



City Council
August 4, 2020

Addendum #3
Comments Received After
August 4, 4:30 pm

Meredyth Muth

From: Deb Kulcsar <debkulcsar55@gmail.com>
Sent: Tuesday, August 18, 2020 9:43 PM
To: City Council
Subject: Thank you!

Your commitment to this place is much appreciated.

My husband and I are longtime residents (since 1989, our home is officially on the historic register). 1021 Jefferson.

I now have more time to invest in our/my home town. Truly enjoyed being able to listen in.

Sorry about the technology taking words away from what I intended.

I am passionate about how we, humans, partner with the land, wildlife, people and sustainability. As an educator (formerly with CU Boulder Science Discovery) and now Red Rocks CC - wilderness ethics instructor) this is my priority.

Not how much money someone (developer) makes.

Planet and people.

Thank you again for your time!

From: [Deb Kulcsar](#)
To: [City Council](#)
Subject: Re: No on Redtail Ridge
Date: Tuesday, August 18, 2020 8:56:35 PM

Yes. Re do.

Thanks for your work.
So hard!

On Tue, Aug 18, 2020, 6:54 PM Deb Kulcsar <debkulcsar55@gmail.com> wrote:

Hello everyone,
I'm sure things such a difficult decision for you.

The applicant will make a ton of money. Open space, wildlife, views of the mountains will lose to greed. I urge you to PLEASE create a vision for open space and wildlife, people first of Louisville first.

It sounds as if there are discrepancies in what applicant says he submitted and what council is reading.

Traffic is a HUGE issue. Losing this gorgeous piece of property to 5 story buildings and no open space is a thumbs down for this block on Jefferson Ave. in Old Towne.

Thank you for your work on this.

From: [Deb Kulcsar](#)
To: [City Council](#)
Subject: Re: No on Redtail Ridge
Date: Tuesday, August 18, 2020 8:52:45 PM

Tiffany Boyd 's comments.
Planet and people first!!!!

No sustainability considered.

Thank you Tiffany.

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From: [Deb Kulcsar](#)
To: [City Council](#)
Subject: Re: No on Redtail Ridge
Date: Tuesday, August 18, 2020 8:43:20 PM

Agree with public comment

Yes, I didn't appreciate the Denver economic guy's comment.

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From: [Deb Kulcsar](#)
To: [City Council](#)
Subject: Re: No on Redtail Ridge
Date: Tuesday, August 18, 2020 8:40:36 PM

Wonderful comment, 8:39pm
Wait until pandemic subsides.

Fantastic! I agree!

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From: [Deb Kulcsar](#)
To: [City Council](#)
Subject: Re: No on Redtail Ridge
Date: Tuesday, August 18, 2020 8:34:00 PM

Wow thank you so much, the comments at 8:33pm --

Research based. Public comment!!!

NO

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From: [Deb Kulcsar](#)
To: [City Council](#)
Subject: Re: No on Redtail Ridge
Date: Tuesday, August 18, 2020 8:29:13 PM

Developer doesn't need to make a zillion dollars.

YAY high school student!

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From: [Deb Kulcsar](#)
To: [City Council](#)
Subject: Re: No on Redtail Ridge
Date: Tuesday, August 18, 2020 8:22:40 PM

Listening to comments.
Focus on Housing.
NOT corporate or hotels.
We do not need more retail.
Flatirons Crossing is across the highway.

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Thank you for your work on this.

From: [Deb Kulcsar](#)
To: [City Council](#)
Subject: Re: No on Redtail Ridge
Date: Tuesday, August 18, 2020 8:10:49 PM

Matt Jones comments...thank you!!!!

On Tue, Aug 18, 2020, 6:54 PM Deb Kulcsar <debkulcsar55@gmail.com> wrote:

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From: [Deb Kulcsar](#)
To: [City Council](#)
Subject: Re: No on Redtail Ridge
Date: Tuesday, August 18, 2020 7:49:48 PM

Chris Leh, great insight!
It's telling us to let this land BE, and YES to low income & seniors!

On Tue, Aug 18, 2020, 6:54 PM Deb Kulcsar <debkulcsar55@gmail.com> wrote:

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Thank you for your work on this.

From: [Deb Kulcsar](#)
To: [City Council](#)
Subject: Re: No on Redtail Ridge
Date: Tuesday, August 18, 2020 7:46:31 PM

I think we, as a community, need to discuss housing and diversity first. Forget the current applicant for now.

Not more corporate.

Yes Medtronics, but diversity first!!!!

On Tue, Aug 18, 2020, 6:54 PM Deb Kulcsar <debkulcsar55@gmail.com> wrote:

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From: [Deb Kulcsar](#)
To: [City Council](#)
Subject: Re: No on Redtail Ridge
Date: Tuesday, August 18, 2020 7:43:03 PM

Comments from Jeff Lipton on low income housing and inclusive development well-taken. Housing for those who cannot afford an \$800k home. That's us. As educators, we could never move here now, but moved here in 1989.

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Thank you for your work on this.

From: [Janette Kotichas](#)
To: [Caleb Dickinson](#)
Cc: [City Council](#)
Subject: RedTail Ridge
Date: Tuesday, August 18, 2020 7:29:53 PM

Dear **Elected** Council Member Dickinson,

Listening to you tonight, it's clear you are a developer. You have no interest in our town, except for how to build it up, and where the soccer fields will be.

I have a request: listen to your constituents and vote NO on the RedTail Ridge amendment. What doesn't worry you, doesn't matter. WE worry about the 5-story heights. WE worry about the traffic. WE worry about the pollution. WE worry about adding more housing, affordable or not, as it adds little to our town's fiscal health.

WE are Louisville, NOT the developers.

Janette Kotichas
278 Juniper Street
Louisville, CO 80027

From: [Deb Kulcsar](#)
To: [City Council](#)
Subject: Re: No on Redtail Ridge
Date: Tuesday, August 18, 2020 7:26:49 PM

Let's not "Broomfield" Louisville. Thank you Caleb.

Increase sustainability.

On Tue, Aug 18, 2020, 6:54 PM Deb Kulcsar <debkulcsar55@gmail.com> wrote:

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Thank you for your work on this.

From: [Deb Kulcsar](#)
To: [City Council](#)
Subject: Re: No on Redtail Ridge
Date: Tuesday, August 18, 2020 7:15:00 PM

Very impressed with Chris Leh and Kyle Brown's comments. Ecological diversity!!! This is how we MUST all think if we love the land.

Reflecting the values of the community -- so much appreciated.

On Tue, Aug 18, 2020, 6:54 PM Deb Kulcsar <debkulcsar55@gmail.com> wrote:

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Thank you for your work on this.

From: [Deb Kulcsar](#)
To: [City Council](#)
Subject: Re: No on Redtail Ridge
Date: Tuesday, August 18, 2020 7:10:22 PM

Sustainability!!!! Yes Chris Leh.
A must!!!!

Tell developer to KEEP THE PONDEROSA PINES standing!!!

Look what happened to the bald eagles across the highway. I know the nest blew down, but they've relocated because of the apartments.

Seniors yes! NO 5 story buildings and more asphalt.

Please don't pave paradise again to put up more parking lots and more.

I can't believe the applicant failed to look into public transportation to this area.

I worry about air, water, wildlife issues, pollution.

I appreciate all of your considerations regarding environmental issues.

On Tue, Aug 18, 2020, 6:54 PM Deb Kulcsar <debkulcsar55@gmail.com> wrote:

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Thank you for your work on this.

From: [Deb Kulcsar](#)
To: [City Council](#)
Subject: Re: No on Redtail Ridge
Date: Tuesday, August 18, 2020 6:58:54 PM

Thank you for your comments I am now hearing! Louisville does NOT need more hotels.

Look at all the empty buildings at Flatirons Crossing. Empty office buildings everywhere. Covid will also play a part in MORE remote work situations.

Thank you again.

NO on RTR!

On Tue, Aug 18, 2020, 6:54 PM Deb Kulcsar <debkulcsar55@gmail.com> wrote:

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Thank you for your work on this.

From: [Chris Heuston](#)
To: [City Council](#)
Subject: No on Red Tail Ridge
Date: Tuesday, August 18, 2020 6:57:38 PM

Thank you for your time in reviewing all of the details of the Red Tail Ridge development's request for revision of The GDP. I am excited the city is exploring ways to increase the tax base. I have been very supportive of other developments such as Colorado Tech Center, however, this development is too big...my concerns are following:

1. Height of buildings
2. Traffic Impact
3. Environmental Impacts
4. High quantity of senior housing without medical/hospital services in the area to support it
5. Lack of open space

I am hopeful Louisville can retain Medtronic in some fashion- but it appears we have many areas Medtronic could utilize in the City.

I am therefore opposed to changing the City's Comprehensive Plan.

Thank you-
Chris Heuston
356 Troon Court
Louisville, CO

From: [Deb Kulcsar](#)
To: [City Council](#)
Subject: No on Redtail Ridge
Date: Tuesday, August 18, 2020 6:54:42 PM

Hello everyone,
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Thank you for your work on this.

From: [Andrea Kaufman Robbins](#)
To: [City Council](#)
Subject: No on Redtail Ridge in current iteration.
Date: Tuesday, August 18, 2020 5:41:10 PM

Dear LCC:

I am writing as many before me have in the last few weeks to **oppose** Redtail Ridge as a development that is far out of proportion for our community in the plan's current iteration as well as being out of touch with our current economy, health situation and environmental concerns.

Bure-Baukol's first priority is to their investors and not to the Louisville community.

No compelling information has been shared to indicate that the community will in the end be in a better place financially, but certainly a vast amount of information has been shared indicating that the development will certainly result in the degradation of our environment and overall community health.

We as a city have approved a comprehensive plan to guide thoughtful, intentional development . . .to revise this for a particular developer denies the premise of the plan. Does it not?

Voting yes on this plan is voting no to all that our community has been built on.

What I see when I look around our region and the country for that matter are retailers, chains, restaurants going out of business, not to be replaced. I see other land designated for commercial use available in Louisville that can accommodate Medtronic. I see that we are in the midst of a pandemic that will prove to change our world as we know it. Will businesses be needing all the real estate they once needed to house all of their employees. Likely not. Will people be shopping at malls and other retail outlets with the same frequency they once did? Likely not. Will any of us take our health, environment and access to fresh clean air for granted again? No, of course not. Can any of our older residents actually afford the proposed senior living? Not I. Can we, at this moment in time truly plan for a future that no expert can predict? No we cannot. Seriously, we cannot.

Please vote no on RTR and look toward a more progressive, modern, realistic plan to fulfill the city's collective vision.

Respectfully,

Andrea Kaufman Robbins
358 Troon Court
Louisville, CO 80027

From: [David Dayan](#)
To: [City Council](#)
Subject: Red Tail Ridge
Date: Tuesday, August 18, 2020 5:30:52 PM

Hello,

This is too large a project for Louisville which will overwhelm our infrastructure including roads, schools and services.

We need to reevaluate this proposal and project post Covid - and see if it still makes sense.
Due to Covid the economy has changed and will change...retail, travel, entertainment.
We need a thorough study on this project and on the economy.

Louisville Resident all my life.
David Dayan
946 St Andrews Ln, Louisville, CO 80027

From: [Mayumi Dayan](#)
To: [City Council](#)
Subject: No on RedTail Ridge and No on amending the existing Louisville Comprehensive Plan
Date: Tuesday, August 18, 2020 5:30:52 PM

Hello,

This is too large a project for Louisville which will overwhelm our infrastructure including roads, schools and services.

We need to reevaluate this proposal and project post Covid - and see if it still makes sense. Due to Covid the economy has changed and will change...retail, travel, entertainment. We need a thorough study on this project and on the economy.

Sincerely,

Mayumi Dayan

946 Saint Andrews LN

Louisville, CO 80027

From: [Mark Dayan](#)
To: [City Council](#)
Subject: No on RedTail Ridge and No on amending the existing Louisville Comprehensive Plan
Date: Tuesday, August 18, 2020 5:02:00 PM

Hello,

This is too large a project for Louisville which will overwhelm our infrastructure including roads, schools and services.

We need to reevaluate this proposal and project post Covid - and see if it still makes sense. Due to Covid the economy has changed and will change...retail, travel, entertainment. We need a thorough study on this project and on the economy.

Sincerely,

Mark Dayan

946 Saint Andrews LN

Louisville, CO 80027

From: [Larry Cappel](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Tuesday, August 18, 2020 4:58:31 PM

I want to ask you again not to approve the Redtail Ridge development as it is. This is Louisville's last piece of undeveloped land. There is no more. Please don't squander our future for this short-sided short-term project. Louisville needs it's open space, it needs it's somewhat clean air, it needs peace and harmony. Louisville doesn't need a bunch of development. Whatever perceived tax revenue the city would get from this, it isn't worth losing this wonderful resource.

Please do something small, only as a buffer between the roads and the internal land. Make the rest open space, park land, etc. We all deserve that. Don't let any developer build anything unless they also build the necessary improvements to infrastructure, roads, etc. And force them to do something to manage the pollution. If not, don't do anything!

Please do the right thing tonight.

Sincerely:

--

Larry Cappel
Brookings, SD
303-523-6123

From: [William G Mertens](#)
To: [City Council](#)
Subject: NO on Redtail Ridge
Date: Tuesday, August 18, 2020 4:51:30 PM

To whom it may concern,

Since I have written before, I do not think you need to hear again my views on this ridiculously large development project, or how the developers comments at the last council meeting were completely disingenuous, or how the city never seems to get what it is promised (in terms of commercial tax revenue) from developments of this sort (e.g. Steel Ranch and North End). I could go on and on again about the damage this will do to the environment and to the existing citizens due to the infrastructure impacts, but I won't.

I would just really appreciate it if you would do what you know is right, and vote No on this development plan.

Thank you again for your time,

Billy Mertens
917 Eldorado Lane

From: mtmbarry@juno.com
To: [City Council](#)
Subject: Redtail Ridge Development Proposal
Date: Tuesday, August 18, 2020 11:57:10 PM

Attention; City of Louisville, Co. Council Members &
All Louisville City Administrators, Involved in the Decision
Making Process Concerning the Acceptance, Refusal, or
Revision of the Redtail Ridge.

I, Thomas M. Barry and my Spouse, Mary K. Barry, as Property Owners
and Residents in the
City of Louisville, Co. since 1978, currently residing at 1041 Turnberry Cir.
Ward III, Do not
Approve of the Redtail Ridge Development, as Currently Proposed.
Specifically, we are averse to any Amendment to the General Development
Plan or the current
Comprehensive Plan, simply to accommodate the Redtail Ridge Development
Proposal.
In addition, we are against the housing developments which will add, up to
3000 new residents
to Louisville, which will add to an increase in traffic congestion, pollution,
trash, crime, and the
demand for most City Services, which include Fire and Police Protection. The
proximity to the
Monarch School Campus, is also problematic. The increased Traffic
Congestion alone adds
a higher level of danger to students in their commute to school. Please realize,
tax or cash
incentivisation for Medtronics or any business, is contrary to the ethical use of
taxpayers monies.