of this information in any manner is strictly prohibited. In such cases, please delete this mail from your records. To view this notice in other languages you can either select the following link or manually copy and paste the link into the address bar of a web browser: <http://emaildisclaimer.medtronic.com>

From: [A R](#)
To: [City Council](#)
Subject: No on Redtail Ridge remarks
Date: Monday, August 17, 2020 10:58:54 AM

Members of City Council,

I have previously emailed Council regarding the Redtail project, and have a few new comments, in light of the events since the 8/4 meeting:

-I am disappointed that this project's approval request has been turned into something resembling a political campaign. Starting with the filibuster by the developer on 8/4, and then his closing remarks, which might best be characterized as outlandish and petty, this seems to be more about a developer doing or saying anything in order to garner the 4-5 votes required rather than what is in the best interest of Louisville.

-I noticed a number of form letters in favor of the proposal which originates from who-knows-where, since virtually none of the emails included a physical street address, and thus provides no way to verify the validity of the senders. This spam-like tactic has no place in this discussion.

-The developer attempted an 11th hour 'end-around' by trying to broker a deal with a group opposed to the development. The person who responded to this attempt quite appropriately refused to engage, indicating he did not speak for all the citizens of Louisville, and that a proposal was already before Council.

-No doubt we will hear the developer try to walk back his remarks from the 8/4 meeting, suggesting he got carried away by his passion for the project. No doubt there will be some sort of window dressing presented on 8/4 in an attempt to demonstrate his responsiveness to the public. It's too late. This proposal could have been revised had the developer attempted to survey public opinion in recent months. Certainly the 5-0 vote against by the Planning Commission should have suggested the proposal wouldn't fly. Rather than work with the public or the Planning Commission, the developer has ignored us all and has apparently decided it would be easier to campaign/coerce 4-5 members of Council to vote their way. Why else would this issue be before you now?

-Let's not feel sorry for Brue Baukol. It has been their mistakes, not ours, that puts them in this situation. It is not our job to fix it for them.

-Let's also not feel sorry for Medtronic. This is a very large company with enough money to go it alone; instead, they threw in with a developer who decided to present a 20th century plan that, if built, would not be completed until we are 40% of the way through the 21st century.

I urge Council to vote no on all questions, and send this back to the drawing board.

Respectfully,
Andrew Rogowski
260 S. Lincoln Ave.

From: [Vincelette, Rebecca](#)
To: [City Council](#)
Subject: Supporter for the new Medtronic campus at Redtail Ridge
Date: Monday, August 17, 2020 10:45:54 AM

Dear Louisville City Council,

I am a Medtronic employee, native to the Rocky Mountain West, and supporter of the Medtronic campus development plan at Redtail Ridge. When I graduated from high school in Jefferson County more than two-decades ago I called professors at CU Boulder to ask about opportunities in the field of biomedical engineering. One of those professors told me that if I was interested in bioengineering and medical devices I needed to leave my beloved state of Colorado and probably never come back. He was adamant that Colorado simply didn't have the support or vision for investing in industries for medical technology. Once I finished my undergraduate degree, I took his advice and left the state to pursue advanced degrees in bioengineering in Austin, Texas in laser-tissue research. After over a decade in Texas, I finally found an opportunity with Medtronic in Louisville because Medtronic had acquired a brand-new laser-tissue device from, of all places, Texas. It was like a dream come true to get to move "home" again and work in biotechnology for a company known to help people. Until then, I had no idea Medtronic even had a presence in Colorado. I moved back to Colorado in 2015, that's 18 years after that professor at CU Boulder gave me those words of advice.

Over the last five years, I have watched Medtronic in Louisville grow in a very exciting way for the world of biotechnology. They are outgrowing their space in Louisville. Medtronic attracts engineers and scientists with a passion for helping other people through biotechnology. While I have a deep love for the parks and wildlands afforded to the citizens of Colorado, I also know that economic growth is key to taking Colorado forward into the decades ahead and that such growth is done with care and consideration. This new Medtronic campus at Redtail Ridge is a great step in the right direction to enable growth for biotech jobs in my beloved state of Colorado. .

I truly hope that the developers and the city can reach an agreement on this exciting opportunity for growth in biotechnology.

Sincerely,
Rebecca Vincelette

Rebecca Vincelette, Ph.D.

Principal Scientist | Advanced Development | Medtronic, Inc.
826 Coal Creek Circle | Louisville, CO 80027 USA
(O)1-720-890-2582 ✉ rebecca.l.vincelette@medtronic.com
(F)1-763-355-1651

[CONFIDENTIALITY AND PRIVACY NOTICE] Information transmitted by this email is proprietary to Medtronic and is intended for use only by the individual or entity to which it is addressed, and may contain information that is private, privileged, confidential or exempt from disclosure under applicable law. If you are not the intended recipient or it appears that this mail has been forwarded to you without proper authority, you are notified that any use or

dissemination of this information in any manner is strictly prohibited. In such cases, please delete this mail from your records. To view this notice in other languages you can either select the following link or manually copy and paste the link into the address bar of a web browser:
<http://emaildisclaimer.medtronic.com>

From: [Charlie Sklare](#)
To: [City Council](#)
Subject: Support of Redtail Ridge
Date: Monday, August 17, 2020 10:38:40 AM

Hello,

I recently bought a house in Louisville on Arapahoe Circle.
I am strongly in favor of the Redtail Ridge development.
A year ago I started working at Medtronic and have been extremely pleased and proud of the culture I found at this company.

Medtronic's focus is always on putting patients first and then on being a responsible corporation. They talk the talk and walk the walk of a socially responsible organization and have for years.

Please view this development as the amazing opportunity that it is for Louisville. Medtronic is a world class company that will have a positive impact on the community and job market for years to come.

Thank you,
Charlie Sklare

From: [Paitel, Yvan](#)
To: [City Council](#)
Subject: Medtronic Campus - Redtail Ridge
Date: Monday, August 17, 2020 10:23:55 AM

To the Louisville City Council:

To re-iterate my strong support for the new Medtronic campus in Louisville. I have been working for Medtronic for 20 years, and a resident of Louisville for 20 years as well. Louisville is a great community and Medtronic is a great fit for this community.

Medtronic employees are a good mix of diversity, of young and talented engineers, of people like me who found in Medtronic a good place to grow and stay excited about the products we build and about the Medtronic mission, of leaders who ensure that employees contribute to the company AND to the community as well through volunteering activities for instance, and in general of great great people. Louisville is a better community with Medtronic being part of it.

We hear concerns from the community about this new development. Maybe some of it needs to be improved to help alleviate the concerns. But I think the Medtronic campus should not be delayed because of these concerns.

Thank you for listening. I hope that you will keep this project alive and keep Medtronic part of this great community.

Yvan Paitel
801 Garfield Avenue
Louisville CO 80027

[CONFIDENTIALITY AND PRIVACY NOTICE] Information transmitted by this email is proprietary to Medtronic and is intended for use only by the individual or entity to which it is addressed, and may contain information that is private, privileged, confidential or exempt from disclosure under applicable law. If you are not the intended recipient or it appears that this mail has been forwarded to you without proper authority, you are notified that any use or dissemination of this information in any manner is strictly prohibited. In such cases, please delete this mail from your records. To view this notice in other languages you can either select the following link or manually copy and paste the link into the address bar of a web browser: <http://emaildisclaimer.medtronic.com>

Meredyth Muth

From: tamar krantz <tamarkrantz@gmail.com>
Sent: Monday, August 17, 2020 4:59 PM
To: City Council
Subject: Please vote no on comprehensive plan amendment for redtail ridge

Council Members,

Thank you for your service to our community.

I am writing because I feel strongly that the city council would be in violation or at least would be seriously stretching reasonable interpretation of the municipal code to approve a comprehensive plan amendment to accommodate Redtail Ridge.

I am sure that you have already looked closely at the wording of our Municipal Code Sec. 17.64.070. - Criteria for amendment. The wording of the code states that "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".

Reasonable interpretation of the code shows that amendment requests meet none of the criteria. Planning commission gave reasons for denying the comprehensive plan amendment by specifically stating why the proposed changes are contrary to each of the criteria for amendment. (These are on page 67 of the last meeting packet.

<https://www.louisvilleco.gov/home/showdocument?id=27894>.) If you wish to vote contrary to the Planning Commission's recommendations, I would appreciate it if you could clearly refute their reasons for denial based on each of the criteria during the hearing tomorrow night so that citizens can understand your interpretation of the code.

I also hope that you will heed the words of planning Staff. Planning "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". If you wish to vote for the comprehensive plan change, please let the public know tomorrow night how you have interpreted citizen input. The public is clearly opposed to this development.

The slides in the latest meeting packet appear to be new.

<https://www.louisvilleco.gov/Home/ShowDocument?id=28105> These slides appear to be the applicant's presentation showing that the first criteria for a comprehensive plan amendment is met through their development plans. I find many of the applicant's assertions laughable, especially the slide on page 139 that says that their plans are consistent with the comprehensive plans core value of a "connection to the city's heritage". They say that "the name 'Redtail Ridge' pays homage to Louisville's historic mining tradition and scenic landscape". I think that we all expect better evidence than that. Please allow the public a chance to refute the assertions on these slides.

Sincerely,

Tamar Krantz

Louisville Resident since 2003