



## City Council

December 5, 2023  
Packet Addendum #1

**From:** Christopher Leh  
**To:** Sherry Sommer  
**Cc:** Jeff Durbain; Rob Zuccaro; Meredith Muth  
**Subject:** Re: Redtail Ridge  
**Date:** Friday, December 1, 2023 2:26:40 PM  
**Attachments:** image.png

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Sherry—I am replying to the email I received from you at 4:22 am yesterday morning (November 30) regarding my original email to you on November 29, which is the day after our Tuesday Council meeting. Your responsive comments are interlineated in purple and my comments in reply are interlineated after yours in bold black.

During the November 28 Council meeting, you spoke about the issue of delaying the December 5 hearing on the Redtail Ridge application. I want to make it clear that I had not and have not yet reviewed the email I received from you at 2:47 pm on Tuesday or the materials provided by City Staff concerning the December 5 meeting. I do not have any view as to whether the RTR application is complete or not. Likewise, I do not have any opinion as to whether the December 5 meeting should be delayed.

As sometimes happens in the exchange of emails, either your or my email system stripped away the screenshots of texts included in my November 29 email to you, so I reinserted them below.

**Chris Leh**  
**Mayor**  
**City of Louisville (CO)**  
(c) 303.668.3916  
Leh@louisvilleco.gov

On Nov 30, 2023, at 4:22 AM, sherry sommer <hellosberry2@yahoo.com> wrote:

Hi Chris,

Thank you for sending this log. See corrections below

I do not see the staff memo or when it will be available to the public. That information will conclude our communication on this matter.

Sherry Sommer

Sherry,

I am emailing you concerning recent communications between us relating to Redtail Ridge. As a Councilmember, and for the sake of all stakeholders, I wanted to ensure legally compliant and transparent public processes as to that property. As Mayor, I continue to want that. I am sure that you appreciate those obligations. To that end, I want to capture and organize our communications while they are fresh in mind and to avoid misunderstandings in the future.

**(1) Your Noontime Text Yesterday**

Just after noon yesterday, I received from you a text requesting to talk. It did not specify what you wanted to discuss. I would have responded but was tied up in meetings and preparations for the swearing in.

**I called at 12:04 without leaving a message.**

**CML: After checking my phone, I confirm that there was a missed call from you at 12:04 pm on Tuesday, December 28. You did not leave a message. You appear not to have called back but sent an email that I received at 2:47pm (see below).**

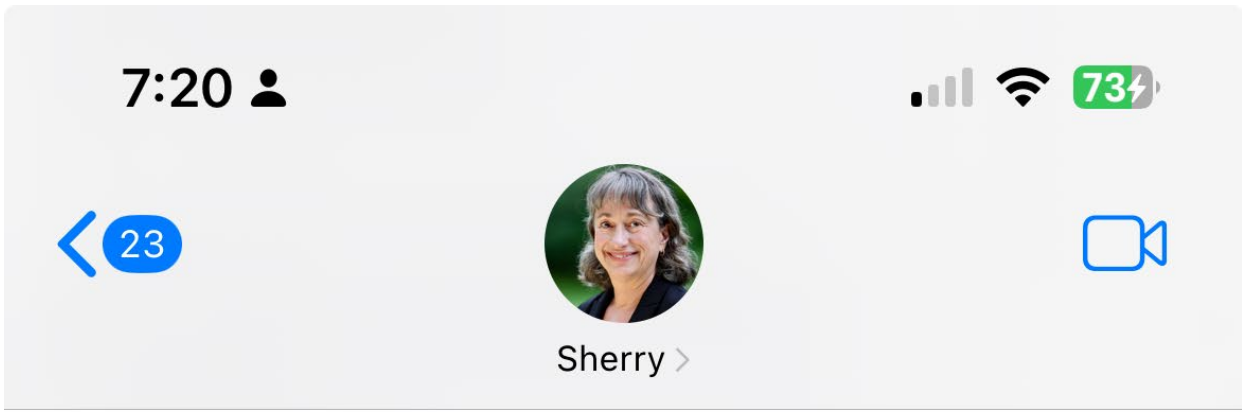
**(2) Your mid-afternoon Email Re "Incomplete Redtail Ridge preliminary application/Council agenda December 5."**

At 2:47 pm, I received an email from you that you sent Council and City Staff. The subject line was "Incomplete Redtail Ridge preliminary application/Council agenda December 5." After reading the subject line only, concluded that it likely would contain information concerning land use application that Council would be considering in a quasi-judicial proceeding on December 5.

In the exercise of caution, I did not read further to avoid consideration outside that hearing. Although I am forwarding the text of the email below, I still have not read it and will not unless it appears in the meeting packet that will be made available to all of us later this week.

**(3) Text Exchange Between Us Yesterday**

After receiving your email at 2:47pm, but before the City Council meeting at 6 pm, you and I exchanged several additional text messages. These text message did refer to the 2:47 pm email I received. I suggested that we deal with any issues she was raising at the Council meeting, and you agreed:



Yesterday 2:51 PM


Sorry for the delay. I've been handling another city issue for the last couple of hours. Is this in regard to the email that you sent us a few moments ago?

Yesterday 3:57 PM

Yes

Let's deal with this at the meeting, yes?

We can discuss then.

 Thanks!

(4) our brief exchange of comments during the celebratory break at last night's Council meeting

As you know, shortly after other Councilmember and I were sworn in at last night's Council meeting, there was a celebratory break. You sought me out and began advocating for a delay in Council's consideration of the Redtail Ridge land use application. I interrupted you, expressing briefly that your comments might relate to a quasi-decision and requested that you make the comments in the meeting. You indicated you were simply trying to avoid needless conflict during the Council meeting. I reiterated my request, and our brief conversation ended.

This exchange did not take place.

CML: Sherry, your statement that "This exchange did not take place" is incorrect.

My recollection of the interaction with you at that time is so clear and my description so detailed, first and foremost, because you accosted me about delaying the December 5 hearing even as I was greeting and thanking those who had come to the Council meeting at my personal request to witness my swearing-in, including my 88 year-old father, who'd traveled 2 hours from Sterling to attend. Second, I was surprised by your raising the issue of delaying the December 5 only hours after I texted you that we would deal with whatever was in your 2:47 pm email "at the meeting," not during a break in the meeting in a private conversation.

Your text "Let's deal with this at the meeting" indicated to me that we would "deal with this at the meeting"

CML: And, indeed, that is exactly what happened. After I halted the conversation during the celebratory break, we resumed the Council meeting, in which you spoke about delaying the December 5 hearing for much of the six minutes you allotted during the time reserved for public comments on items not on the agenda.

At one point during the reception I moved a step in your in your direction. You didn't greet me and began talking to council member Dickinson. I'm a polite person and did not insist when you didn't acknowledge me.

CML: I do recall talking to Councilmember Dickinson during the break. I do not recall your movements but don't dispute your recollection. If you are implying that you did not approach me because of my conversation with Councilmember Dickinson, that is incorrect. The break was lengthy, and the interaction I described above took place as I described it above.

I understand quasi judicial rules. It is the obligation of the office holder to maintain proper boundaries.

CML: Based on your experience with City processes, your long-time public involvement with the Redtail Ridge development, and your recent candidacy for mayor, I would expect you to understand rules that bind me as an elected official concerning quasi-judicial matters.

As we can see from our interactions I did not suggest we have a discussion.

CML: Sherry, this statement also is incorrect. In my text to you at 3:57 pm (see above), I asked, "Let's deal with [the issues raised in your 2:47 pm email], yes?" In response, you expressly stated that "We can discuss it then." course you were suggesting that we have a discussion. Contrary to your statement above, your statement that you did not suggest we have a discussion is incorrect.

I already explained in detail above what our interaction during the celebratory break. We did not have a discussion. But that was certainly not for your repeated attempts to do so:

- by phone at 12:04 pm on November 28,
- by text regarding your 2:47 pm email on November 28;
- In person outside Council Chambers during the celebratory break when I interrupted your advocacy for delaying the December 5 hearing; and
- by text yesterday, November 30.

During the portion of Council meeting devoted to public comments not on the agenda, you pooled your time with another resident and explained concerns about the proceeding with the December 5 agenda item.

(5) our exchange of text messages today

You again texted me this morning, and you and I exchanged several texts. You reiterated points you had made at the hearing and again advocated for delaying consideration of Redtail Ridge's application. You expressed urgency. I indicated that I needed to talk with staff before getting back to you.

I "expressed urgency".

CML: I'm not going to quibble about your characterization of the communication, nor do I understand the relevance. You started texting me yesterday (11.29) at 12:56 pm yesterday and requested a response by the end of the day.

It is more accurate to say I followed

up.

Since we did not interact at the meeting, I followed up with a text.

CML: If what you mean is that we had no interaction *at all inside or outside Council Chambers*, the premise of your comment is incorrect. First, we had the interaction during the celebratory break that I already described in detail above. Second, you requested in writing to speak multiple times during the Council meeting, and, as a result, I called you to the podium as to each request. If what you mean is that we had no interaction *during the meeting*, your statement is incorrect, but only for the second reason.

I've been quite professional. Customarily a waiting period of 24 hours is considered a courtesy. I was hoping to have the conversation you said we'd have in a timely way. I have obligations today and respectfully let you know when I would be available.

CML: As you know, I must address the RTR application based upon the applicable law, the application itself, and evidence presented in connection with the quasi-judicial proceeding, including materials provided by City Staff (<https://www.louisvilleco.gov/home/showdocument?id=40468&t=638370219277832381>). Of course, you are welcome to provide further information for the public record about the RTR application, applicable law, and evidence in support of or in opposition to the application, including that which is provided with the Staff Report, the Staff Report Itself, and so on. Please submit any such information to the City Clerk.

If you felt interacting with me was a potential violation of quasi judicial rules, you could have said so at any time and I would not have insisted.

CML: I never stated or implied in my original email or in this reply that any of my interactions with you violated quasi-judicial rules. To the contrary, I have always sought to avoid any such violation. I have described above our interaction during the celebratory break at City Hall after my swearing-in as Mayor. To reiterate my original email, I did in fact interrupt your advocating for delaying the December 5 hearing during the celebratory break, when you:

sought me out and began advocating for a delay in Council's consideration of the Redtail Ridge land use application. I interrupted you, expressing briefly that your comments might relate to a quasi-decision and requested that you make the comments in the meeting. You indicated you were simply trying to avoid needless conflict during the Council meeting. I reiterated my request, and our brief conversation ended.

**Therefore, according to your comment in your response to my original email, I did exactly what you said I should have done.**

As promised, I discussed the matter with Jeff Durbin. I am cc'ing him on this email. My understanding is that the staff memo will address questions you and others have raised.

Whether you agree or disagree with the staff memo, however, you are welcome:

1. To submit any other information you would like to regarding the application.
2. To attend the quasi-judicial hearing on this application on Tuesday, December 5, and challenge staff's conclusions or address any other concerns you have with the application in public comment.

**Engaging in the democratic process is a right I cherish and will continue to exercise.**

**CML: I, too, cherish engagement in the democratic process and encourage you to continue to do so.**

Thanks.

Best Regards,

**Chris Leh**  
**Mayor**  
**City of Louisville (CO)**  
(c) 303.668.3916  
Leh@louisvilleco.gov

On Nov 28, 2023, at 2:47 PM, sherry sommer <hellosberry2@yahoo.com> wrote:

Mayor Leh and members of council,

Please remove Redtail Ridge from your December 5, 2023 agenda. The application is not complete. Only complete applications can be reviewed by council.

—Northwest Parkway has not approved this application. According to Joel Meggers, managing administrator for the parkway, the parkway will not support the preliminary plat until negotiations are finalized. This should happen within the next few weeks.

—Brue Baukol has not updated their application submitted in April 2021. That application incomplete. When submitted and it remains incomplete.

—The City posted notice for this agenda item November 19, 2022. However, information on the current developments on city website has not been updated since April 2021. While the city may have followed the letter of the law in providing public notice, this certainly has not been a transparent process.

This is a very serious matter. Voters rejected the sprawling development proposed by Brue Baukol in our special election. This item must not appear on the council agenda before it is complete.

Sherry Sommer

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**From:** [johnkelin](#)  
**To:** [City Council](#)  
**Subject:** Redtail Ridge proposal  
**Date:** Monday, December 4, 2023 8:24:59 AM

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Dear Council,

I am writing you as a longtime resident of Louisville, urging you to reject the latest development proposal for Redtail Ridge.

This matter has already been decided by voters, who turned the proposal back in a special election more than two years ago, and by the city's planning commission last year.

The developer's latest proposal is virtually unchanged. Please reject it.

John Kelin

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**From:** [d.ervin](#)  
**To:** [City Council](#)  
**Subject:** Redtail Ridge Again?  
**Date:** Monday, December 4, 2023 7:53:36 AM

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I voted against the Brue Baukol(BB) plan for Redtail Ridge back in April 2021. I have not changed my mind about that, or about this developer.

Please discontinue any further decisions on Redtail Ridge with Brue Baukol.

Debra Ervin  
1129Front St  
Louisville

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**From:** [Janette Kotichas](#)  
**To:** [City Council](#)  
**Cc:** [congressmanjoeneguse@mail.house.gov](mailto:congressmanjoeneguse@mail.house.gov); [agrajeda@prairiemountainmedia.com](mailto:agrajeda@prairiemountainmedia.com)  
**Subject:** Redtail Ridge Last-Minute Council Vote  
**Date:** Monday, December 4, 2023 7:28:51 AM

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## WHAT ARE YOU DOING?!

The agenda for your meeting tomorrow night includes a vote on a preliminary subdivision plat for Redtail Ridge. This plan was rejected last year by the planning commission. It does not meet our city codes.

The decision to push this vote through at the last minute, with only the bare minimum of required notice — in the midst of holiday madness — occurs for me like an effort to sneak in a vote when we aren't watching. One of your council members is expected to recuse himself, leaving this decision to the three people who asked for a citywide vote on the project — Leh, Fahey, and Dickenson — that **3,816 voters in Louisville rejected**. I question your intentions. What do you gain by passing this behind our backs?

I urge you to postpone any decisions until there is a new, complete application that we residents and the planning commission can review. You are starting off your new terms under suspicious circumstances, and we voters will remember this. We **are** watching.

Janette Kotichas  
278 Juniper Street  
Louisville, CO 80027

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**From:** [Jane Armstrong](#)  
**To:** [City Council](#)  
**Subject:** No on Red Tail Ridge  
**Date:** Monday, December 4, 2023 7:27:05 AM

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1. Louisville has already voted it down.
2. I live in CCR and have gone through two years of hell with insurance and rebuilding.
3. 21,000 cars a day would destroy the ambiance of our neighborhood.
4. That much grading would destroy habitats. Our land is being raped!
5. We got here first! If I knew Red Tail would come to fruition I would have taken the insurance money and moved. Grandfather us in!

Why is the City Council bringing this up again? Where's the impact statement?

NO ON REDTAIL RIDGE!

Jane Armstong  
479 Muirfield Ct.  
Louisville

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**From:** [Maryan](#)  
**To:** [City Council](#)  
**Subject:** Redtail Ridge R3dux  
**Date:** Sunday, December 3, 2023 9:16:19 PM

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Council Members,

It appears that you will reconsider the Redtail Ridge proposal from Bruce Baukol that has already been rejected by the Planning Commission and voters, and that BB has not made any amendments to ease concerns expressed by the Planning Commission and the voters.

I am opposed to the current proposal because it does not make the best use of the space. I've lived in Louisville for 21 years and have served on a City Board. I'm in favor of Avista Hospital relocating there but I would like to see garages rather than parking lots and let's allocate a nice area for trails and open space, not perimeter. Let's take traffic, noise and pollution issues seriously. If their development negatively impacts the Hwy 36/95th St interchange, make them pay for it. A second entrance/egress for Monarch is critical. Thank goodness the kids were not in school during the Marshall Fire.

Bruce Baukol changed their initial proposal significantly from what they presented in informational meetings to the community before they bought the property. They are not listening to the community, only their own pocketbooks. Yes, they have the right to develop the property but we have the right to make sure it is done appropriately and in the best interests of the community.

Recommendation: Get a supermarket (Trader Joe's, King Sooper's?) to build on the corner next to the fire station and capture the tax revenue from those Broomfield residents across the street.

Being a resident of Coal Creek Ranch, I am concerned about the impact on traffic of facilities much larger than StorageTek and hope that thoughtful planning will ease the concerns of our neighborhood.

Thank you,  
Maryan Jaross  
846 St. Andrews Lane  
Louisville

Sent from my iPad

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**From:** [David Blankinship](#)  
**To:** [City Council](#)  
**Subject:** Redtail Ridge open space grading  
**Date:** Sunday, December 3, 2023 8:55:27 PM

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Dear City Council,

I am writing to highlight an aspect of the Redtail Ridge preliminary subdivision plat that might not be obvious given the length of the meeting packet for the Tuesday, December 5 meeting. There are plans to perform grading of the open space on the northern part of the property before formally designating it as a part of Redtail Ridge Open Space. Although I am writing this email as a private citizen, I am aware that the Louisville open space advisory board in May and June 2022 did not question the developer on this particular aspect of the proposal. As I see it, it was much more of a function of the many moving parts and sheer complexity of the proposal rather than tacit approval of the idea.

If anything was made clear in the approval of referendum 2C in November, it is that Louisville residents highly value open space, enough that they were willing to approve a 1/8% sales tax increase dedicated to open space funding. If the Redtail Ridge preliminary subdivision plat were to move forward with a recommendation to grade open space, it would certainly impact the environmental value of that open space and not honor the wishes of the majority of city residents.

To provide some background on what should be considered in terms of appropriate open space management for development proposals, one should first refer to the city charter's Section 15-5: Open Space - Effect of Article: "Nothing in this article shall be construed to: (a) Affect or limit the safe and efficient operation, construction and maintenance of the City's water, sewer, drainage, and flood control systems and infrastructure; except that the City shall make reasonable efforts to mitigate the impact of such operation, construction, and maintenance on open space". However, it is also important to consider the city's municipal code Sec 4.03.010 - Classification and management, which states "Open space shall be managed in a manner consistent with good stewardship and sound ecological principles that benefits citizens of Louisville by promoting native plants, wildlife, wildlife and plant habitat, cultural resources, agriculture and scenic vistas and appropriate passive recreation." The tension between the two is captured in the planning commission's fourth reason for denial of the application from August 2022: "The Planning Commission finds that the Application does not comply with LMC Sec. 16.16.020.B., which states that drainage areas should be left in a natural state to the greatest extent possible. The Applicant has not demonstrated that grading of drainage areas within public open spaces has been limited to the greatest extent possible."

So, while It may not be possible to expand the open space acreage in the Redtail Ridge public land dedication (and it is the case that the minimum requirements are met), I do recommend that all open space identified in the preliminary subdivision plat be retained in its current form with no significant modification such as grading.

Sincerely,  
David Blankinship  
Louisville resident

**From:** [Christina Dozauer-Ray](#)  
**To:** [City Council](#)  
**Subject:** Redtail Ridge  
**Date:** Sunday, December 3, 2023 6:00:06 PM

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Dear Council,

This message is to ask that you postpone any decisions on Redtail Ridge until there is a complete application viewable by Louisville citizens, with all plans meeting our city codes.

We the voters have already turned down this plan, and so I don't understand why it is being brought up again unchanged.

I voted for open space, transparency, and representation of residents' opinions. None of this is being championed by reopening a destructive development plan that has already been turned down.

Thank you for your service to Louisville and for considering this message.

Sincerely,

Tina Dozauer-Ray  
100 West Spruce Street

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**From:** [Carla Bigum](#)  
**To:** [City Council](#)  
**Subject:** Redtail Ridge Agenda Item Dec 5 COMMENTS  
**Date:** Sunday, December 3, 2023 5:15:12 PM

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273 S Lincoln Ave.  
Louisville, CO 80027  
December 4, 2023

Dear City Council Members,

I have only recently learned city council will be reviewing the Redtail Ridge proposal presented by Brue Baukol Capital Partners. As I understand, you will be reviewing the **exact same proposal** the Planning Commission voted to deny in 2022.

I understand this is the first regular City Council meeting with our new mayor plus three recently elected members who have not deliberated on the matter previously. Additionally, I have learned there is one vacancy, and if any member chooses to recuse himself/herself from the vote, that will leave 5 voting members in which 3 members, yes 3 members, could have the power to approve a proposal which voters already rejected (3, 816).

I can hardly believe I am writing a letter again to voice my disapproval for the Redtail Ridge proposal. But I am, as I believe it is so very important.

I have two critical reasons why I believe council should disapprove the proposal for our city and citizens. First, the proposal was voted down in a recent election. Second, the Planning Commission determined the proposal failed to meet the criteria laid out in the city's municipal code. The developer could build **IF** they are willing to build a compact development and set aside all land north of Disc Drive for open space. These two reasons alone would honor the voice of the people and local government decisions and codes.

There are also two other considerations of the proposal worthy of voting down the proposal. I live very close to the development site and drive past it regularly. First, traffic is of high concern. The new footprint would increase traffic exponentially. Second, the proposal would destroy acres of wildlife and critical habitat which in turn would be replaced with more buildings and parking lots. How does this fit with our city's climate change responsibilities?

Last, but maybe my most important concern, is the last minute notice to the residents of Louisville to conduct such a meeting. I am very suspect of the reasons why such a decision came to be with a decision of this magnitude. I am disappointed and insulted with this decision,

holding a vote with the minimum amount of time required to notify its residents. You can do better by voting NO on the Redtail Ridge proposal.

City of Louisville Ward III resident,  
Carla Bigum

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**From:** [Patricia Hamilton](#)  
**To:** [City Council](#)  
**Subject:** Red Tail Ridge  
**Date:** Sunday, December 3, 2023 5:12:29 PM

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***Dear City Council Members,  
Please require the developer to set aside all land north of Disc Drive as open space and build a compact development. Their plan doesn't meet our codes and you must require this.***

***Please delay a decision until the ward I vacancy is filled. With this vacancy and one member expected to recuse themselves, there will be only 5 voting members--an unusual situation in which 3 people have the power to approve a proposal 3,816 voters rejected.***

***We rejected this plan and you must represent and honor our vote.***

***Look to our neighboring city of Boulder for guidance - this would not happen there.***

***Please do the right thing - because once this is a done deal there is no turning back.***

***Respectfully,  
Tricia***

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**From:** [Laura Page](#)  
**To:** [City Council](#)  
**Subject:** Redtail Ridge  
**Date:** Sunday, December 3, 2023 4:07:58 PM

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Dear Mayor and Members of Council,

The Planning Commission previously rejected the Redtail Ridge proposal due to deficiencies in the application. If these deficiencies have not been remedied, I ask that you, too, reject their proposed preliminary subdivision plat.

I am especially concerned by the grading plan that would alter the landscape in areas that should not be disturbed, per the City Code - "Natural features, historical and archaeological sites, and vegetation of the area, including trees, **must** be preserved to the extent possible." (LMC 16.16.010.D) The destruction of the flora and fauna, essentially undisturbed for almost 40 years, will already be massive *within* the developal area. Do not allow it to extend into sections that should be preserved, as demanded by our Code.

As proposed, this development will unnecessarily exterminate over 110 acres of prairie dog colonies. The colonies support numerous raptors and other animals. Given the web of life, their numbers will no doubt plummet, too, after the decimation of the colonies. Slaughtering the prairie dogs is not 'preserving the natural features of the property.'

I also question whether the wildlife surveys are up to date since three years have passed since the last survey was completed. The surveys were inadequate to begin with in that they weren't taken at peak occupancy times. In particular, since the 2020 survey for federally-protected burrowing owls was conducted by the applicant's consultant, the recommended survey zone for detecting burrowing owls has been expanded almost 10-fold from 150 feet to 1,320 feet. Given the number of prairie dog holes on this property which are attractive to burrowing owls, it is critical that a new survey be conducted using the much larger survey area.

Despite the public's outcry for more open space (public and/or private) as was allowed for in the Conoco-Phillips proposal, the applicant has made no accomodations for more preservation on this property. Do not cut the applicant any slack if they are not offering any compromises. Hold them to our code and local and federal regulations.

Respectfully,

Laura Page  
920 Rex Street

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**From:** [A R](#)  
**To:** [City Council](#)  
**Subject:** Redtail Ridge  
**Date:** Sunday, December 3, 2023 4:00:55 PM

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Members of City Council,

Once again, I am writing to voice my opposition to the latest Redtail Ridge proposal. As best I can tell, this is the identical proposal which was rejected by the Planning Commission over a year ago. Once again, the applicant has chosen to ignore the Commission and is attempting to do an end-around by taking the proposal directly to City Council. The applicant has a (long) history of bringing essentially identical proposals up for approval, and again and again, the answer has been NO. When City Council wanted to hear citizen feedback, a special election was held, and again the answer was NO.

At some point, Council must send a message to the applicant. There has been an enormous waste of time and money expended by the City, the Council, the Commission, and the Citizens dealing with this issue repeatedly, with no particular heed paid by the applicant to the many suggestions and ideas presented by everyone which could make the proposal more likely to be accepted. Frankly, this is disrespectful to the Council, Commission, and the Citizens who have voted on this matter over the last few years.

Please either table this application until more new details are provided, or send it back to square one. How much longer are we to see the same proposal submitted? Enough is enough.

Respectfully,  
Andrew Rogowski  
260 S Lincoln Ave  
Louisville

**==CAUTION: EXTERNAL EMAIL==**

**From:** [Norma Anderson](#)  
**To:** [City Council](#); [Christopher Leh](#); [Caleb Dickinson](#); [Deb Fahey](#); [Judi Kern](#); [Barbara Hamlington](#); [Dietrich Hoefner](#)  
**Cc:** [Norma Jean Auer Anderson](#)  
**Subject:** Tuesday, December 5th's City Council meeting and Brue Baukol's proposal for StorageTek/Redtail Ridge  
**Date:** Sunday, December 3, 2023 2:29:40 PM

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Dear Mayor Leh, Ward I Council Member Dickinson, Ward II Council Member Fahey, Ward II Council Member Kern, Ward III Council Member Hamlington and Ward III Council Member Hoefner,

There will be a meeting of the City Council on Tuesday, December 5, to review again the redevelopment plans by Brue Baukol Capital Partners for the old StorageTek property. A list below summarizes the progress on Brue Baukol's redevelopment plans for the area now referred to as Redtail Ridge.

Over more than a year and a half, the proposals by Brue Baukol have been turned back by the citizens of Louisville, either by letters to the City Council with objections to the plans Brue Baukol has continued to propose, or by an actual City-wide referendum on the proposal by Brue Baukol, in which the proposal was soundly rejected.

Brue Baukol has continued to come either before the City Council or the City Planning Commission, with proposals that fail to address the concerns of the citizens of Louisville, and yet Brue Baukol intends to submit essentially the same proposal to the City Council at this meeting on December 5.

My husband and I have lived in Louisville for five years, having chosen to move here because of the way Louisville has worked to preserve open space for the entire community to enjoy. The quality of life we've found here is reflected in the actions the community continues to take — including reactions to Brue Baukol and its on-going, relatively unchanged proposals for the StorageTek/Redtail Ridge site.

I understand Mayor Leh ran, in part, on the expressed intention to bring development to Louisville, but what Brue Baukol has continued to propose will be harmful to the nature and quality of life we currently have in our community. In addition, the plans that continue to be offered by Brue Baukol fail to meet the Louisville City Municipal Code, and have been denied by the City Planning Commission.

I strongly urge each of you to keep in mind the results of the April, 2022 referendum rejecting the Brue Baukol redevelopment plans for Redtail Ridge, the letters sent to the Mayor and City Council objecting to the Brue Baukol redevelopment plans, and the recommendation for denial by the Louisville City Planning Commission of the Brue Baukol redevelopment plans.

In addition, the City Council has one vacancy, in Ward I (the Ward in which we live). I'd like to know what plans are to fill this vacancy in Ward I.

As for the vote on December 5th, in addition to being "short" one Council Member (Ward I), I understand one member is expected to recuse himself. This will leave only five voting members (the Mayor and four City Council Members) at this December 5th Council Meeting. This means there will be an understaffed Council that has the power to approve (or disapprove) the Brue Baukol proposal, which was rejected by nearly 4,000 votes in April of 2022. There should be a full voting membership on this issue, especially when part of the discussion should

include the fact the current Brue Baukol proposal fails to meet the Louisville City Municipal Code.

Thank you,

Norma Anderson - Ward I  
1904 Steel Street  
Louisville, Colorado 80027  
Email: [norma22@me.com](mailto:norma22@me.com)  
Landline: 303-954a-9373  
Cell: 720-537-5901

### **The history of Brue Baukol and the old StorageTek property, now referred to as Redtail Ridge:**

2020-2021: Brue Baukol Capital Partners submitted different iterations of a plan to redevelop the old StorageTek property, with plans to massively exceed StorageTek's footprint and paving over previously undeveloped areas of the site. This plan would destroy wildlife and critical habitat in the process. Community opinion was strongly against all iterations of Brue Baukol's redevelopment plans.

April, 2022: Louisville voters overturned the City Council's approval of the Redtail Ridge application by referendum. This made legally clear the reaction of Louisville citizens to all prior Brue Baukol's redevelopment plans.

November, 2022: Louisville's Planning Commission voted to recommend the City Council deny the Brue Baukol's next application. Planners found the proposal failed to meet the criteria laid out in the Louisville City Municipal Code, and expressed their concerns about the plan to upgrade nearly the entire site, including areas not slated for buildings, parking lots or roads. Essential wildlife habitat would be destroyed under this plan.

December 5, 2023 (Tuesday): City Council will begin deliberations on the Redtail Ridge proposal, presenting the exact same proposal the Planning Commission voted to deny in November, 2022. This will be the first regular City Council meeting headed by our new mayor, Chris Leh. Three Council members will be in new positions, and may not have deliberated on Redtail Ridge.

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**From:** [Laura Pederson](#)  
**To:** [City Council](#)  
**Subject:** The Louisville Voters and the Planning Commission Have Spoken - REJECT the Redtail Ridge Development Plan  
**Date:** Sunday, December 3, 2023 1:51:14 PM

---

The Redtail Ridge development plan that was previously REJECTED by the Louisville Planning Commission and the citizens of Louisville is once again being brought forth for approval.

Perhaps the Redtail Ridge backers have taken the cynical view that, given the newly reconstituted Louisville City Council, they can now slip the plan through -- even though no changes have been made to the previously rejected plan. Perhaps they are counting on the citizens of Louisville being too distracted by the December holiday season to notice their current shenanigans.

The Louisville City Council has pledged to represent the citizens of Louisville -- not big money, not corporate interests. The current plan does NOT meet the city's Municipal Code, and it is the City Council's duty to reject it.

We see you, we are watching. Please honor your responsibility and deny this proposal.

Thanks and Regards,

Laura Parks-Pederson

2297 Cliffrose Lane

Louisville, Co.

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**From:** [Larry Donner](#)  
**To:** [City Council](#)  
**Subject:** Support For Redtail  
**Date:** Sunday, December 3, 2023 1:37:29 PM

---

Dear City Council,

I am writing to urge your approval of the Redtail Ridge proposal. After reviewing the materials in your packet, it is obvious that the developer meets and exceeds Louisville's development requirements.

The Redtail proposal provides a quality development with energy efficient buildings, open spaces and trails available to the public. In addition, it dramatically enhances City revenues with the potential to relieve the average homeowners property tax burdens.

Concerns with traffic to existing City streets is greatly overblown. The bulk of the traffic accessing the properties will be from the Northwest Parkway at an intersection that already is controlled with a traffic signal.

Louisville has wrestled with this parcel of land for nearly 15 years. It is time to move ahead.

Thank you.

Larry Donner  
1020 Willow Pl.  
Louisville, Colorado

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**From:** [lkoglin](#)  
**To:** [City Council](#)  
**Subject:** Please dont fall for the nonsense from the preserve louisville campaign  
**Date:** Sunday, December 3, 2023 12:41:45 PM

---

Please dont fall for the scare tactics of Preserve Louisville a second time. It was bad enough they used lies and scare tactics to get on the ballot. Telling people this development would drive up cost and limit materials for the home owners that lost their home to the fire.

Thanks,

Lynn Christopher Koglin  
[www.KoglinGroupLLC.com](http://www.KoglinGroupLLC.com)  
Cell 303.551.3073

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**From:** [CHALK4PEACE](#)  
**To:** [City Council](#); [preservelouisville@gmail.com](mailto:preservelouisville@gmail.com)  
**Cc:** [hq.indigoink@gmail.com](mailto:hq.indigoink@gmail.com); [ccorsell@mac.com](mailto:ccorsell@mac.com)  
**Subject:** Redtail Ridge Rehash- John Aaron, Louisville resident  
**Date:** Sunday, December 3, 2023 12:19:49 PM

---

To the City Council,

As I voted AGAINST the Redtail Ridge subdivision project, I continue to stand against its creation and ask that City Council postpone any decisions until a complete application is submitted that the public can review. The massive traffic congestion alone that the creation of this subdivision will cause for Louisville is reason enough to stop the developer from having its way with this project the people of this city soundly defeated in 2022. This is a disturbing example of greed without any regard to impact. As well as an entity that won't take NO for an answer. So...Just say NO.

I am not able to attend December 5; but I wanted to put forth my opinion as a Louisville resident.

Thank you,  
John Aaron  
1045 1/2 Lafarge Ave.  
Louisville, CO 80027

Sent from my iPad

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**From:** [Richard Morgan](#)  
**To:** [City Council](#); [Christopher Leh](#); [Deb Fahey](#); [Judi Kern](#)  
**Subject:** Support for Redtail Ridge 2023 Plat  
**Date:** Sunday, December 3, 2023 11:39:03 AM

---

Mayor Leh, Ward 2 Councilors Fahey and Kern, and City Council:

I live at 644 W Pine Street and have for the past 25 years.

I'm writing to express my **strong support** for the Redtail Ridge 2023 Plat.

I remain impressed by the thoughtfulness of developers Brue Baukol Capital Partners (BBCP) and Sterling Bay. Notwithstanding the pushback over the past three years, BBCP remains committed to listening to Louisville residents' needs and wants for this development and strike a balance between what is feasible and what is not.

BBCP has structurally redesigned its plans to not only align with City goals, but also to accommodate residents' wishes for a smaller overall total building footprint (2.55 million SF); commit to commercial sustainability; set aside more open space (155-acres vs 38-acres); prioritize 40-acres along NW Parkway for Avista Hospital, Louisville's largest employer; invest in intersection improvements to NW Parkway and 96<sup>th</sup> Street; and most importantly, BBCP is committed to paying for the re-engineering of Campus Drive so that it will be a full thoroughfare and not a dead-end, one way in/out street that Louisville Police and Fire deem highly problematic. The safety of our children attending the Monarch School System should be a top priority, whether it's a bomb threat or the most damaging fire in Colorado history.

Kicking the can down the road is NOT an option. The cost of further inaction is incredibly costly to our community. The obvious is the potential loss of Avista Hospital, a cherished and vital community asset. Now that Avista is no longer a subsidiary of Centura, its long-term viability and profitability is ever more paramount. Financially, Louisville could lose out on millions of projected dollars in local fees (\$37.8 million paid to Louisville), \$2 million in annual tax revenue to the City, together with the many new customers and unique tenants for our downtown and McCaslin retail corridor, a key consideration since we've lost so much retail to neighboring communities.

I know each of you are committed to what's best for Louisville. This project has the real possibility to generate good, long-term revenue for the City, be beneficial for our local business community, reprioritize safety for our children that attend Monarch, and make accessible 155-acres of private land currently off limits to residents. Please vote to approve the Redtail Ridge 2023 Plat.

Thank you,



Richard Morgan

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Richard Morgan  
303.956.8188 (cell)

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**From:** [Rich Kithil](#)  
**To:** [City Council](#)  
**Subject:** Redtail Ridge (RR)  
**Date:** Sunday, December 3, 2023 8:00:01 AM

---

Council members will consider the wishes of their constituency.  
RR will consider their profits.

Be Safe.

Rich Kithil

Sent from [Proton Mail](#) for iOS

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**From:** [villablair](#)  
**To:** [City Council](#)  
**Subject:** Postpone any decisions on Redtail  
**Date:** Sunday, December 3, 2023 7:03:46 AM

---

Good Afternoon:

Postpone any decisions on Redtail development until there is a complete application that is available for the public to view and the residents can voice their approval or disapproval of the proposed plan.

I walk every day three to five miles in my neighborhood by Fireside Elementary School.

I have noticed an emense increase in traffic on ALL streets in this area: Dillon, Cherry and McCaslin traffic have become exponentially congested with traffic. More homes will ONLY exacerbate this problem.

Louisville does NOT have the infrastructure to handle an increase in traffic that the Redtail development will create lthat Louiville currently has.

The residents of Louisville must have an input and be taken seriously by the city council.

Sincerely  
Debra Blair  
Louisville Resident since 2000

Sent from my Verizon, Samsung Galaxy smartphone

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**From:** [Gale Chapman](#)  
**To:** [City Council](#)  
**Subject:** Redtail Ridge concerns...  
**Date:** Saturday, December 2, 2023 9:40:56 PM

---

Greetings

I am concerned that the council is not taking into account the recommendations of the Planning Commission regarding this development.

It appears that the developer has minimal concern for the wishes of the Louisville community and has not fully complied with all required city codes.

I am not against growth but it must be done in a compliant and methodical manner to enhance the character of the Louisville community.

Regards

Local resident ...for 26 years

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**From:** [joy brook](#)  
**To:** [City Council](#)  
**Subject:** Redtail ridge  
**Date:** Saturday, December 2, 2023 5:47:52 PM

---

- Please send the current plan back! The developer is not listening.
- Remember what we have seen so far. The citizens and the planning commission have made it clear this proposal is not acceptable.
- In 2020-2021 Brue Baukol Capital Partners submitted different iterations of the plan to redevelop the old StorageTek property, massively exceeding StorageTek's footprint and paving over previously undeveloped areas of the site, destroying wildlife and critical habitat in the process. Local opposition is fierce.
- In April 2022 Louisville voters overturned City Council's approval of the Redtail Ridge application by referendum.
- November 2022: Louisville's Planning Commission voted to recommend that City Council deny the developer's next application. Planners found the proposal fails to meet the criteria laid out in the city's municipal code, and were concerned about the plan to grade nearly the entire site, including areas NOT slated for buildings, parking lots, or roads.

#### Where We Are Now:

- **City Council begins deliberations on the Redtail Ridge proposal Tuesday December 5th on the same EXACT proposal Planning Commission voted to deny. Please deny this proposal and follow our city code!!**

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

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**From:** [terre\\_rushton](#)  
**To:** [City Council](#); [Christopher Leh](#)  
**Subject:** Please Approve the Redtail Ridge Plat  
**Date:** Saturday, December 2, 2023 3:33:32 PM

---

Dear Mayor and Members of the Louisville City Council,

I am a longtime resident of Louisville, having moved here in 1984, and raised three children in this community. My husband was on City Council and Mayor for 20 years, and we have both been very involved in this community, a community I love.

I again write in strong support of the Redtail Ridge project, this time in support of the preliminary plat before you. The numerous benefits of moving forward on Redtail Ridge are clear and vital for our town. This project aligns perfectly with our Comp Plan and our city's goals for compatible development, sustainability, transportation, and economic vitality. We need and have always supported a more connected and environmentally responsible Louisville. Approval of this plat is just a first step.

You all are aware of the importance of keeping Avista Hospital, a major new tenant on this site. Avista is Louisville's largest employer and a great contributor to our culture. Keeping Avista here in Louisville is not just only about the jobs and economics. Avista helps us to maintain a strong sense of community and provides essential healthcare services to our residents. How many of our children were born at Avista? Approving this plat ensures Avista's continued contribution to our community's well-being.

The 155 acres of open space in Redtail Ridge would be one of the largest donations in Louisville's history. The commitments to habitat management and preservation are equally important, and create new opportunities for residents to enjoy open space. It's a rare opportunity to enhance our community's recreational spaces and overall quality of life. This opportunity should not be missed.

Approving the plat is a vital next step in developing the network of roads, trails, and infrastructure that can create a safe and healthy campus. It is what allows Campus Drive to finally be extended. The favorable impact on Monarch High School has been repeatedly stated by BVSD administration, And yes, it keeps Avista Hospital in Louisville.

Approving the Redtail Ridge plat is more than a procedural step; it's a statement about the kind of city we want to be. A city that is forward-thinking, family-friendly, and open to new opportunities. We can't afford to be anything less. Let's not delay this any longer.

Thank you for your attention to this matter. I trust you will make a decision that benefits all of Louisville. I thank you in advance,

**Terre Rushton**  
671 West Ash Street,  
Louisville, Colorado  
303-956-8338 cell phone

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**From:** [Shari Edelstein](#)  
**To:** [City Council](#)  
**Cc:** [Caleb Dickinson](#); [Deb Fahey](#); [Christopher Leh](#)  
**Subject:** Save RTR again!  
**Date:** Saturday, December 2, 2023 10:52:37 AM

---

I am overseas and cannot attend the meeting. I find this decision to love forward after all that we went through incomprehensible.

**Please postpone** any decisions until there is a **complete application** that the public can view. The developer must set aside all land north of Disc Drive as open space and build a compact development. The developer has the right to build but not if their plan doesn't meet our codes. Let all council members know that the plan **must** meet our city codes.

The residents of Louisville rejected Brue Baukol's sprawling development in the special election of April 2021. Brue Baukol has not changed anything in the proposal since the planning commission recommended denial in November of 2022. The commission recommended denial and made several notes, comments, and recommendations on the proposal. The developer has ignored them all.

The application is incomplete. City council should not be voting on incomplete proposals.

The information on the current developments page on the city's website has not been updated since April 2021. The city has met the bare minimum requirements for notifying residents of the hearing—but for a development of this size, with such enormous potential impact and such widespread and well-known opposition—the bare minimum isn't enough.

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**From:** [Sharon Johnson](#)  
**To:** [City Council](#)  
**Subject:** Red tail Ridge  
**Date:** Friday, December 1, 2023 3:39:38 PM

---

Dear Council Members:

Please postpone any decisions on the Redtail Ridge development until there is a complete application that the public can view. The plan needs to meet city codes and insure destructive impact does not occur.

Thank you.

Sharon Johnson

[Sharonjohnson656@gmail.com](mailto:Sharonjohnson656@gmail.com)

Sent from my iPhone

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**From:** [Kim](#)  
**To:** [City Council](#)  
**Subject:** Red tail ridge  
**Date:** Friday, December 1, 2023 3:18:27 PM

---

Hello,  
Are you kidding? Didn't we just vote this down?  
It still does not meet Louisville standards.  
Is this due to our new Mayor.  
Please please don't Boulderfy Louisville.  
Kim Daldos 839 McKinley Ave.  
Lighting Strikes LLC.

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**From:** [joy brook](#)  
**To:** [City Council](#)  
**Subject:** Redtail Ridge  
**Date:** Friday, December 1, 2023 2:21:15 PM

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I am confused as to why staff would recommend passing Redtail ridge when no issues with the plan were addressed. Please send this back and think of our town's future. The developers need to address issues and improve the plan not railroad it through. Citizens made their concerns known and that should be the council's guide, not pleasing the developers. Traffic on 95th continues to be a problem and there are traffic studies that show failing of roads even without this development. Please protect our quality of life and safety. Air pollution is another health concern. I retired here and it would be wonderful if things improved! Thank you for your help and concern.

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

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**From:** [Sandy Peer](#)  
**To:** [City Council](#)  
**Subject:** My vote is no!  
**Date:** Friday, December 1, 2023 1:50:33 PM

---

**LOUISVILLE NEEDS YOUR HELP!**

City council is scheduled to make a decision on a preliminary subdivision plat for Redtail Ridge on December 5. This is the same proposal the planning commission rejected back in November of 2022, and it has the same destructive impact on the land that the voters already rejected. This plan does NOT meet our city codes and it will cause overwhelming traffic congestion.

**HERE'S WHAT YOU CAN DO:**

**SPEAK** at the city council meeting December 5, 6:00 PM in council chambers. The mayor and council members were elected to represent you. They need to hear from you!

**EMAIL** council and tell them to postpone any decisions until there is a complete application that the public can view. Tell them they should require the developer to set aside all land north of Disc Drive as open space and build a compact development. The developer has the right to build but not if their plan doesn't meet our codes. Let all council members know that the plan must meet our city codes.

[Council@LouisvilleCO.gov](mailto:Council@LouisvilleCO.gov)

Email council members Dickinson, Fahey, and Mayor Leh. They wanted to hear from the voters in the special election, and the voters said no. They need to hear from us again.

[CDickinson@LouisvilleCo.gov](mailto:CDickinson@LouisvilleCo.gov) [DFahey@LouisvilleCo.gov](mailto:DFahey@LouisvilleCo.gov) [Leh@LouisvilleCo.gov](mailto:Leh@LouisvilleCo.gov)

Here's why the hearing shouldn't take place next week:

The residents of Louisville rejected Brue Baukol's sprawling development in the special election of April 2021. Brue Baukol has not changed anything in the proposal since the planning commission recommended denial in November of 2022. The commission recommended denial and made several notes, comments, and recommendations on the proposal. The developer has ignored them all.

The application is incomplete. City council should not be voting on incomplete proposals.

The information on the current developments page on the city's website has not been updated since April 2021. The city has met the bare minimum requirements for notifying residents of the hearing—but for a development of this size, with such enormous potential impact and such widespread and well-known opposition—the bare minimum isn't enough.

**DEMOCRACY NEEDS YOUR VOICE. STAND UP AND BE HEARD!**

Sent from my iPhone

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**From:** [Joel Meggers](#)  
**To:** [City Council](#)  
**Cc:** [Austin Ward](#); [stephanie.walton@lafayetteco.gov](mailto:stephanie.walton@lafayetteco.gov); [Tamara Seaver](#); [acorley@isp-law.com](mailto:acorley@isp-law.com); [PCosta@nwpky.com](mailto:PCosta@nwpky.com); [Dykstra, Russell W.](#); [Rob Zuccaro](#); [Nancy Rodgers](#); [Jennifer Hoffman](#); [mlmacsalka@H-Mlaw.net](mailto:mlmacsalka@H-Mlaw.net); [Kayla Blair](#); [Brenda Shuler](#); [Alexander, Matt](#)  
**Subject:** Northwest Parkway Public Highway Authority - PLAT-0262-2019 – Redtail Ridge Filing No. 1 Preliminary Subdivision Plat  
**Date:** Friday, December 1, 2023 11:37:08 AM  
**Attachments:**

---

Dear City Council Members,

Please see attached.

Kind regards,

Joel Meggers  
President of Community Resource Services (CRS) of Colorado  
303-204-0803  
[www.crsocolorado.com](http://www.crsocolorado.com)

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## **Northwest Parkway Public Highway Authority**

Joel Meggers, Managing Administrator  
 Community Resource Services of Colorado, LLC  
 The Offices at the Promenade East Building  
 7995 East Prentice Avenue, Suite 103E  
 Greenwood Village, CO 80111  
 Phone: 303-204-0803  
 E-mail: [jmeggers@crsofcolorado.com](mailto:jmeggers@crsofcolorado.com)

November 30, 2023

**VIA ELECTRONIC MAIL:** [council@louisvilleco.gov](mailto:council@louisvilleco.gov)

City Council, City of Louisville  
 Council Chambers  
 749 Main Street  
 Louisville, CO 80027

**RE:** PLAT-0262-2019 – Redtail Ridge Filing No. 1 Preliminary Subdivision Plat

Dear City Council Members:

The Northwest Parkway Public Highway Authority (the “Authority”) and the Northwest Parkway, LLC (the “LLC”) have been notified that the City of Louisville (the “City”) has scheduled the Redtail Ridge Filing No. 1 Preliminary Plat (the “Preliminary Plat”) for hearing before the Louisville City Council on December 5, 2023. The LLC leases the Northwest Parkway from the Authority, and has obtained all rights, licenses, and privileges to operate, maintain, and toll the Northwest Parkway. The Authority and the LLC have not reached any agreement with Sterling Bay Co., the applicant for the project, to allow the offsite improvements proposed within the Preliminary Plat to be constructed, and both entities are concerned that these proposed offsite improvements impacting the Northwest Parkway are not consistent with the operation of the Northwest Parkway for its intended use as a high-speed public highway. While the parties are in active discussions, which we believe will result in various agreements protective of the Northwest Parkway and its operations, the Authority and LLC believe that the City’s consideration of the Preliminary Plat at this juncture is premature and object to its consideration in advance of agreements being reached and made part of the approval. Attached please find correspondence from the Authority and LLC to Sterling Bay Co. setting forth the terms and conditions necessary for the parties to reach an agreement to allow for the construction of the proposed offsite improvements impacting the Northwest Parkway.

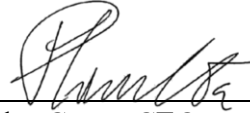
NORTHWEST PARKWAY PUBLIC HIGHWAY AUTHORITY

By: \_\_\_\_\_

Joel Meggers  
 Managing Administrator,  
 Northwest Parkway Public Highway Authority

NORTHWEST PARKWAY, LLC

By:



\_\_\_\_\_  
Pedro Costa, CEO  
Northwest Parkway, LLC

**Enclosure**

- cc: Rob Zucaro, AICP, City of Louisville Planning and Building Safety Director  
Tamara Seaver, Esq., Counsel for Northwest Parkway Public Highway Authority  
Russ Dykstra, Esq., Counsel for Northwest Parkway, LLC  
Nancy Rodgers, Esq., City and County Attorney for the City and County of Broomfield  
Jennifer Hoffman, City and County Manager for the City and County of Broomfield  
Austin Ward, Northwest Parkway Public Highway Authority Board Member  
Stephanie Walton, Northwest Parkway Public Highway Authority Board Member  
Mary Lynn Macsalka, City Attorney for the City of Lafayette



**Northwest Parkway Public Highway Authority**

Joel Meggers, Managing Administrator

Community Resource Services of Colorado, LLC

The Offices at the Promenade East Building  
7995 East Prentice Avenue, Suite 103E  
Greenwood Village, CO 80111

Phone: 303-204-0803

E-mail: [jmeggers@crsofcolorado.com](mailto:jmeggers@crsofcolorado.com)

November 30, 2023

**VIA ELECTRONIC MAIL:** [EPesonen@sterlingbay.com](mailto:EPesonen@sterlingbay.com)

Evan Pesonen, Vice President – Asset Management and Acquisitions  
Sterling Bay Co.  
100 Bayview, Suite 355  
Newport Beach, CA 92660

Re: Redtail Ridge/Northwest Parkway

Dear Mr. Pesonen:

We have received your letter dated November 7, 2023 as a follow up to the October 30, 2023 meeting of the parties regarding the Redtail Ridge project (the “Project”), along with the supplemental traffic analysis completed by Fox Tuttle.

In order for the Northwest Parkway Public Highway Authority (the “Authority”) to reach an agreement with Sterling Bay Co. (“Sterling Bay”) to allow for construction of the Campus Drive/96<sup>th</sup> Street intersection within the Authority right-of-way and multi-use easements, with the consent of the Northwest Parkway, LLC (the “LLC”), which agreement would have to be formally approved by the board of directors, the following conditions must be met during the first phase of development:

1. The Campus Drive/96<sup>th</sup> Street intersection shall include the following:
  - a. Northbound: Three (3) through lanes and two (2) left-turn lanes.
  - b. Southbound: Two (2) through lanes and one (1) right-turn lane.
  - c. Eastbound: Two left-turn lanes and one right-turn lane.
2. Modification of the 96<sup>th</sup> Street/Northwest Parkway highway (“NWP”) intersection to include the addition of the following, designed to allow for a future grade separated interchange:

Mr. Evan Pesonen  
Sterling Bay  
Re: Redtail Ridge/Northwest Parkway  
November 30, 2023  
Page 2

- a. Three (3) southbound left turn lanes from 96<sup>th</sup> Street to the NWP.
  - b. An acceleration lane eastbound on NWP to accept traffic from the inside left turn lane from southbound 96<sup>th</sup> Street.
3. A third southbound through lane on the NWP from 96<sup>th</sup> Street to US 36, including modifications to the NWP and Tape Drive/Via Varra intersection. This intersection shall include two (2) eastbound left turn lanes from Tape Drive to the NWP.
  4. The elimination of all improvements related to pedestrian/bicycle traffic crossing the NWP at the 96<sup>th</sup> Street/NWP and Tape Drive/NWP intersections, including, but not limited to signage, striping, ADA sidewalk ramps, and pedestrian crossing signals. Signage shall be installed directing pedestrians and bicyclists to the culvert crossing under the NWP south of Tape Drive.
  5. Elimination of the proposed right-in/right-out access to the proposed Avista Hospital facility opposite Via Lata Drive.
  6. Construction must be undertaken pursuant to the terms of the NWP permit to be issued by the LLC, including all special permit terms and conditions.
  7. With regard to the extension of Campus Drive, the Intergovernmental Agreement Regarding Use of the 96<sup>th</sup> Street Area between the PHA and the City and County of Broomfield dated December 2, 2003, will need to be amended, or a new intergovernmental agreement will need to be executed between the Authority and the appropriate governing jurisdiction(s), to provide for management and maintenance of all newly constructed improvements within the NWP right of way/multi use easements.
  8. The Developer shall obtain all necessary approvals from all governmental entities with jurisdiction.
  9. The Developer/district shall pay for the cost of all consultants performing quality assurance for the Authority and LLC regarding improvements within the Authority's right-of-way/multi-use easements.

In addition, but not as a requirement, the Authority would like the opportunity to discuss with you the possibility of incorporating Broomfield's Varra Park project into the Redtail Ridge development plans.

The Authority and LLC appreciate the collaborative efforts here and look forward to continuing to work with Sterling Bay, the City of Louisville, and others to help the Project become a reality, while addressing our concerns and operational needs of the NWP.



Mr. Evan Pesonen  
Sterling Bay  
Re: Redtail Ridge/Northwest Parkway  
November 30, 2023  
Page 3


Sincerely,

NORTHWEST PARKWAY PUBLIC HIGHWAY AUTHORITY



By: \_\_\_\_\_  
Joel Meggers  
Managing Administrator,  
Northwest Parkway Public Highway Authority

NORTHWEST PARKWAY, LLC

By: \_\_\_\_\_  
  
Pedro Costa, CEO  
Northwest Parkway, LLC

**From:** [christine vranka](#)  
**To:** [City Council](#)  
**Subject:** Postpone the Redtail Ridge hearing  
**Date:** Monday, December 4, 2023 8:10:09 PM

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To Whom It May Concern,

I am an almost 25-year resident of Louisville and an almost 60-year resident of Colorado. As such, the quality of living here in Louisville is extremely important to me. I have remained in this area because of its proximity to nature and the value Coloradans typically place on Open Space and the natural world. I feel that to move forward with the Redtail Ridge Development as it currently stands is a violation of everything I value about Colorado in general, and Louisville in specific. At the bare minimum, you should require the developer to set aside all land north of Disc Drive as open space and build a compact development. I am urging you to postpone any decisions until there is a complete application that the public can view and weigh in on. The plan for Redtail Ridge must meet our city codes.

Thank You,  
Christine Vranka  
1013 Jefferson Ave.  
Louisville, CO 80027

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**From:** [Michiko Christiansen](#)  
**To:** [City Council](#)  
**Subject:** Letter to Council members for Dec 5th meeting  
**Date:** Monday, December 4, 2023 7:57:08 PM  
**Attachments:**

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Dear council members

Thank you for your time to read this letter.

Knowing the holidays are fast approaching, for all of us need much more time to focus ourselves and enjoy the last month of the year without any stress, mental health, and physical exhaustion. We all have plans of traveling to or receiving visitation from family, friends, colleagues, and community. rush and stress out especially during the holidays

By having the Preliminary Subdivision plat for Redtail Ridge which have 969 pages on the agenda this month DECEMBER is an irresponsible thing to do. It is best for all of us, meaning the community and yourselves, to have the time to sit and read this novel next year to be better prepared and understanding these 969 pages packet with your and our questions written down.

It is far better to postpone any decision and reschedule next year until there is a fully complete application for the public to read and study.

The reasons are outlined:

- The application is incomplete.
- Needs more information regarding the Broomfield's decision on the Northwest Parkway BOD approval is missing.
- City codes is not yet met.
- The City of Louisville adopted the Internal Decarbonization Plan, and the question is are they aligned or complying with this our new Internal Decarbonization Plan.

Please listen to your community who voted for you to be on the city council.

Thank you,  
Michiko Christiansen  
A concern resident of Louisville

**From:** [Weiyen Chen](#)  
**To:** [City Council](#)  
**Subject:** Deny Redtail Ridge plan  
**Date:** Monday, December 4, 2023 7:44:00 PM

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City council members and Major Leh,

I was surprised to learn from neighboring Superior friends, the council will discuss the Redtail Ridge project. This discussion should not take place since this project is in Louisville, not Superior, and Louisville residents have to be informed. An incomplete project plan should not be in the agenda at all.

I was dislocated to a Boulder hotel after Marshall Fire for more than two months. My house was smoke damaged. During that difficult time, taking a short walk to de-stress was not an easy thing to do. In Boulder, trails constantly follow heavy traffic streets, or cross noisy roads. That two months made me appreciate more our Louisville small towns character, friendly neighborhood and people. The Redtail Ridge project will add 20000 cars/day in our roads and streets. McCaslin Blvd would become Boulder's Foothill PKWY with non-stop 24x7 traffic and pollution. That's not what Louisville residents want. We don't want Louisville to be the next Boulder.

Please deny the Redtail Ridge project!

Thank you

Weiyen Chen

146 Cherrywood Lane

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**From:** [stephanierowe00@gmail.com](mailto:stephanierowe00@gmail.com)  
**To:** [City Council](#)  
**Subject:** Redtail Ridge: once again, NOPE  
**Date:** Monday, December 4, 2023 7:30:27 PM  
**Attachments:** [Prairie Dog Mgmt Response Redtail Ridge Draft Plan Final](#)

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December 4, 2023

Dear Louisville City Council and Mayor Leh,

I am writing to ask you to reject the application for the Redtail Ridge development proposed for the old StorageTek property. This is on two grounds: 1) The current plan is essentially the same as the plan voters rejected last year, and 2) The plan does not meet the criteria of Louisville's municipal code.

Section 7-5 of the city's home rule charter prevents the city from approving an ordinance that voters have rejected by referendum. This means that, in order for City Council to approve a plan for Redtail Ridge, the plan has to be substantively different from the plan that was overturned this spring. The only change that has been made is in the category: now, instead of submitting the plan as an ordinance, it's a resolution. This is a distinction without a difference: the change is technical, not substantive.

When the developer does submit a new plan, it is imperative that City Council and the Planning Commission make a systematic, rational effort to ascertain whether or not it complies with Louisville's municipal code.

So far as I can see, the plan does NOT comply with several sections of the code. The one I personally am most concerned about is LMC 16.16.010, which states: "**Natural features, historical and archaeological sites, and vegetation of the area, including trees, must be preserved to the extent possible.**"

By law and according to the oath you swore when you assumed your seat on Council, you must determine:

1. Does the application demonstrate that every effort has been made to "preserve and enhance to the extent reasonably possible" the natural features, including trees, of this property?
2. What are these efforts, exactly?
3. Does the developer make a convincing case, supported by credible documentation, that the destruction of the trees, vegetation, and a pond is justified?

(This is the sort of systematic approach Council should take with every one of the LMC's relevant provisions.)

One criterion I'd like to suggest you use for the LMC 16.16.010 question is the developer's plan for the prairie dog towns on the site. Pam Wanek's response to the Redtail Ridge Prairie Dog Management Plan, a copy of which was sent to City Council in January 2021 (attached here), should be instrumental for this. Ms. Wanek's report shows that the developers are relying on a flawed assessment by their environmental consultants to reach the conclusion that up to 5,500 prairie dogs must be exterminated to make way for buildings and parking lots. She also notes the beneficial role of prairie dogs and their burrows in creating diverse and healthy native plant landscapes and in combatting Colorado's ongoing drought, pointing out the scientific consensus that drought conditions worldwide are exacerbated by

the destruction of burrowing animal habitat.

I appreciate that serving on City Council is an enormous commitment of time and effort. It's a shame the developer has been so unwilling to create a new plan, one that respects the city's municipal code and the concerns of residents. Send them back to the drawing board, again.

Thank you,

Stephanie Rowe  
631 West Street, Louisville

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Prairie Preserves LLC

2251 W. 154<sup>th</sup> Place  
Broomfield, CO 80023  
P: 303-507-8580  
wanek@p.com

May 6, 2021

Jay Hardy  
Brue Baukol Capital Partners  
1555 Blake Street, Suite 210  
Denver, Colorado 80202

Dear Mr. Hardy:

RE: Prairie Dog Management Plan Redtail Ridge Broomfield and Boulder Counties, Colorado  
19 January 2021 DRAFT

Please accept this correspondence as my formal response to the Prairie Dog Management Plan –Draft for Discussion (PDMP) prepared by ERO on January 19, 2021. I intend my responses to elucidate and correct comments and information in the PDMP in order to increase insight and share perspectives that might otherwise be overlooked. I also intend my responses to clarify the “Nonlethal Management and Passive Dispersal” section of the PDMP that discusses Reverse Dispersal Translocation™.

My background in prairie dog conservation is comprised of more than 25 years of field experience and work on policy at various agency levels. This includes at least two projects involving your property in which I was directly involved: Monarch High School (removal of prairie dogs coming off the subject property) and the direct removal of prairie dogs from your campus, under Conoco Phillips as the prior property owner. I am also the creator of Reverse Dispersal Translocation™ (RDT), a passive prairie dog relocation method that I trademarked in 2008.

Please see the following:

**1.** Under the heading “Black-Tailed Prairie Dog Biology and Life History” On page 1, the PDMP states **“migrating prairie dogs travel less than 2 miles, but a few migrate up to 6 miles.”**

**Response:** In wildlife biology, migration is defined as the movement of entire populations, but prairie dogs do not migrate, they disperse singly and understanding this concept is fundamental when working with prairie dogs. Dr. John Hoogland, a world renowned expert on prairie dogs, observed that prairie dogs have a tendency to remain in the same area for very long periods of time and dispersal was more likely to occur by breeding males moving from one unaffiliated coterie to another within the same natal (birth) colony to avoid inbreeding with their offspring. Incest with closely related prairie dogs is rare. Dispersal to another colony occurs less frequently than dispersals within a colony due to predation risks. Long distance dispersal can



occur within an average range of 1.4 miles where a prairie dog will join up on the edge of an existing colony. Establishing new colonies out of the visual range and and comfort of other prairie dogs occurs infrequently.

Coterie are highly territorial family units comprised of a harem of females and their offspring that are all closely related. Females have a tendency to remain within the natal (birth) coterie boundaries for life. Coterie do not blend with nonrelated family members; they tolerate each other for the purpose of safety in numbers against predators. Average coterie size is .80 of an acre but can range from .12 to 2.5 acres.

When considering prairie dog management options, it is important to evaluate prairie dog colonies and to ascertain if the colonies are old and established or young and expanding (Hoogland, J.). Young and expanding colonies tend to have high prairie dog population numbers whereas older, stabilized colonies tend to have lower population numbers in accord with limited resources (burrows, food and breeding mates). Older colonies also tend to have well-developed social structures among coterie. In the case of the Redtail Ridge property, satellite imagery reveals that prairie dog colonies are old and established, as burrows have been present from at least the year 2000. Satellite imagery also reveals fluctuations in burrow occupancy, 2000-present, probably as the result of plague, poisoning and/or prior translocations.

Colonies stabilize when expansion is restricted such as by naturalized landscapes (topographical and vegetation elements) or man-made environments (roads, housing, commercial and industrial development). The point here is that prairie dogs adjust to restricted expansion and resulting competition for limited resources (burrows, food and breeding mates) by having fewer births. Prairie dogs literally and significantly control their own populations. Prey species are so dependent upon each other for survival that a prairie dog would rather live with other prairie dogs in areas with sparse food sources, than live by themselves in a lush grassland.

**2. Under the heading: “Prairie Dogs in Urban Settings” on page 4, the PDMP states “Prairie dogs in urban settings have the potential to negatively impact native plant communities by overgrazing small confined areas. Overgrazing can lead to severe noxious weed infestations. ”**

**Response:** The assertion that prairie dogs overgraze and create noxious weed infestations is an over-simplified and negligent description of prairie dog-vegetation interactions. Prairie dogs are a keystone species providing at least three functions: 1. A direct prey source; 2. Burrows and tunnels as harborage for a multitude of other species; and 3. Alter vegetation from a monoculture of grasses to a diversity of forb species that are important for pollinators.

The keystone effect of prairie dogs on vegetation in urban corridors in Denver and Boulder is highly documented by Seth Magle. Magle’s studies reveal that urban and rural prairie dog influences on vegetation were the same; reductions of grass and litter and increases in forb and bare ground. Thus, prairie dogs’ keystone effect on urban fragmented landscapes is similar to that occurring in intact rural landscapes and conservation of urban prairie dog colonies may be important for the overall grasslands steppe (Magle & Crooks, 2008).

Prairie dogs, as a prey species, prefer to live in dense populations as safety in numbers, even when there are competing interests for limited resources. They tend to remain in the exact same spot for long periods of time. Consistency in occupying one area exerts a change to vegetation structure from predominately grasses to forb plant communities, thus increasing plant diversity. Some studies indicate that newly establishing colonies can convert grasses to forbs within two years where grasses were replaced almost entirely with forbs. Bare ground patches are important for ground nesting birds and likely enhances the visibility of insects thus providing a higher food source for small mammals and birds (Detling, J.K.). Moonscapes are common in prairie dog colonies and have been documented to occur by early pioneers in the 1850's!

The frustration with vegetation occurs in our contemporary society that has long forgotten that we live in a landscape that has been destroyed by prior agricultural practices that killed almost all (100%) of prairie dog species by the early 1900's and then destroyed native plants with the introduction of farming equipment that plowed up native plants and introduced European grasses and other livestock forage. Prairie dogs did not introduce Eurasian noxious weeds, our ancestors did. Prairie dogs do not make good habitat bad, people do. To combat this problem, many agencies such as USFWS, City of Boulder and the Humane Society of the US, are taking a closer look at the native plants that thrived under the feet of prairie dogs prior to European occupation. I have also been extensively involved in the process of documenting and reintroducing plants that are resistant or resilient to prairie dog activities. Several hundred native forbs and subshrub communities have been identified to perform well directly inside active prairie dog colonies. I have found that plants from the aster, figwort, flax, astragalus, mallow, rose, geranium, primrose, milkweed, sage, and many other plant families co-exist nicely directly on top of black-tailed prairie dog colonies.

Other common misconceptions include notions that prairie dog activities cause desertification and increase climate warming. In my work I find that one acre of occupied prairie dog habitat contains between 50 to 100 four inch diameter holes that allow rain and snow to deeply saturate soil and enrich the underground ecosystem that may have positive influences in the sequestration of carbon. In fact, the worldwide destruction of burrowing animals is thought to be one of many contributing factors to a warming climate (Adams et al., 2012).

3. Under the heading: "Prairie Dogs in Urban Settings" on page 4, the PDMP states, "**In confined suburban locations, prairie dogs can move onto adjacent private residences, damaging lawns, gardens, and property with grazing and digging activities.**"

**Response:** Indeed, prairie dogs in suburban locations do sometimes move onto the properties of adjacent residences. These conflicting situations are often the product of failure by local community development departments to look beyond the subject property during planning and consider what on the land surrounding the property within at least ¼ mile, could give rise to potential conflicts. Simple ideas such as vegetation management (e.g. allowing grasses to obtain good heights, strategically-timed mowing, and installation of windbreaks and

hedgerows) and modified fences keep prairie dogs out of conflict areas. Urban community planners must take initiative to prevent/resolve conflicts with wildlife in ways that least effect the environment.

4. Under the heading: “Prairie Dogs in Urban Settings” on page 4, the PDMP states, **“Prairie dogs are known carriers of plague ...”**

**Response:** This statement is erroneous. Prairie dogs cannot carry plague (*Yersinia pestis*) because they rapidly die from it once infected. Plague is so decimating to prairie dog conservation that many local, state and federal agencies consider it to be a high-level threat to prairie dog conservation. Colorado Parks and Wildlife can provide information about the devastating impacts of plague and recommendations to retain healthy colonies.

This exotic disease, introduced to the United States by rats aboard ships from Asia, is now endemic in over 70 North American wildlife species. Some wildlife species are resistant and some are not. In fact Prairie dogs are so highly sensitive to plague that they are deemed “the canary in the coal mine,” meaning that an abrupt, inexplicable disappearance of a prairie dog population is an early indicator that plague is present in the area. Other wildlife species that may have plague have more dispersed behaviors where such indicators are more difficult to discern. However, because prairie dog colonies are frequented by a variety of other wildlife species, this may increase the likelihood of transmission to prairie dogs. Outdoor cats that hunt wild rodents (mice, voles) and birds are the biggest transmitter of plague to people.

The prairie dogs on the Redtail Ridge Site are isolated from other prairie dog colonies and therefore their risk of exposure to plague is quite low. Likewise, prairie dogs do not interact physically with humans, and therefore the prairie dogs pose little threat to human health.

5. Under the heading: “Prairie Dogs in Urban Settings” on page 4, the PDMP states, **“Prairie dogs are known carriers of ....other diseases transmittable to humans and/or their pets that raise human health and safety concerns.”**

**Response:** There is no clarification regarding what “transmittable diseases” are being referred to and unless the author can pinpoint exactly what these diseases are, this statement should be removed from the report. As a professional in the field for over two decades, there are two diseases in addition to plague that prairie dogs are wrongly blamed for: hantavirus and rabies, there has not been one documented case of rabies in prairie dogs and the disease is generally unheard of in rodents. And hantavirus is unlikely because prairie dog burrows and tunnels have circulating airflow; this disease circulates among certain species of mice in enclosed areas.

Please do not think that I support intermixing wildlife with people, I believe that prairie dogs and people should not physically interact, and that wildlife should be observed from a distance. I also object to people and pets walking through colonies and allowing animals to run off-leash in prairie dog towns (harassment of wildlife is illegal in the state).

6. Under the heading: “Project Area Description” on page 4, the PDMP **discusses native and nonnative plant species and attention to better management of vegetation.**

**Response:** I applaud the author’s discussion on this topic as it is extremely important that people, especially people new to this state, understand the importance of working with native plants and avoiding nonnative plants in landscapes, particularly with respect to Asian grasses that are so prolific in urban communities. Asian grasses create massive problems in naturalized areas and should be avoided at all costs.

Prairie dogs are very responsive to vegetation features so it will be important to create plant mosaics on the Redtail Ridge site. I recommend windbreaks, hedgerows and tall grasses as living fences to keep prairie dogs out of conflict areas. I recommend planting mid to tall grasses and incorporating cool and warm season grasses with an assortment of tall forbs such as sunflowers, Rocky Mountain Bee Plant, penstemons, coreopsis, blanketflower, coneflower, etc. This will extend seasonal effectiveness, increase plant diversity, and help to feed pollinators.

In wetter areas, I recommend adding more willows , rushes and sedges and adding additional plants such as three-leaf sumac, New Mexico privet, Big Western sage, and rabbitbrush, distanced where soils are naturally drier.

I further recommend use of shorter warm season grasses as infill in difficult vegetation areas with attention to the type of landscaping around the building. In high pedestrian use areas where people congregate, I recommend hardscaping intermixed with shade trees, shrubs and clustered native flowers. Inclusion of nonnative turf grasses should be limited and in active use areas only, and not used for landscaping.

7. Under the heading: “Potential Impacts” on page 5, the PDMP states, **“It is estimated the project would impact 110.65 acres of active prairie dog colony.”**

**Response:** The PDMP does not provide an estimation of prairie dog numbers on the Redtail Ridge site, but I believe, based upon the historical occupancy of this site (seen via Google Earth) and understanding the cyclical nature of prairie dogs, that the spring population is between 40 and 50 prairie dogs per acre (includes young-of-the-year) and that this population will dramatically drop to almost half in mid to late summer and into early fall. Given 111 acres impacted, that means that approximately 5,550 prairie dogs in the spring, or 2,775 prairie dogs in later summer to early fall will be destroyed if relocation does not occur. Additionally, removal of this many prairie dogs would be essentially a “colony collapse” with devastating impacts to wildlife that depend on these prairie dogs for survival.

Please take note that prairie dogs are unlike typical rodents in that prairie dogs give birth only one time per year. They also have delayed sexual maturity and less than 50% of the prior year’s offspring survive to adulthood. Population sizes dramatically swing seasonally and sometimes annually.

The preliminary mapping that I reviewed, revealed that 144 acres (approximately 6.2 million square feet) is largely prairie dog-free and could be immediately built upon. This would provide an opportunity to postpone extermination and allow exploration of land use planning options more compatible for future property uses.

8. Under the heading “Potential Impacts” on page 5, the PDMP states **“The sparsely active prairie dog colony mapped is not shown as an impact area, nor are the 28.49 acres of proposed prairie dog conservation area located in the southern portion of the project area in the City and County of Broomfield (Broomfield), since avoidance of these areas are recommended.”**

**Response:** There is little specific discussion about what will happen west and northwest and what will happen to the smaller prairie dog populations that sporadically occur throughout the site. Directly west of 88<sup>th</sup> Street, there is a sizeable population of prairie dogs that would be considered a ward off the bigger colony located on the subject site.

9. Under the heading “Regulations” on page 5, the PDMP discusses **federal and state listing of threatened or endangered species status.**

**Response:** Unfortunately this section neglects to mention discussions by both federal and state agencies about why all states, local governments, private landowners and stakeholders must conserve prairie dogs and avoid future listing on the Endangered Species Act.

10. Under the heading “State” on page 5, the PDMP states, **“Currently in Colorado, the black-tailed prairie dog is classified as a “destructive rodent pest” by the Colorado Department of Agriculture ...”**

**Response:** The PDMP refers to the state classification for prairie dogs but neglects to provide the specific statute terminology. The state statute clearly indicates this definition is used for conflicting agricultural operations –see excerpt below

*“ C.R.S. 35-7-203 Release of destructive rodent pests ...**(2)** For purposes of this section, “destructive rodent pests” means one or more rodents, including but not limited to prairie dogs, ground squirrels, pocket gophers, jackrabbits, and rats, that pose a threat to agricultural, horticultural, or livestock concerns or to human health.”*

11. Under the heading “State” on page 5, the PDMP states, **“Currently in Colorado, the black-tailed prairie dog is classified ... as small game by Colorado Parks and Wildlife.”**

**Response:** the CPW regulates all take of wildlife in Colorado, and this does not mean that CPW endorses shooting prairie dogs. I am confused about why shooting is even mentioned in this PDMP as shooting prairie dogs is prohibited within incorporated city limits and therefore does not apply to the Redtail Ridge site.

**Additionally this PDMP** neglects to mention that prairie dogs are listed as a Species of Greatest Conservation Need in the State Wildlife Action Plan (SWAP 2005 and 2015) and a Species of Concern for the state. These designations should not be taken lightly! We continue to lose prairie dogs and the problem cannot be resolved by CPW as a single agency. This is a cumulative problem that other agencies, including local governments, private landowners and stakeholders need to understand so as to avoid future listing as an endangered species. In my opinion the SWAP is likely the most significantly important state conservation plan that is funded by the federal government. The SWAP is considered the state blueprint for species conservation and can be found on the CPW website.

A more detailed document about black-tailed prairie dogs in particular, can be found on the CPW website under “Conservation Plan for Grassland Species in Colorado,” November 2003.

11. Under the heading “State” on page 5, the PDMP states, **“CPW allows (except as prohibited by federal, state, and local statutes or regulations) the use of toxicants or other legal extermination where necessary to control damage on private land.”**

**Response:** Technically, this statement is incorrect. CPW has little to no control over toxicants approved by the CDA. In fact, both the USFWS and CPW adamantly opposed the CDA’s approval of the rodenticide bait products called Kaput and Rozel (a copy of that letter is available upon request).

12. Under the heading “State” on page 5, the PDMP states, **“CPW prohibits relocation of prairie dogs in March, April, and May.”**

**Response:** This statement is not true. Whereas the CPW may not approve relocation in March, April and May, they do not necessarily prohibit it.

13. Under the heading “City of Louisville Prairie Dog Policy” on page 7, the PDMP **discusses Broomfield’s policy to avoid adverse impacts on prairie dog towns.**

**Response:** The fact that the City of Louisville does not address prairie dog conservation is truly unfortunate, especially for private developers. Locally, elected officials are expected to protect public health, safety, general welfare and the environment. And under the Local Land Use Control Enabling Act local officials have strong powers over public and private land uses and permitting within their political jurisdiction to protect species from activities that would endanger wildlife species. This is not the job of the federal government, state, nor county; rather this is the city’s sole responsibility. The City of Louisville has chosen to ignore this responsibility and thereby cause the very dilemma being presented here with this project. If the city annexes land for development, they must also provide an avenue for mitigation, but they have not and by so doing, they lean on other entities to resolve the very problem they themselves have created.

This PDMP discusses finding lands from the jurisdictional county government but counties have very little control over land use on annexed lands. There is mention that SB99-111 blocks relocation of prairie dogs to other counties, but why should another county take prairie dogs when it is the developer and city that created the problem in the first place? While I recognize that SB99-111 is imperfect, I am also realize that many rural counties already have prairie dogs and do not care to relieve wealthy Front Range local governments of their poor land use decisions involving prairie dogs.

14. Under the heading “Management Options” on page 8, the PDMP **discusses passive relocation and mentions my name.**

**Response:** In 2008 I developed and trademarked a passive relocation technique called Reverse Dispersal Translocation™ (RDT). I will avoid critiquing how ERO wrote most of this section; suffice to say ERO should have contacted me to fully understand what this particular passive relocation method involves. Passive relocation is a habitat-based relocation technique that causes prairie dogs to move out of burrows in areas of conflict and move into non-conflicting areas. RDT is used when natural densities have declined and there is a large number of existing burrows to receive incoming prairie dogs (preferably August 15<sup>th</sup> - November 15<sup>th</sup>). RDT relies upon existing habitat and does not expand habitat occupancy and employs the same burrow blocking concept naturally utilized by prairie dogs. Burrows are blocked to protect young, keep out predators, protect selected burrow from flooding, and keep out unaffiliated coterie members. The most critical element of RDT is that the receiving (protected) portion of the colony is substantially larger than (e.g. exceeding at least 75%) of the sending areas. RDT may be useful in smaller areas of the Redtail Ridge site where barriers are desired, but will not save the majority of the prairie dogs.

The PDMP’s discussion of barriers also concerns me. Ideally permanent prairie dog barriers should be opaque, difficult to climb and trenched into the ground where above ground heights are not less than 3 feet (and taller in some cases). This PDMP mentions 2.5 feet with 6 inches trenched into the ground. I suspect that ERO is describing silt fencing that has a common width of 3 feet and is only a temporary barrier designed for short-term projects. Longer term construction projects require more substantial barriers and if prairie dog preserves are to remain permanently on the site, additional types of barriers may include manmade materials, vegetation or both and should be carefully reviewed.

15. Under the heading “Lethal Control” on page 11, the PDMP **discusses lethal management options.**

**Response:** Few relocators are willing to discuss lethal control because killing imperiled animals with populations below 5 percent of historical occupation, makes no sense. I do not support lethal control because it encourages inept wildlife conservation planning. But, because in many cases developers and private landowners are left to their own resources, in my experience with what is out there today, in my opinion is the use of carbon monoxide (CO) that is available as a

cartridge or through a fairly new apparatus called the Pressurized Rodent Exhaust Control™ or PERC machine. Very limited research has proven that when applied correctly (moist soils), CO has higher efficacy than rodenticides. Secondary poisoning does not occur because carbon monoxide dissipates from animal tissues, however, primary poisoning may occur to other animals directly exposed to carbon monoxide. Research on the direct impacts to other species living within the tunnels is largely unknown in field conditions.

Also, the CDA regulates all use of rodenticides, including carbon monoxide (an unrestricted general use fumigant) if the persons using such chemicals or devices utilize the method on a commercial basis.


Finally, local governments have largely kept away from regulating pesticides within their own local community and have ceded primary authority to the CDA. While the CDA regulates and approves pesticides, local governments can still regulate private landowners who elect to use rodenticides or other methods to kill animals. A local government could for example require a permit process where other less toxic choices might be better, evaluate opportunities for avoidance (transfer density rights, set-backs, overlay zoning, land swaps, etc) question short-term and long-term plans to avoid the same problem from reoccurring, require larger notification signs or rope off entire areas, question how to protect the public and pets from accidental exposure, require publications in the newspaper and many other choices. Local governments can do this because they are responsible for protecting the health, safety, general welfare and the environment for which they have political jurisdiction. Local governments cannot dictate rules to a state licensed exterminator above or below what the state already requires.

Since the developer of the project has been literally left to their own direction, it will be incumbent upon you to know the laws, to understand prairie dog biology and reduce as much environmental damage as possible. Read the label of the rodenticide products and conduct preliminary research into the product (i.e. read the user manual!). Also, agricultural statutes are very weak in the area of protecting laborers, including hiring minor children to exterminate prairie dogs; this has already occurred once on this site. You are responsible for asking good questions and taking the matter seriously.

Thank you for allowing me to comment on this Draft PDMP, I hope for the sake of these animals that it will make sense in some capacity to avoid as much lethal control as possible.

Regards,

Pam Wanek



Prairie Preserves LLC  
2251 W. 144<sup>th</sup> Place  
Broomfield, CO  
80023



## References:

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A.D., Teague, R., Provenza, F., Itzkan, S., Laurie, J. (2013) *Restoring Atmospheric Carbon Dioxide to Pre-Industrial Levels: Re-Establishing the Evolutionary Grassland-Grazer Relationship*. [www.Academia.edu](http://www.Academia.edu) 5 May 2021.

**From:** [Irfan Azeem](#)  
**To:** [City Council](#)  
**Subject:** Request to reschedule RESOLUTION NO. 80, SERIES 2023  
**Date:** Monday, December 4, 2023 7:21:19 PM

---

Dear Louisville Mayor and City Council Members,

I am writing to you with a request for a change in your city council agenda for December 5, 2023. Please reschedule the discussion of RESOLUTION NO. 80, SERIES 2023 – A RESOLUTION APPROVING THE REDTAIL RIDGE FILING NO. 1 PRELIMINARY SUBDIVISION PLAT to a new date in the future. The city failed to provide a reasonable notice to the citizens of Louisville who are interested stakeholders in this matter.

I believe that a new date for the Redtail Ridge hearing is warranted because the original proposed date is inadequate based on the precedence set by a CO Supreme Court ruling. In *Hamman v. County Court, Jefferson County*, a woman gave notice in a newspaper to her child-support-paying-ex-husband that a hearing was scheduled to change her child's last name. He didn't see the published notice and the name was changed. Though the subject matter differs, this shows that the state's Supreme Court is willing to look at the issue of reasonable notice to stakeholders. In this case, the Court reversed the name change, determining that the newspaper ad was not sufficient even though public notice requirements were met. Reasonable notice was expected. Similarly, in the case of this Redtail hearing, even if minimum public notice requirements were met, reasonable notice was not provided to interested parties.

At the November 28, 2023 city council hearing, a number of Louisville residents expressed that they were blindsided by the news that this subdivision plat would be on the agenda for December 5, 2023. Apparently, public notices were posted on November 17, 2023, but interested parties did not find out about the application until one week before the hearing date and then only by chance because a resident within 750 feet of the parcel shared information about a mailed notice.

LMC Sec. 16.04.070. describes the minimum requirements for public notice. In this case, meeting the minimum requirements while deliberately avoiding other typical paths for communications demonstrates lack of transparency of the city staff and council members who set this agenda item.

Clearly interested parties were not notified. The Citizens' Action Council, the DBA, and the hundreds of residents who wrote letters and showed up at previous hearings were not informed. The registered agent for Preserve Louisville, who led the "No" campaign in the April special election in which over 3,000 residents voted against the ordinance, did not receive a courtesy phone call or email.

Typically, interested stakeholders learn of upcoming hearings when city council discusses future agenda items. While other future agenda items were mentioned, this was not discussed at the November 6 regular city council meeting. Also, it is typical to list upcoming hearing schedules on the city's Current Development website. As of today, the website still lists the date for the city council hearing as "TBD."

Efforts to meet the public notice requirements were likewise minimal. Signs on HWY 36 and NW parkway are not readable at the speeds at which vehicles travel. The most readable sign is on Campus Drive, where the speed limit is 20 MPH. If this was posted 15 days prior to the hearing it would have gone up November 20, the first day of Thanksgiving Break when no traffic is expected on Campus Drive. Even then, the sign is located at the dead end, taking it off the path of all traffic headed to Monarch K-8. If the sign was meant to inform the public, it would have been placed closer to the 88th Street intersection. Likewise, the sign on 96<sup>th</sup> Street is set far back from traffic and is only readable if one exits onto the driveway by the fire station.

This entire process of notification almost looks like an attempt to subvert the will of the citizens of Louisville. It is apparent that the city is advancing this matter under the radar of stakeholders to avoid any

organization of opposition. I (and other Louisville citizens) believe that this is being rushed through to minimize the number of votes required for passage while there is a vacancy on council. Therefore, I'm requesting you to move reschedule the discussion of RESOLUTION NO. 80, SERIES 2023 – A RESOLUTION APPROVING THE REDTAIL RIDGE FILING NO. 1 PRELIMINARY SUBDIVISION PLAT to a later date.

Sincerely,

Irfan Azeem

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**From:** [Adrienne Middleton](#)  
**To:** [City Council](#); [Deb Fahey](#)  
**Subject:** No on Red Tail Ridge  
**Date:** Monday, December 4, 2023 6:54:54 PM

---

While I understand that the StorageTek/Red Tail Ridge property is privately owned, and will be developed, we need to stand firm in our commitment to Louisville's current municipal code. We need to protect open space and our city from over-development.

Please do not let them bulldoze over the entire property, and destroy our fragile prairie landscape. Please have them set aside all the land north of Disk Drive for open space, as the previous city council recommended. Wildlife can't live in tiny strips of land, and people do better when we get away from noisy building fans and traffic.

In April of 2022, the city voted to deny the developer's plan. The current plan uses the same unacceptable footprint as the old plan. Have the developer apply the requirements agreed to by the previous city council, and go for higher density development on a smaller parcel of land. Don't give them the idea that they can come back in a few months and increase the development to the 3.1 million sq ft development that they were pushing last year.

Louisville can't afford higher water prices with ever more demand on this shrinking resource. Encourage the developer to figure out no water landscaping and other water conservation efforts. Louisville can't afford to rebuild the Interlocken interchange to accommodate gazillions more cars. Have them pay for the upgrades their development will require.

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**From:** [dqcamell](#)  
**To:** [City Council](#)  
**Subject:** Proposed Red Tail Ridge development  
**Date:** Monday, December 4, 2023 6:51:57 PM

---

Hello,

I'm writing because I won't make the council meeting tomorrow and wanted to participate.

I've heard you're going to discuss/vote on this matter again without any real changes in the plan. I don't like that.

Please reconsider and consider the previous votes.

I don't want it to look like the Broomfield side.

Thanks for your consideration and service.

Dennis Camell  
701 West St

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**From:** [Kim Contini](#)  
**To:** [City Council](#)  
**Subject:** Red Tail Ridge Development Plan  
**Date:** Monday, December 4, 2023 6:36:02 PM

---

Dear Louisville City Council members,

I have been a resident of Louisville for 30 years and have appreciated the quality of life the City has provided. My concern is that the Red Tail Ridge Development is more in the developer's interest than the residents of our City. I urge you to hold off on all approvals until the entire plan meets our city codes.

Where can a resident find a complete **updated** proposal of the development on the City website?

Sincerely,

Kim Contini

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**From:** [Gerri Foley](#)  
**To:** [City Council](#)  
**Cc:** [Gerri Foley](#)  
**Subject:** In Favor of Redtail Ridge Development Proposal  
**Date:** Monday, December 4, 2023 5:55:12 PM

---

My name is Gerri Foley, and I now live at 267 South Lark Avenue, Louisville. I am here while my house is being rebuilt; I own a home at 922 St Andrews Lane, Louisville that was destroyed in the Marshall Fire.

Back in 2021 I wrote to city council (a few times) regarding my support for Redtail Ridge. I am here again to voice my support for the Redtail Ridge proposal, and for the same reasons I gave before.

I understand resident concerns regarding size, use, 'small town' impact, effect on city utilities, etc. So, the previous/original proposal crashed and burned. I get it.

From what I've read, the developer, Brue Baukol, is not asking for any zoning changes, and is looking to work within the confines of Louisville's Comprehensive Plan and Louisville policies. They've significantly reduced building density, allocated numerous acres to public land, and targeting numerous acres to open space. Yet, the 'No on **Redtail Ridge**' advocates continue to cry foul, claiming they want to keep Louisville the way it is and let the wildlife take over that space.

The reality is that if Louisville is to maintain our city amenities (fire, police, water, etc, etc) then we must be able to financially support our police, firehouses, water inspection, and the multitude of city ordinances and regulations created for our protection. We get a large portion of that through revenue from the groups we are pushing away. We've lost Medtronic, which would have been a tremendous addition to our tax base and our community spirit. We've lost any opportunity to have residential properties such as senior housing and rental apartments, and with it the possibility finally of getting more affordable housing and increasing socioeconomic diversity. Yet the developers withdrew their request to change the 'rural' designation (which would have allowed for residential development) so as not to rock the boat.

In an article I read previously it stated that in the past decade, prairie dogs, foxes, coyotes, etc. have been reclaiming the current **Redtail Ridge** land and that this should continue. Really? (1) I'm concerned that a large number of foxes, coyotes and prairie dogs roaming paths I would like to walk and where children should be able to play could be unsafe, and (2) foxes, coyotes, and prairie dogs do not contribute to our revenue base last I heard.

Brue Baukol is conforming to the zoning requirement that Louisville currently has. He's

following what we, Louisville, have asked for. Yet there are still nay sayers. I wonder how big this group really is. My experience is that there is usually a small group of people who are very verbal, while the majority of people who don't really oppose something remain silent.

I support the current development proposal. I wouldn't even have sent this comment had it not been for the extreme and sometimes misleading opposition articles I've read. Measured growth for Louisville is a good thing. We can still keep the small town feeling we all love and maintain a revenue base to keep and grow the small town ambience we have.

Respectfully submitted,  
Gerri Foley

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**From:** [LEE ANN CAST](#)  
**To:** [City Council](#)  
**Subject:** Please approve the Redtail Ridge Plat  
**Date:** Monday, December 4, 2023 5:37:05 PM

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Dear Members of the Louisville City Council,

I write in strong support of the Redtail Ridge preliminary plat. The comprehensive benefits of moving forward on Redtail Ridge are clear and vital for our town. This project aligns perfectly with our Comp Plan and our city's goals for compatible development, sustainability, transportation, and economic vitality. By approving this plat, we take a significant step towards a more connected and environmentally responsible Louisville.

The importance of keeping Avista Hospital, our largest employer, in Louisville cannot be overstated. Its presence is not just about jobs; it's about maintaining a sense of community and providing essential healthcare services to our residents. Approving this plat ensures Avista's continued contribution to our community's well-being.

The 155 acres of open space in Redtail Ridge would be one of the largest donations in Louisville's history. The commitments to habitat management and preservation are equally important, and create new opportunities for residents to enjoy open space. It's a rare opportunity to enhance our community's recreational spaces and overall quality of life.

Approving the plat is a vital next step in developing the network of roads, trails, and infrastructure that can create a safe and healthy campus. It is what allows Campus Drive to finally be extended. And yes, it keeps Avista Hospital in Louisville.

Approving the Redtail Ridge plat is more than a procedural step; it's a statement about the kind of city we want to be. A city that is forward-thinking, family-friendly, and open to new opportunities. Let's not delay this any longer.

Lee Ann Cast  
485 Front St  
Louisville, CO

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**From:** [Orion Pilger](#)  
**To:** [City Council](#)  
**Subject:** Dec 5 Brue Baukol Redtail Ridge Development Plan  
**Date:** Monday, December 4, 2023 5:21:06 PM

---

Hello,

It has come to my attention that you will be voting on the preliminary subdivision plat for Redtail Ridge tomorrow. Please **postpone any decisions** until there is a complete application that the public can view. The public has voted on this matter several times and it is in our interest.

Council should require the developer of this project to set aside all land north of Disc Drive as **open space** and build a compact development. The developer should not be able to build until the plan meets our city codes.

Thank you,  
Orion

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**From:** [shawnfawson](#)  
**To:** [City Council](#)  
**Subject:** No to decisions about Redtail Ridge  
**Date:** Monday, December 4, 2023 5:10:21 PM

---

Hello City Council:

I am a resident of Louisville, CO, and I ask you to **postpone any decisions on a preliminary subdivision for Redtail Ridge** until there is a complete application that the public can view. You should require the developer to set aside all land north of Disc Drive as open space and build a compact development. The developer has the right to build but not if their plan doesn't meet our codes. **The plan must meet our city codes.**

A resident in Louisville,  
Shawn Fawson

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**From:** [F McGarey](#)  
**To:** [City Council](#)  
**Subject:** Retail Ridge preliminary subdivision plat hearing  
**Date:** Monday, December 4, 2023 5:09:17 PM

---

30 Year LoLouisville Resident here - just happy OI heard about the short window to submit my comment on this issue.

I am not in favor of of Baukol's work on his second run at this property development - Please postpone any vote on moving forward until the developer's application is complete and in compliance with City Codes. What has the developer done to address the issues cited by Louisville's planning Commission a year ago?

This is a big development that will affect the quality of every Louisville resident's life daily. Please exercise prudence at this stage of RedTail II so us citizens can be proud of your diligence in a good project.

Jerry Mv=cGarey  
2348 Senator Ct.  
Louisville CO 80027

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**From:** [gdoty](#)  
**To:** [City Council](#)  
**Subject:** Redtail Ridge  
**Date:** Monday, December 4, 2023 4:54:56 PM

---

Hello,

I am writing to ask why Redtail Ridge is still being pursued. Our community Voted NO on this why are you not paying attention?

NO MEANS NO!

Thanks,

Gary

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**From:** [Kim Gustafson](#)  
**To:** [City Council](#)  
**Subject:** Redtail Ridge plat decision  
**Date:** Monday, December 4, 2023 4:34:04 PM

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Please postpone any decisions regarding the Redtail Ridge preliminary subdivision plat until there is a complete application we voters can preview. I am concerned the proposal under consideration does not meet city codes and ignores the concerns the planning commission expressed in its rejection of it a year ago.

Additionally, voters disapproved of the negative impact the sprawling development will bring to areas north of Disc Drive. Those areas need to be set aside as open space and the developer needs to commit to a more compact development plan.

Please respect the will of Louisville citizens and hold off on voting until the proposal under consideration is complete.

Thank you.

Kim Gustafson

600 Dahlia Way, Louisville, CO 80027

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**From:** [Puska](#)  
**To:** [City Council](#)  
**Subject:** Redtail Ridge  
**Date:** Monday, December 4, 2023 4:01:07 PM

---

Hello

We are 23 year residents of Louisville and have raised our children here. We value Louisville's small town atmosphere, the safe community feel, and the lack of congestion. We are concerned that the Redtail Ridge proposal, as it is, will have a significantly negative impact on these values. Our understanding is the proposal before the city council is unchanged from the original proposal that does not have the support of the majority of Louisville residents or fit the city's master plan. Building a large commercial and industrial complex in a small town will add to congestion and dilute the community feel of Louisville. Doing so without adding a sufficient amount of affordable housing will further drive up the cost of housing and associated property taxes. It will price out many of the children who grew up here.

While we agree the developer must be able to develop the land to get a return on investment, it should be done in a manner consistent with the planning codes, values, and feel of Louisville. The developer does not live here. Their motivation is profit. It is the responsibility of the city council to maintain our values. We encourage you to reject this proposal until the developer's plans meet the values that have made this town so desirable. We will be watching to see how the city council members respond.

Klaus and Carolyn Puska  
552 W Spruce Way

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**From:** [John Obremski](#)  
**To:** [City Council](#)  
**Subject:** No "Retail" Ridge quick approval  
**Date:** Monday, December 4, 2023 3:15:43 PM

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Council members,

Please postpone any decision on this issue of approval for "Retail" Ridge until there has been a completed application submitted. "Retail Ridge", as we locals call it, should be a compact development with open space reserved to the north. Any plan must meet Louisville city codes. We do not want a crowded city with traffic problems.

Thanks,  
John Obremski  
248 Centennial Drive  
Louisville, CO

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**From:** [JEFFREY MEIER](#)  
**To:** [City Council](#)  
**Subject:** Please Approve the Redtail Ridge Plat  
**Date:** Monday, December 4, 2023 3:13:59 PM

---

Dear Louisville City Council Members,

I am writing to you as a resident of Louisville, to express my strong support for the approval of the preliminary plat for the Redtail Ridge development. This project represents a pivotal opportunity for our community and aligns completely with Louisville's Comprehensive Plan and code. It embodies our community's goals for sustainable development, open space and public lands, and economic revitalization. One of the most compelling reasons to support the plat is that it will secure Avista's presence in Louisville. As our largest employer, Avista's presence is integral to the economic and social fabric of our community. More than 60,000 babies have been born at Avista, and we all know someone who has received care there. Approving the Redtail Ridge plat ensures that Avista remains in Louisville, and that should be a top priority.

Approving this plat also creates the opportunity to turn this privately owned land into more than 155 acres of new public open space. This dedication will be the second-largest public land dedication in our city's history—and the single largest if you don't include land used for golf courses. For generations, Louisville residents have never had the opportunity to legally visit and enjoy the site. Approving the plat opens up new avenues for recreation and nature conservation, habitat preservation, and so much more.

**It's time to move forward on Redtail Ridge.** This plat meets the Comp Plan and our code, and does so in a way that respects our community's values, contributes to our economic vitality, and enhances our living environment. **I strongly urge the Council to approve the preliminary plat for Redtail Ridge, setting Louisville on a path to sustainable growth and prosperity.**

Thank you for your consideration.

Jeff Meier  
470 County Rd.

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**From:** [Will Purdy](#)  
**To:** [City Council](#)  
**Subject:** Redtail Ridge  
**Date:** Monday, December 4, 2023 2:54:33 PM

---

Greetings,

We are writing to oppose the Redtail Ridge development plan by Brue Baukol (again).

We are 30 year residents of Louisville. This is NOT what the city needs.

Infill Kohl's/Sam's/Lowe's first. Try to get a Trader Joe's in the Alfalfa's space.

No more sprawl please.

Sincerely,  
Will Purdy and Georgia Patterson  
158 W. Elm Street

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**From:** [STEVE GRIMSLEY](#)  
**To:** [City Council](#)  
**Subject:** Redtail Ridge  
**Date:** Monday, December 4, 2023 2:48:36 PM

---

Hello, council members Dickinson, Fahey and Mayor Leh, hope things are good. Thank you for the opportunity to allow Louisville citizens voice their concerns about the proposed use of the Redtail Ridge property.

This has been a topic that I have reviewed from different angles coming to the same conclusion.

1. Louisville does not, (if it does please share this information, I have not seen any of this), the infrastructure , roads, water, sewer, first responders, to handle anything like what Brue Baukol's development has presented
2. There is not enough retail , King Soopers, Safeway etc...., to handle such a large amount of people this development has slated to occupy this property.
3. Traffic, now, has a three light change to get through during peak hours, can you imagine this will cause the three light change in non peak hours, and let you mind wonder to peak hours?
4. Schools, "all" schools in the area of this property are over crowded, most class rooms average 30 students per class per grades and this property being right next door to both Monarch schools will inundated the buildings and most of all the staff!

Now, don't bring me problems, bring me solutions.

1. Multi use, convention center, sports fields, arenas, bigger and better recreation center
2. A mini Red Rocks amphitheater, concerts, sunrise services, etc...

Do you have to choose something that destroys the environment, causes strife among Louisville citizens, just to put a few coins in the kiddy?

If you feel all that has been said is not true, please provide public documents that "prove" the above will not happen. In conclusion, has or will the council and Mayor address the proposed alternate solutions for the Redtail Ridge property?

Thank You and Best Regards,

***Steve Grimsley***

518 Catalpa Ct

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**From:** [Douglas Schofield](#)  
**To:** [City Council](#)  
**Subject:** VOTE AGAINST REDTAIL DEVELOPMENT, AGAIN!!!  
**Date:** Monday, December 4, 2023 2:42:26 PM

---

RE: Redtail Ridge (and any similar proposals)

Dear Council Members:

It certainly appears that, in the barrage of detail and hype about Redtail, the Council has completely lost sight of the hugely important fundamentals about Louisville and its current residents:

1. We moved to Louisville for its many current attractions ( eg large open spaces, long and open views of the mountains, LOW volume of traffic).
2. We do NOT want additional development, with all the massive traffic congestion, loss of open space, etc it entails.
3. We do NOT want ever bigger local government and higher taxes which come with more development ( and we recognize that while tax revenue is higher from new development , COSTS are like to be even higher).

**DO NOT APPROVE ANY NEW LARGE SCALE DEVELOPMENT IN LOUISVILLE!!**

Douglas Schofield

12-4-23

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**From:** [sabocci](#)  
**To:** [City Council](#)  
**Subject:** December 5 Council meeting re: Redtail Ridge  
**Date:** Monday, December 4, 2023 2:17:14 PM

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Sent from my iPhone

Please fill the Ward 1 vacant seat prior to the vote of approval.

Keep the voice of the community and the cherished spirit of our town in mind as you require developers to meet the current city codes.

Lower building height, footprint spread, more untouched land. Goodhue ditch preservation.

Never lose sight of what we have built and preserved in the town of Louisville.

Thanks to you, Sara Bocci

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**From:** [beverlycampbell](#)  
**To:** [City Council](#)  
**Subject:** Brue Baukol Development  
**Date:** Monday, December 4, 2023 2:16:10 PM  
**Importance:** High

---

Good Afternoon,

I'm unable to attend the council meeting tomorrow evening, but wanted to let you know my thoughts regarding the Baukol development. It seems like many decisions are being made in a hasty manner lately without the necessary input and thought being given to the impact and/or final outcome of those decisions. I'd like this not to be another of those such decisions.

The residents of Louisville rejected this development in 2021, and from what I've heard and seen the proposal by Baukol hasn't changed. The planning commission recommended denial in 2022 making comments and recommendations on the proposal, which the developer has ignored. Consequently, until the developer makes a complete application, the council should postpone any decision until the developer's plan meets our city codes.

Please don't make any rash and speedy decision regarding the Brue Baukol Development.

Bev Campbell  
586 Cleveland Ave.  
Louisville, CO

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**From:** [jeannemosher](#)  
**To:** [City Council](#)  
**Cc:** ["Mark Mosher"](#); ["Jeanne Mosher"](#)  
**Subject:** Redtail Ridge NO  
**Date:** Monday, December 4, 2023 1:41:27 PM

---

Hello Council members,

Please do not approve the proposal that is being reviewed later this week. This application is not complete and we have not been able to review it. As far as we can tell, it is the same proposal already rejected by the planning commission and disliked by citizens. We must meet city codes in any development. That has to be a fundamental requirement.

Thank you,  
Jeanne and Mark Mosher

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**From:** [Jennifer Singer-Rupp](#)  
**To:** [City Council](#)  
**Cc:** [Christopher Leh](#); [jkern@louisvilleco.gov](mailto:jkern@louisvilleco.gov); [Barbara Hamlington](#); [Dietrich Hoefner](#); [Deb Fahey](#); [Caleb Dickinson](#)  
**Subject:** Redtail Ridge  
**Date:** Monday, December 4, 2023 1:22:00 PM

---

Greetings Louisville City Council Members, Greetings Mayor Leh,

I wanted to reach out to you about one of the agenda items included in the Tuesday City Council meeting - Redtail Ridge. As a fire family, seeing this agenda item included in your first meeting as a newly formed City Council with many new members given the timing has been very distressing. Let me explain. The insurance and financial implications accompanying the two year anniversary of the Marshall Fire are causing many fire families extreme stress. We are running out of insurance funds and the City is stretched thin trying to keep up with building inspections. Many fire families are also stressed emotionally with the second year anniversary of the Marshall Fire approaching. The referendum took place right after the fire and the citizens spoke. Many of us were barely able to turn in our ballots - we were all displaced with no address to mail our ballots to. Now Council has decided to bring this agenda item to the table weeks before the two year anniversary.

Having Brue baukol turn in essentially the same application after our citizen referendum that rejected their proposal gives us the message that they are unwilling to incorporate any citizen input. The speed that this is happening with a new city council and mayor and the timing is disappointing. Since the topic was pushed through to be included on the agenda, at this point, I sincerely hope that the Louisville City Council takes the Planning Commissions' recommendation to reject the application into account and recognizes that the current application does not meet our municipal code.

The site will be developed, but the plans and application need to meet the City of Louisville municipal code, the application should be complete including the Northwest Parkway BoD approval, and the referendum needs to be respected by incorporating citizen input into the application. Our family had to meet City requirements to rebuild our home after the Marshall fire. Why should an investment firm looking to develop millions of square feet in Louisville be exempt from such requirements and processes?

Thank you for your time and consideration.

Sincerely,

Jennifer Singer Rupp

Original: 466 Muirfield Circle, Louisville, CO 80027

Temporary rental during rebuild: 643 South Manorwood Lane, Louisville, CO 80027

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**From:** [Betty Solek](#)  
**To:** [City Council](#)  
**Subject:** Voting on Redtail Ridge  
**Date:** Monday, December 4, 2023 1:19:55 PM

---

Dear current council members:

I understand there could be a vote on the resubmitted application for the RedTail Ridge proposal tomorrow. In light of the current vacant seat on the council, It doesn't seem the consideration of this proposal is appropriate. Louisville voters said no to this proposal and it's disturbing to see a new council immediately reconsider the application. And not even a complete council!

Louisville residents have made clear their opposition to the vision for the last big undeveloped opportunity for this community. The city was supportive of the original vision when ConocoPhillips proposed a sustainable energy research center. It seems the council continues to be presented with the vision of a large corporate entity, with out the sustainable energy research center. Now the plan is presenting more of the same corporate buildings that Broomfield Interlocken Business park provides. I heard all of the city council candidates voice their support for the small town character of Louisville. I am not convinced that "more of the same" corporate office park will support a small town character.

This is the year that Louisville begins its Comprehensive Plan update. It seems to me that this council needs to find a way to allow that process to proceed and give Louisville citizens the opportunity to voice their vision for this property, while also considering Louisville as a whole. Thank you for considering my input.

Betty Solek  
1101 N Franklin Ave  
Louisville

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**From:** [Rob Zuccaro](#)  
**To:** [Joel Meggers](#); [Anna Bertanzetti](#); [City Council](#)  
**Subject:** Re: Redtail Ridge Plat and S 96th St Access  
**Date:** Monday, December 4, 2023 1:00:17 PM

---

Hi Anna,

I tried to call your cell phone but got went straight to voicemail. Nothing is changing with that right of way as part of this plat. Please call when you get a chance. 393-591-4901

Get [Outlook for iOS](#)

---

**From:** Joel Meggers <jmeggers@crsofcolorado.com>  
**Sent:** Monday, December 4, 2023 12:52:47 PM  
**To:** Anna Bertanzetti <abertanzetti@broomfield.org>; City Council <Council@louisvilleco.gov>  
**Cc:** Rob Zuccaro <rzuccaro@louisvilleco.gov>  
**Subject:** RE: Redtail Ridge Plat and S 96th St Access

Some people who received this message don't often get email from jmeggers@crsofcolorado.com. [Learn why this is important](#)

Thanks Anna.

I cc'd Rob on this item on Friday when I sent it out.

In addition, I'm just reading this... so I also just sent you a copy of it because I didn't you already received it. I wanted to let you both know to avoid any confusion.

Thanks,

Joel Meggers  
President of Community Resource Services (CRS) of Colorado  
303-204-0803  
[www.crssofcolorado.com](http://www.crssofcolorado.com)

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---

**From:** Anna Bertanzetti <abertanzetti@broomfield.org>  
**Sent:** Monday, December 4, 2023 12:15 PM  
**To:** council@louisvilleco.gov  
**Cc:** Rob Zuccaro <rzuccaro@louisvilleco.gov>; Joel Meggers <jmeggers@crsofcolorado.com>  
**Subject:** Redtail Ridge Plat and S 96th St Access

Louisville City Council,

Please see the attached letter regarding the Redtail Ridge Preliminary Plat public hearing scheduled for December 5, 2023.

Thank you,  
Anna

Anna Bertanzetti  
Planning Director, Codirector of Community Development

City and County of Broomfield  
Community Development  
One DesCombes Drive  
Broomfield, CO 80020

Cell: (303) 349-0509

Pronouns: she, her, hers

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**From:** [Joel Meggers](#)  
**To:** [Anna Bertanzetti](#); [City Council](#)  
**Cc:** [Rob Zuccaro](#)  
**Subject:** RE: Redtail Ridge Plat and S 96th St Access  
**Date:** Monday, December 4, 2023 12:52:54 PM

---

Some people who received this message don't often get email from [jmeggers@crsofcolorado.com](mailto:jmeggers@crsofcolorado.com). [Learn why this is important](#)

Thanks Anna.

I cc'd Rob on this item on Friday when I sent it out.

In addition, I'm just reading this... so I also just sent you a copy of it because I didn't you already received it. I wanted to let you both know to avoid any confusion.

Thanks,

Joel Meggers  
President of Community Resource Services (CRS) of Colorado  
303-204-0803  
[www.crssofarcolorado.com](http://www.crssofarcolorado.com)

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**From:** Anna Bertanzetti <[abertanzetti@broomfield.org](mailto:abertanzetti@broomfield.org)>  
**Sent:** Monday, December 4, 2023 12:15 PM  
**To:** [council@louisvilleco.gov](mailto:council@louisvilleco.gov)  
**Cc:** Rob Zuccaro <[rzuccaro@louisvilleco.gov](mailto:rzuccaro@louisvilleco.gov)>; Joel Meggers <[jmeggers@crsofcolorado.com](mailto:jmeggers@crsofcolorado.com)>  
**Subject:** Redtail Ridge Plat and S 96th St Access

Louisville City Council,

Please see the attached letter regarding the Redtail Ridge Preliminary Plat public hearing scheduled for December 5, 2023.

Thank you,  
Anna

Anna Bertanzetti  
Planning Director, Codirector of Community Development

City and County of Broomfield  
Community Development

One DesCombes Drive  
Broomfield, CO 80020

Cell: (303) 349-0509

Pronouns: she, her, hers

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**From:** [CHARLIE FISHER](#)  
**To:** [City Council](#)  
**Subject:** Redtail Ridge Vote Tues. Dec. 5th  
**Date:** Monday, December 4, 2023 12:48:09 PM

---

The plans that were submitted by Baukol, and denied by the planning commission, as well as the voters here in Louisville, are not complete. They have not been updated since April of 2021. If you vote to push forward with these plans, you are going against our votes. And I find it odd that there wasn't much notice when you added this to your agenda, knowing full well that most of us are in the middle of our holiday plans. Please postpone this vote until a new set of plans has been submitted. These plans will cause traffic problems in and around our Monarch High School (also putting our students' safety at risk); they do not include an infrastructure that supports the additional traffic. The plans are not environmentally sound, and they are not within Louisville's zoning laws. If we allow this project to go forward as is, we are setting a precedent for more building projects that raise our height limits, and we will soon look just like Boulder.

Charlie Fisher  
280 S. Monroe Ct.  
Louisville, CO 80027

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**From:** [Kathy Small](#)  
**To:** [City Council](#)  
**Subject:** NO (again) on Redtail Ridge!  
**Date:** Monday, December 4, 2023 12:43:16 PM

---

Seriously, the developer believes they can just waltz back into Louisville with the same massively faulty proposal to develop the Storage Tek property... right after our new council members are seated??

PLEASE REMIND THE DEVELOPER THAT THE LOUISVILLE VOTERS (including me) HAVE SOUNDLY TURNED DOWN THIS PROPOSAL. It's absolutely out-of-scale for the property, and not at all what we want for that area of our beautiful city.

Thank you for representing me.

Kathy Small  
2170 Dogwood Cir, Louisville, CO 80027  
[kathy.small.boulder@gmail.com](mailto:kathy.small.boulder@gmail.com)

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**From:** [Vicki Quarles](#)  
**To:** [City Council](#)  
**Subject:** Redtail Ridge  
**Date:** Monday, December 4, 2023 12:38:21 PM

---

I am writing to express concern about the preliminary subdivision plat for Redtail Ridge.

Please postpone any decisions until there is a complete application that the public can view. Please require the developer to set aside all land north of Disc Dr. as open space and build a compact development. I know the developer has a right to build, but the plan must meet city codes.

This development has huge implications for the future. Let's be responsible in its planning.

Thank you.

Vicki Quarles, West St., Louisville

*"Adopt the pace of nature: her secret is patience." Ralph Waldo Emerson*

*"The secret of a good old age is simply an honorable pact with solitude." Gabriel Garcia Marquez*

*"Nobody can go back and start a new beginning, but anyone can start today and make a new ending." Maria Robinson*

*"What happens to you does not matter: what you become through those experiences is all that is significant. This is the true meaning of life." Paraphrased from Buddhist philosophy*

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**From:** [Anna Bertanzetti](#)  
**To:** [City Council](#)  
**Cc:** [Rob Zuccaro](#); [Joel Meggers](#)  
**Subject:** Redtail Ridge Plat and S 96th St Access  
**Date:** Monday, December 4, 2023 12:15:22 PM  
**Attachments:** [Redtail Ridge Letter.pdf](#)

---

Louisville City Council,

Please see the attached letter regarding the Redtail Ridge Preliminary Plat public hearing scheduled for December 5, 2023.

Thank you,  
Anna

Anna Bertanzetti  
Planning Director, Codirector of Community Development

City and County of Broomfield  
Community Development  
One DesCombes Drive  
Broomfield, CO 80020

Cell: (303) 349-0509

Pronouns: she, her, hers

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## COMMUNITY DEVELOPMENT

One DesCombes Drive • Broomfield, CO 80020 • 303.438.6389 • [www.broomfield.org](http://www.broomfield.org)

December 4, 2023

Attn: Louisville City Council ([council@louisvilleco.gov](mailto:council@louisvilleco.gov))

RE: **Redtail Ridge Plat and S 96th St Access**

To Whom it May Concern:

The City and County of Broomfield has been made aware of a public hearing scheduled for 12/5/2023 on the Redtail Ridge Preliminary Plat.

The Northwest Parkway Public Highway Authority owns a parcel in Broomfield at 13951 S 96th Street (Parcel Number 157521310002) at the terminus of Disc Drive and S. 96th Street. This parcel is owned by the Parkway and intended for a future public park. Northwest Parkway is obligated to construct public park improvements, including trails, a pedestrian bridge, an information sign and parking by the Deed of Conservation Easement regulating the property, of which Louisville is a party.

Based on review of the most recent version of this preliminary plat, access for the above referenced property will no longer be available as S 96th St does not appear to continue to extend south to provide public access to the subject property and Disc Drive is not shown extending east to the parcel. Since this parcel is intended for development as a public passive park, vehicular access is necessary.

We believe it is critical to plan for public access, including vehicular access, to the park and although Broomfield is not objecting to the preliminary plat moving forward, we would like to confirm our intent to continue to work with the developer, Louisville, and Northwest Parkway to ensure vehicular access can be incorporated into the plans prior to consideration of the final plat.

Additionally, Broomfield looks forward to continuing to work with Louisville and Northwest Parkway to address all remaining concerns, questions, and comments regarding the development plans for Redtail Ridge prior to their formal consideration for approval.

Should you have any additional questions, please do not hesitate to contact us.

Sincerely,

*Anna Bertanzetti*

Anna Bertanzetti  
CoDirector of Community Development/Planning Director  
City and County of Broomfield  
[abertanzetti@broomfield.org](mailto:abertanzetti@broomfield.org)

CC: Rob Zuccaro, Community Development Director, City of Louisville  
Joel Meggers as Managing Administrator, Northwest Parkway Authority

**From:** [traffdr@aol.com](mailto:traffdr@aol.com)  
**To:** [City Council](#)  
**Subject:** Tom Rafferty Ward 3 Comment on 12-5-2023 REDTAIL RIDGE Meeting  
**Date:** Monday, December 4, 2023 12:09:16 PM

---

Dear Honorable Mayor and Councilors:

If this application is incomplete, please send it back for completion and resubmittal. Many of my feelings towards the development of this property remain the same as it was when I participated in citizen meetings and comments starting in the Summer of 2019, over four years ago. Therefore, I am repeating such herein.

1. PERIPHERAL VISUAL IMPACT: Landscaping and View Corridors: Please consider the value and successful precedent of shielding improvements from the view of the TURNPIKE and ALL OTHER PERIMETER ROADS as Storage Tech and the Authorities did back in the 1970s. I can only speak for me, but I suspect many of us believe that all of the build-out in the remaining spaces of our front range without regards to masking such with effective landscapes and adequate OPEN SPACE is psychologically REVOLTING. It would be most appreciated if you and the Developer can ask the Landscape Architects to help push the buildings inboard to accommodate adequate landscape berms and trees to help mitigate all this visible depletion of our beautiful once rural surroundings? I also hope you can strategically place the tall buildings behind these landscape veils and maintain ADEQUATE VIEW CORRIDORS across the property from ALL sides. If a taller building or sprawling complex is mitigated by Landscaping, it can soften the impact. This will help set a good example as compared to the GARISH COMMERCIAL CAR DEALERSHIPS and Residential Sardine Factories' BLIGHT imho to the east. And, it seems insane and inconsiderate to regrade this property before an approved design is reached.

2. TRAFFIC: How much TRAFFIC is too much traffic? Many of us in Louisville long for the small town we use to have. I realize it is gone. However, I do hope that the improvements are a good balance for our town without unfairly taking a property owner's right to develop, and most importantly that they do not put too much TRAFFIC BURDEN out there and onto our current town.

3. HOSPITAL: Please do what you can fairly do to keep our Hospital here in Louisville. This is very important to our town and economic vitality. It was hard to have to watch us lose Medtronic, and still no apparent economic improvements to the McCaslin area.

4. AFFORDABLE HOUSING: Why do we have to continually hear this term in so many politician's campaigns, when there apparently is no effective way (Watch the last City Council Meeting regarding East Street Project) to define or implement it, all the while down the street there is a simple townhouse for sale for just a measly UNAFFORDABLE \$1,000,000. I hope you can close that gap soon, regardless of whether this project includes housing or not.

Respectfully, and thank you,  
Tom Rafferty  
Ward 3

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**From:** [alexiskhan@comcast.net](mailto:alexiskhan@comcast.net)  
**To:** [City Council](#)  
**Subject:** Red Tail Ridge  
**Date:** Monday, December 4, 2023 11:48:32 AM

---

Hello,

I am a citizen of Louisville since 1986.

I have seen some growth over these years and I would like to see Red Tail Ridge developed according to their plan as long as it is within the planning commissions specifications. I would also like to say that I feel that the benefits outweigh the negatives. I also feel Brue Baukol has been generous with open space demands. I would also like to make it easier for the hospital to expand and remain in Louisville.

I am tired of a small group of people in Louisville with loud voices speaking against every single thing and making unreasonable demands...and building obstacles for any development. Businesses don't seem to want to come or stay in Louisville. Lafayette and Erie seem to be attracting all our once were anchor stores. It is sad to see.

Let them build the property, it is private property, as long as they are within the specifications by the City code. Stop letting an unreasonable group make unreasonable demands.

Alexis Khan

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**From:** [Jim&Diana](#)  
**To:** [City Council](#)  
**Subject:** FW: Comments for support of Redtail Ridge GDP  
**Date:** Monday, December 4, 2023 11:25:55 AM  
**Attachments:**

---

Dear Planning Commission Members,

Attached is a word document that expresses my conditional support for the current Redtail General Development Plan (GDP) Amendment. Thank you for the opportunity to express my opinions.

Jim Hornbeck  
207 Springs Dr.  
Louisville, CO 80027

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Dear Planning Commission Members:

Louisville has struggled with the issue of Redtail Ridge development for more than two years.

Like many in the Louisville community I would prefer that Redtail Ridge remain for the foreseeable future as a dedicated Open Space with public access for all to enjoy the mountain views and the many species of wildlife that inhabit the area. Yet after so many years (since the demise of Storage Tech) neither the city nor Boulder County have acted and apparently have no plans to preserve and protect this acreage as Open Space.

In light of this inaction, I conditionally support the Redtail General Development Plan (GDP) Amendment. The GDP presents a promising plan to balance investment in Louisville's development while maintaining the essence of the existing ecosystem.

Some of the conditions I place upon this support are:

- Modification of plan to allow wildlife corridors between Coal Creek and Rock Creek open spaces.
- Maximum allocation of Common Open Space on property.
- No construction on or southwest of the existing berm in Parcel E (Development Plan, Sheet 2 of 3, <https://www.louisvilleco.gov/home/showpublisheddocument/30888/637557261494970000>)
- Proposal must meet all county and Louisville's Municipal codes
- City of Louisville must maintain right to review and approve/disallow all specific projects on property once the GDP is approved.

I have been impressed by the developer's willingness to revise their plans based on community and City feedback. They have significantly scaled back their initial planned development while maintaining on-site public amenities, extending regional trail connections, and enhancing traffic flow. I require that the developer continue to work with the community and City as Redtail Ridge is developed.

Please vote yes and approve the proposed GDP Amendment with the conditions specified above.

Jim Hornbeck  
207 Springs Dr.  
Louisville, CO 80027

**From:** [Gail Hartman](#)  
**To:** [City Council](#)  
**Subject:** Vote NO on the Redtail Ridge application  
**Date:** Monday, December 4, 2023 11:08:56 AM

---

To City Council,

Here we go again. I was honestly stunned to hear that city staff and Council are trying to sneak in another go-round of the already rejected RedTail Ridge plan during your Dec. 5 meeting. Was it purposeful? Don't know but it sure smells rotten and is therefore being perceived by residents of Louisville as exactly that.

Please remember that In April of 2022, Louisville voters overturned the City Council's approval of the Redtail Ridge application **by referendum**. Then in November, 2022, Louisville's Planning Commission recommended that City Council deny the developer's next application because it failed to meet the criteria laid out in the city's municipal code. They were also concerned about the plan to grade nearly the entire site, including areas not slated for buildings, parking lots, and roads. Additionally, the Northwest Parkway Authority has not signed off on the application and therefore, it is still considered incomplete. Why is City Council voting on an incomplete application? Something smells rotten.

According to the city attorney, the only question you have to address on Dec. 5 is whether the unchanged plan for Redtail Ridge meets the criteria of the municipal code or not. IT DOES NOT. Years of meetings and voter input has already proven that the negative impact of this sprawling development on local traffic, air quality, and quality of life would be tremendous. The residents of Louisville and the city's own Planning Commission have already rejected it repeatedly. Do you actually think people don't care anymore that Redtail Ridge developers are attempting to sneak in their horrendous plan again? Something smells rotten.

Please vote to **deny the application** based on the simple fact that the **Redtail Ridge application still does not meet the criteria of Louisville's municipal code**.

Gail Hartman  
Louisville, CO

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**From:** [rtist456@yahoo.com](mailto:rtist456@yahoo.com)  
**To:** [City Council](#)  
**Cc:** [preservelouisville@gmail.com](mailto:preservelouisville@gmail.com)  
**Subject:** NO to Redtail Ridge  
**Date:** Monday, December 4, 2023 10:51:27 AM

---

As a resident of Louisville I'm very frustrated that I received a flier on my doorstep about a hearing on the very same issue that we rejected in the special election of April 2021. This feels like a sneaky, behind our backs way of passing something through that most of us oppose.

POSTPONE any decision on the the preliminary subdivision plan for Redtail Ridge until there is a complete application that the public can view.

REQUIRE the developer to set aside all land north of Disc Drive as open space and build a compact development.

THE PLAN MUST MEET CITY CODES.

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**From:** [Sally Wilkinson](#)  
**To:** [City Council](#)  
**Subject:** Redtail Ridge  
**Date:** Monday, December 4, 2023 10:33:27 AM

---

I urge you to vote against the Redtail Ridge proposal. It means sprawl, traffic, environmental destruction and an economic burden for taxpayers. It has already been denied by the Planning Commission and the voters of Louisville.

Sincerely,

Sally Wilkinson  
764 Peach Ct.  
Louisville, CO

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**From:** [Chris Gabriel](#)  
**To:** [City Council](#)  
**Subject:** yes on redtail ridge  
**Date:** Monday, December 4, 2023 9:41:21 AM

---

Hello

I am writing in support of the RedTail Ridge Development. I know there is a very vocal minority of Louisville citizens that will attend the meeting tomorrow and yell at you to vote no because some citizens do not want any new buildings ever to be built unless they are mansions near Old Town.

I think you have to do what's right and legal for Louisville and do not make perfect the enemy of progress for this site that has remained empty for quite a long time and will remain empty if this is once again voted down. Please remember that just because a loud minority of people show up at the meetings it does not mean they are in the majority and you do not have to cave to their demands.

Thanks  
Chris Gabriel  
217 Short Pl, Louisville, CO 80027

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**From:** [Nidhi Khanna](#)  
**To:** [City Council](#)  
**Cc:** [AA Gau](#)  
**Subject:** Redtail development - needs to stop  
**Date:** Monday, December 4, 2023 9:03:15 AM

---

To,  
The City Council,  
Louisville, CO 80027

Re: Redtail Ridge development

Dear Madam / Sir,  
I am writing because I am surprised that the City council is still entertaining proposals for the development of Redtail ridge, after this subject was voted down overwhelmingly in Nov 2022 elections.

In case something is new or changed, I would like the city to present the complete application to the public once again.

Please consider this as my written petition to put this back for a public vote.

Sincerely,  
Gautam and Nidhi Khanna  
720 Johnson Street  
Louisville, CO 80027

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**From:** [Wendy Bohling](#)  
**To:** [City Council](#)  
**Subject:** postpone any decision until complete application for redtail ridge is available for public to view  
**Date:** Monday, December 4, 2023 8:49:15 AM

---

Louisville City Council,  
Please do NOT make a decision at the upcoming dec 5th meeting on the redtail ridge development until we the public can see a complete application. Please require the developer to set aside all land north of Disc Drive as open space and build a COMPACT development, especially if the developer doesn't meet our city codes. I am part of the wildflower townhomes that burned down and we have had to deal with excruciating lengthy issues to ensure we build to code - a BIG development shouldn't be let off the hook!  
Thank you for being open to the community's feedback.  
Wendy BOhling

**Wendy Hall Bohling**

303-718-4090  
[whbohling@gmail.com](mailto:whbohling@gmail.com)  
[www.corporatecowgirlup.com](http://www.corporatecowgirlup.com)  
[Linkedin](#) Twitter/Facebook/Youtube: corpcowgirlup

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**From:** [John Linz](#)  
**To:** [City Council](#)  
**Subject:** Brue Baukol Development  
**Date:** Tuesday, December 5, 2023 7:40:08 AM

---

Attn. city council.

Please delay your decision on this development site as it was rejected by vote of the citizens of Louisville in 2021. Nothing has changed in the Proposal and as it does not comply with our city codes it should not be approved as it is currently presented.

My family and I settled in this beautiful small town in 1992 and have loved living here ever since. We would not approve of destroying the small town charm of Louisville.

Sincerely,  
John Linz

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**From:** [Amy Knox](#)  
**To:** [City Council](#)  
**Subject:** redtail ridge  
**Date:** Tuesday, December 5, 2023 7:38:29 AM

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As a Louisville resident I urge you to postpone a decision on this development. I am angered that the developer has not made further concessions after considering the will of the people of Louisville. We reside in Louisville because of the lifestyle and values of this community that separate it from its neighbors and want further development to be in line with those values such as open space. We have enough cross traffic to deal with. We require a plan which solves and does not create problems for us.

Amy Knox

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**From:** [Gaylynn Potemkin](#)  
**To:** [City Council](#)  
**Subject:** NO on Redtail Ridge Preliminary Subdivision Plat  
**Date:** Tuesday, December 5, 2023 7:20:51 AM

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Dear Council,

I'm writing to ask you to vote not to approve the submitted Redtail Ridge Preliminary Subdivision Plat dated 12/5/23. The Planning Commission did not recommend approving this preliminary plat and the NW Parkway Authority has not approved the 96th Street connection

Planning Commission and Council should determine whether the grading impact on the open space has been minimized to the extent possible.

Any revised preliminary plat should be returned to the Planning Commission and other reviewers for a public and expert review of the grading on dedicated open space, a site engineering review, and the addition of requirements for the mitigation of impacts on public open space and habitat restoration.

Please vote no in order to protect and preserve open space!

Sincerely,

Gaylynn Potemkin  
Louisville Resident

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**From:** [Steven Fawson](#)  
**To:** [City Council](#)  
**Subject:** No to decisions about Redtail Ridge  
**Date:** Tuesday, December 5, 2023 6:51:45 AM

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Attn. City Council:

I am a resident of Louisville, CO and I am asking you today to **Postpone any decisions on a preliminary subdivision for Redtail Ridge** Until there is a complete application that the public can view. You should or must require the developer to set aside all land north of Disc Drive as open space and build a smaller compact development. And yes, the developer has a right to build BUT not if their plan does not meet our codes! The plan must meet our codes!

Resident of Louisville,

Steven Fawson

Steven Fawson

801-450-1423

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**From:** [Sarah Gibson](#)  
**To:** [City Council](#)  
**Subject:** Postpone Decision on Redtail Ridge  
**Date:** Tuesday, December 5, 2023 6:39:13 AM

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Hi — I have been informed that you are voting on Redtail Ridge subdivision plat today. I don't understand how and why this is happening so fast, since we just voted in a special election this past spring, and rejected a development plan there. Obviously this is something the community cares about deeply, so hurrying things along behind our backs is simply not fair.

Do right by our city. Give us time to understand what is going on, and to be heard!

Sarah Gibson  
748 Cleveland Ave  
Louisville CO  
80027

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**From:** [Jonathan Singer](#)  
**To:** [City Council](#)  
**Cc:** [eric@louisvillechamber.com](mailto:eric@louisvillechamber.com)  
**Subject:** Support of the Redtail Plat  
**Date:** Tuesday, December 5, 2023 1:36:13 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image006.png](#)  
[image009.png](#)  
[Redtail Ridge Letter Plat Louisville.pdf](#)

Some people who received this message don't often get email from [jonathan.singer@boulderchamber.com](mailto:jonathan.singer@boulderchamber.com). [Learn why this is important](#)

Mayor and Members of Council,

Below and attached is a letter of support for the Redtail Plat. Please let me know if you would like to have any further conversations and we thank you for your consideration.

Best,

Jonathan



**Jonathan Singer** (he/him)  
*Senior Director of Policy Programs*  
Ph. 303.938.2084 | [jonathan.singer@boulderchamber.com](mailto:jonathan.singer@boulderchamber.com)  
*We Build Community Through Business*



Re: Support of the Redtail Plat

Dear Mayor Leh and Council Members,

While it may come as a slight surprise to have the Boulder Chamber writing in support of the approval of the Redtail Plat, I want to highlight our coalition role with the Northwest Chamber Alliance. They represent the seven largest Chambers of Commerce in the Boulder / Broomfield County area. As such, we sent a letter of support to the Northwest Highway Parkway Authority leadership this summer. We ask you to please read the enclosed letter below as the same discussion points remain true.

In addition to this, I wanted to highlight the fact that our Chambers depend on regional partnerships. The economic, transit, and community advantages of this proposal will ensure that sustainable jobs will add to the tax base while alleviating many of the traffic congestion concerns improving our quality of life and

sustainability goals. With the University of Colorado acting as a flagship institution, we are already incubating the next generation of bioscience leaders. This project will allow our tax-subsidized homegrown talent to remain in this community. It will also contribute to creating an exemplary template for our Boulder County's burgeoning bioscience hub.

If you have any questions for the Boulder Chamber or the Northwest Chamber Alliance, please do not hesitate to reach out at any time. Your success as a city will contribute to the region's well-being and we hope you approve this plat and allow the process to continue.

Best,

Jonathan Singer



**Jonathan Singer** (he/him)  
*Senior Director of Policy Programs*  
Ph. 303.938.2084 | [jonathan.singer@boulderchamber.com](mailto:jonathan.singer@boulderchamber.com)  
***We Build Community Through Business***

Northwest Parkway Authority Leadership:

The Northwest Chamber Alliance is urging the Northwest Parkway Public Highway Authority's approval of the proposed Redtail Ridge project. This visionary life sciences campus holds immense promise to further propel our region forward as one of the nation's premier destinations for life science companies.

We are writing on behalf of a coalition of chambers of commerce in the northwest metropolitan region representing approximately 3,700 businesses and 380,000 employees - the Northwest Chamber Alliance is made of seven chambers representing numerous communities in Boulder and Broomfield County.

Our diverse spectrum of member business enterprises - ranging from large international corporations to small businesses, startups, nonprofits, and public institutions - are keenly aware of the positive impact the Redtail Ridge project can bring to our business community. This visionary endeavor offers a range of benefits that deeply resonate with our mission to promote business vitality:

**More than \$16 Million in Planned Improvements:** With several intersections and stretches of road along both Northwest Parkway and 96th Street destined to reach an "F" level of service, the infrastructure and engineering improvements that would be completed as part of the Redtail plan create safer streets and intersections that materially improve the tollway.

**Meeting a Profound Market Need:** Already, the Denver-Boulder corridor is one of the country's top ten biggest markets for life sciences – despite a deficiency of next-generation laboratory and light industrial facilities that Redtail Ridge and development opportunities along the corridor are designed to fill. By fostering collaboration, research, and development, this campus holds the potential to attract leading life science companies, helping to further advance our region's status as a magnet for cutting-edge research and groundbreaking advancements.

**Unleashing Accessible Business Potential:** The project's strategic location near major thoroughfares such as U.S. 36 and the Northwest Parkway holds the promise of heightened accessibility for our business community. This translates into streamlined logistics, expanded customer reach, and amplified business potential that will benefit the entire region.

**Revolutionizing Mobility and Connectivity:** We commend the project's commitment to enhancing multi-modal transportation options and aligning with Louisville's progressive Transportation Master Plan and other regional mobility planning efforts. These enhancements will alleviate congestion, improve accessibility for employees and customers, and continue to position our region as an attractive destination for life science ventures.

**Catalyzing Collaborative Synergies:** The success of Redtail Ridge has the potential to trigger a ripple effect of opportunities beyond its immediate confines. The campus will catalyze partnerships, drive innovation, and cultivate mutually beneficial business relationships across the region by fostering an environment that encourages collaboration.

**A Beacon of Sustainability in Business Growth:** Redtail Ridge's emphasis on sustainability and wellness mirrors the values of forward-thinking regional business community. This focus resonates deeply with the eco-conscious mindset of the life sciences industry, contributing to our appeal as a hub for responsible and impactful business practices.

For all the above reasons, the Northwest Chamber Alliance urges your support for the improvements that will be catalyzed by the Redtail Ridge project. With your support, we can continue propelling our region to the forefront of life sciences innovation, further solidifying our stature as a premier destination for pioneering companies.

Thank you for your thoughtful consideration. We are eager to witness the tremendous positive impact that approval of the Redtail Ridge project will generate for our dynamic regional business community.

Warm regards,



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If you have any questions for the Boulder Chamber or the Northwest Chamber Alliance, please do not hesitate to reach out at any time. Your success as a city will contribute to the region's well-being and we hope you approve this plat and allow the process to continue.

Best,

Jonathan Singer



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Thank you for your thoughtful consideration. We are eager to witness the tremendous positive impact that approval of the Redtail Ridge project will generate for our dynamic regional business community.

Warm regards,



**From:** [Naomi E Heiser](#)  
**To:** [City Council](#)  
**Subject:** More time needed to work on Redtail Ridge proposal  
**Date:** Monday, December 4, 2023 10:23:48 PM

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Dear City Council representatives,

Louisville's voters rejected the Redtail Ridge proposal in November 2022 because it would bring harms to the natural environment, wildlife, and citizens alike. It is crucial to mitigate these harms in order to create a development that serves business, the city, and all living beings on the property and surrounds.

I am especially concerned with its potential effects on the Monarch school campus, as well as the large amount of traffic it will add to our transportation corridors. As well, a maximum amount of open space, all connected for wildlife transit, should be asked of the developer. The developer's proposal to grade the majority of the site, rather than preserving existing trees and other plants, waterways, and topography, is contrary to the criteria in Louisville's municipal code.

The proposal in its current form does not meet the expectations of the community (as proven by the rejection by our voters last year), and appears to be offered without improvements, in bad faith, by the developer. Please postpone voting on this proposal until it can be researched and reworked for the good of Louisville's future.

Thank you,

Naomi Heiser  
440 W. Sycamore Ct.  
Louisville, CO 80027

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**From:** [H.M](#)  
**To:** [City Council](#)  
**Subject:** Council vote on 12/5 Preliminary Subdivision Plat  
**Date:** Monday, December 4, 2023 9:00:15 PM

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Dear Council,

I am writing to ask you to vote to not approve the submitted Redtail Ridge Filing No. I Preliminary Subdivision Plat dated December 5, 2023. Vote no to protect and preserve the open space. The City of Louisville Planning Commission did not recommend approving this preliminary plat and the NW Parkway Authority has not approved the 96th Street connection, they describe today's vote as "premature".

Since receiving the denial from the Planning Commission last year, the applicant has revised the documentation and grading plan and submitted it directly to Council without returning it to the Planning Commission. Today's revised preliminary plat should be returned to the Planning Commission for a public and expert review of the grading on dedicated open space and a site engineering review. Per city code, the Planning Commission and Council should both review the revised plan, apply the standard, and independent from the applicant, determine whether the grading impact on the open space has been minimized to the extent possible.

The City and Planning Commission should also require that the applicant mitigate the grading and construction impacts on public open space and restore the natural habitat.

The applicant asserts in their Response Memo (p.659-662) that:

A.They asked the design team to scrutinize and reduce the grading in certain areas. Their engineers feel that they have done everything possible and "The Proposed grading of the site is necessary to meet the development's drainage requirements, so the proposal satisfies the code requirement to preserve the vegetation and natural features 'to the extent possible'.

and

B. "We will have one of our consultants present on these issues specially, which will help defuse concerns in this area."

- The Planning Commission, City engineering and land management experts, and Open Space Advisory Board should review the revisions to the grading plan, its impacts on open space and the applicant's consultant presentation to make a recommendation on whether this grading plan meets the code standards before the Council votes. This additional review will provide an independent and comprehensive expert review without the possible perception of bias or conflict of interest. It is a question, not of defusing concerns, but of meeting the requirements of our municipal code.
- After the minimum level of grading disturbance is established by the city experts, the City and Council should also require the restoration and rehabilitation of any public open space land impacted by the site grading or construction. The City should establish the restoration standards and reserve the right to determine whether the restoration results meet these standards.

2. This preliminary plat should not go to council vote until the NW Parkway Authority approves the 96th Street connection. The City of Louisville should not assume the outcome of

NW Parkway Authority's review and approval process. Per the NW Parkway Authority, today's vote is "premature".

This revised preliminary plat should be returned to the Planning Commission and other reviewers for a public and expert review of the grading on dedicated open space, a site engineering review, and the addition of requirements for the mitigation of impacts on public open space and habitat restoration. Thank you.

Sincerely yours,  
Helen Moshak  
Louisville Resident

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**From:** [Susan Loo](#)  
**To:** [City Council](#)  
**Cc:** [Meredyth Muth](#); [kathleen kelly](#); [Jeff Durbin](#)  
**Subject:** Recommendations for Planning Commission  
**Date:** Friday, December 1, 2023 8:31:59 PM

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Dear Honorable City Council:

Your appointment of five of seven Planning Commissioners is one of the most important decisions you will make and should not be a routine endorsement of anyone's recommendation.

I was surprised at the lack of transparency in the Council Committee recommendation process on November 27. A mix-up on the agenda meant most observers missed the live action which happened at 8:30 in the morning, not 8:30 in the evening. The only opportunity for public comment was at the beginning of the morning meeting. It was a council committee, assuming two councilors, but three were in attendance, half of your current membership. Reference was made to a "rubric or matrix" used for determining which applicants were recommended but the document was unavailable. Planning Commission recommendations were determined with absolutely no discussion of the reasoning behind the selections.

The planning commission will oversee the start of reviewing the Comprehensive Plan for you. Having participated in three comp plan reviews and two small area plans during my 16-year tenure on both planning commission and city council, I can testify to the exciting but tedious and contentious nature of the process. Navigation requires a skilled chairperson and a thoughtful, dedicated, open-minded team of colleagues.

In addition to the comp plan review, planning commission might shortly address the on-going saga of Redtail Ridge and retaining Avista Hospital in a new location, potential catalyst re-development in downtown, University of Colorado proposals at its Cinebarre property, state legislative changes to local zoning, and the rush to add infill affordable housing.

My understanding is interviews are scheduled for December 11 and 12. You could reduce the number of other boards and commissions applicants you interview or add another night of interviews. Planning Commission is that important.

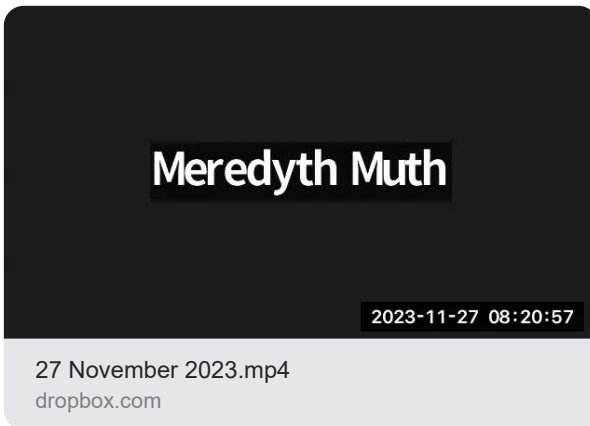
I have studied all the applications intently but in-person interviews are the real test for the best person for the job. You, the city staff, and our community deserve the best. Ask probing questions to reveal hidden agendas and possible conflicts of interest, test people skills, understand their Louisville experience, vet their knowledge of quasi-judicial requirements, and the many other things that do not translate in a limited written application.

My suggestion is nine interviews including:

David Bangs  
Christian Dino  
Andrew Dorsey  
Chris Gabriel  
Keaton Howe  
Tamar Krantz  
Kelly Majure  
Jonathan Mihaly

Joshua Sroge

If interested, here is the link to the November 27 meeting. Planning Commission starts at the 29:59 time mark.



Sincerely,  
Susan Loo

1020 Willow Place, Certificate of Occupancy just received.  
303.665.4945

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