



City Council

December 5, 2023
Packet Addendum #2

From: [Megan O.](#)
To: [City Council](#)
Subject: Delay Redtail Ridge vote
Date: Tuesday, December 5, 2023 1:42:28 PM

Hi,

I am concerned that the Redtail Ridge vote is premature for the following reasons:

1. There is not yet a complete application for the public to view
2. Given the magnitude of this topic's potential impact on Louisville, the vote should wait until the new city council person for Ward 1 has been elected and taken office.

Thanks,

Megan Ottesen

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From: [Cheryl Nelson Boyd](#)
To: [City Council](#)
Subject: RTR vote
Date: Tuesday, December 5, 2023 1:03:42 PM

Hi-

I wanted to express my support for the development of Red Tail Ridge. The project has been delayed long enough and it's time to move forward so Louisville can have better local job opportunities. Please consider voting to move this project forward tonight so our town can have the opportunities we need for a sustainable future.

Thank you for your service and consideration!

Sincerely,
Cheryl Boyd
453 Muirfield Circle
Louisville, Co 80027

Sent from my iPhone

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From: bcjdoug7@aol.com
To: [City Council](#)
Subject: Redtail Ridge
Date: Tuesday, December 5, 2023 12:34:41 PM

We are adamantly opposed to the Redtail Ridge developer's plan as it stands now. It appears that they are trying to sneak this past the community! The fact this is that presented when there are new council members, and a new mayor who haven't had time to digest this, or hear the wishes of the community. This is a very busy holiday time for everyone, so this seems to be a rush job on the developer's part to get it passed. So many of us are in the process of dealing with building our homes back and our lives, that we may not be paying as much attention to this. We are tired of fighting!

The traffic is bad now at 96th and Dillon, so adding additional drivers will only make it so much worse. Adding an extra road into the schools won't do much as far as the traffic goes. The schools, hospital and any jobs in Redtail would most likely be high traffic areas at similar times of the day. This development will really impact the southern half of Louisville with the congestion, traffic, etc.

We certainly think it would be in the best interest of the community to vote NO on this at this time, and also until changes are made that are in the interest of Louisville. When plans are re-made, it should be put up for a vote again.

Sincerely,
Bruce and Cathy Douglas
909 St. Andrews Lane

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From: [Maggie Mahle](#)
To: [City Council](#)
Subject: Redtail Ridge Development Please Postpone
Date: Tuesday, December 5, 2023 12:23:10 PM

Please postpone any decisions for Redtail Ridge until there is a complete application that the public can view. Be sure that the plan meets our city codes.

Thank you,
Maggie Mahle

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From: [Tim Stalker](#)
To: [City Council](#)
Subject: Please do not support the RTR preliminary plat
Date: Tuesday, December 5, 2023 11:57:03 AM

To the Louisville City Council:

I urge you to not support the preliminary plat before you at tonight's meeting. It's already been voted against by the planning commission and permutations of previous attempts were voted down by the city in the April 2022 referendum. The only overwhelming response to this developer's attempts at platting this district has been a resounding NO. And tonight is not different. What's changed is that they also now don't have support for our neighbors and other jurisdictions. It's irresponsible to honor this developer's attempt to roll the dice for that support by leveraging your decision for that need.

Thank you,

Tim Stalker
806 W Dahlia Ct
Louisville

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From: [cindy Bedell](#)
To: [City Council](#)
Cc: [Meredyth Muth](#)
Subject: Vote No on the Dec 5th Redtail Ridge application, Resolution No. 80, series 2023 tonight!
Date: Tuesday, December 5, 2023 11:53:04 AM

Dear Councilmembers,

What is Wrong with this application?

Let me count the ways!

1.) NW Parkway has not approved it and states "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.** " Joel Meggers, Managing Administrator, Northwest Parkway Public Highway Authority 11/30/23

2.) The Planning Commission recommended denial of this proposal November 2022. This is basically the same proposal without any improvements. See: PAGE 26 **Planning Commission Adopted Findings for Denial:**

1. The Planning Commission finds that the application from Sterling Bay (the "Applicant") for approval of the Redtail Ridge Filing No. 1 Preliminary and Final Subdivision Plat (the "Application") does not comply with LMC Sec. 16.16.010.D. and E., which states that natural features and vegetation must be preserved to the extent possible and a need for additional open space may be based on vegetation and the type and density of the propose development. The Applicant has not demonstrated that the proposed subdivision adequately preserves natural features, wildlife habitat and vegetation of the property. Previously undeveloped areas on the northern portion of the property include natural vegetation that could be further preserved as public or private open space with clustering of the development lots to the south.
2. The Planning Commission finds that the Application does not comply with LMC Sec. 16.04.020.K, which states the purpose of a subdivision is to avoid traffic congestion, based on the following:
 1. According to the traffic study submitted with the Application, the US 36 and Northwest Parkway interchange reaches a Level of Service F and would need modified by the year 2027-2028 to provide additional vehicular capacity to accommodate the proposed subdivision. The Application does not include proposals for mitigation, road capacity work, or contribution to future road capacity work for the interchange, nor are future improvements planned at this time.
 2. The Application does not include a commitment from Northwest

Parkway Authority for the acquisition of right of way needed to construct road capacity improvements included in the traffic study as needed to mitigate traffic congestion.

3. The Planning Commission finds that the Application does not comply with LMC Sec. 16.16.040 concerning block length, as some blocks proposed in the Application exceed the maximum length of 1,320 feet. Although the Applicant requested a modification pursuant to LMC Chapter 16.24 to allow longer block lengths, the Commission does not find that there are unique physical or topographical circumstances or conditions to justify the modification. Maintaining prescribed block lengths is necessary to ensure an adequate and convenient

4. 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 opens spaces has been limited to the greatest extent possible.

5. The Planning Commission finds that the Application does not comply with the 2010 ConocPhillips Campus General Development Plan (GDP). The type and character of the development proposed with the Application is not consistent with the GDP and the street network does not comply with the street network shown on the GDP because it is proposed as publically dedicated roads rather than private roads.

3.) Traffic: At full build out, the study estimates a total of 21,285 additional daily vehicle trips. The NW Parkway and US 36 Interchange will fail in 2040 with background traffic alone. This project will bring too much additional traffic to Louisville and surrounding roadways.

4.) Recommending approval of Redtail Ridge in this form and bringing it to City Council after voters said no to this proposal is a violation of public trust and democratic process.

Vote no on this application and require an updated proposal with less traffic and that preserves all natural features and contiguous land north of disc drive.

Thankyou,

Cindy Bedell
Louisville, CO

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From: [Billy Mertens](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Tuesday, December 5, 2023 11:45:40 AM

Dear Council Members,

I am writing to express my strong disapproval of the plan set forth for Redtail Ridge - the same exact proposal the planning commission voted to deny.

The planning commission saw the flaws in this plan. The intended amount of grading is extreme, and does not meet LMC mandates. The open space dedication is insultingly small. The planning commission does not recommend approval of this application. Please follow their directive.

Thank you,
Billy Mertens
917 Eldorado Ln, Louisville, CO 80027

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From: [Bill PORTER](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Tuesday, December 5, 2023 11:41:54 AM

Please hold off on the development of Redtail Ridge. We don't need another strip mall that takes business away from Louisville businesses. Why not keep most of the land as green belt and provide residents with walking paths and wildlife with sanctuary space?! Why does every spec of vacant land need to be developed? Let that land be beautified and represent what Louisville stands for. We already have too many vacant store fronts, adding another development doesn't do anything for our city. And we certainly don't need any more high-rise apartment buildings. Broomfield has certainly built enough of those just across the street and they don't do anything to beautify our area. Keep Louisville beautiful - stop Redtail Ridge development.

Bill Porter
529 Catalpa Court
billeileen@comcast.net

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From: [Kelly wheeler](#)
To: [City Council](#)
Subject: Hospital at Red Tail Ridge?
Date: Tuesday, December 5, 2023 11:38:15 AM

Is there going to be Avista hospital at the new development? If not, I'm against this unnecessary development. Please let me know if Avista is definitely moving to the space. I heard this is a rumor.

Thanks
Kelly

Kelly

Sent from my iPhone

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From: [Justin Solomon](#)
To: [City Council](#)
Subject: Redtail Ridge Preliminary Approval
Date: Tuesday, December 5, 2023 11:25:32 AM

Dear City Council Members,

I am writing to respectfully request that you not take up preliminary approval of the Redtail Ridge subdivision plat at tonight's meeting. Consideration of this plat is premature at this time as the issues cited by Planning Commission when they voted to recommend City Council reject this plan remain.

As noted by Planning Commission, the current plan violates Louisville Municipal Code (LMC) 16.16.010 (D), among others. The allowable square footage of this development has been reduced over recent years from a proposed 6.1 million sf to 2.56 million sf; however, the grading footprint has remained unchanged. The grading plan for the current 2.56 million sf development would grade the same area (~360 of 400 acres) as the grading plan for the 6.1 million sf development. Given this fact, it cannot be claimed that this preliminary subdivision plat adheres to LMC, which requires, "**Natural features, historical and archaeological sites, and vegetation of the area, including trees, must be preserved to the extent possible.**"

In addition to the as yet unaddressed LMC violations brought forth by Planning Commission, the applicant has also failed to obtain the absolutely necessary approval of the NW Parkway to link the internal development roads to the Parkway. Any consideration of the plat is premature without this approval and ultimate approval is far from certain based on recent correspondence between the NW Parkway and the City. City Council would be putting the horse before the cart and potentially wasting valuable City staff time and energy working with the applicant on a plan that may never meet NW Parkway approval or would require such substantial revision by the applicant as to require the plat be resubmitted to the City for approval.

Lastly, City Council should table this approval because the applicant has not addressed the concerns of the citizens of Louisville as clearly articulated during the April 2022 referendum vote. City Council cannot allow the applicant to ignore citizen input that was gained at considerable expense to the City in the form of the referendum vote. The majority of residents want more open space (preserve north of Disc Drive), less traffic (still >20,000 new daily car trips), stronger commitments from the applicant, and less sprawl. The plan before Council still results in failing traffic grades for major City arteries adjacent to the development, grades areas put forth by the applicant as public open space, and fails to take advantage of clustering and other sprawl reducing measures.

There is no time limit on getting a better result for Louisville in keeping with our town's stated values. All of the landowners rights can be protected while meeting City code and respecting the clearly stated desires of a significant majority of Louisville citizens. This is too important for the future of our City to rush to approval without a full picture of costs and benefits, putting all prerequisite approvals in place, and firm, binding commitments from the applicant to mitigate open space, construction, and traffic impacts.

I thank you for your careful consideration and respectfully ask that you table this vote to allow yourselves and the public the time to fully consider the considerable volume of information made publicly available just four days ago.

Best,

Justin and Susan Solomon
477 Lincoln Ct

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From: [Pat McMonagle](#)
To: [City Council](#)
Subject: Brue Baukol
Date: Tuesday, December 5, 2023 11:16:47 AM

Louisville Mayor and Council,
Louisville voters rejected the City Council's approval of the Brue Baukol in April of 2022. No vote to consider any aspect of this proposed development should be considered until the citizens have ample opportunity to review the updated proposal. I can find nothing on the city site that was updated by the developer since April of 2021.

Pat McMonagle
500 Spruce Street

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From: [Arnold Follendorf](#)
To: [City Council](#)
Subject: Red Tail Ridge
Date: Tuesday, December 5, 2023 11:14:21 AM

Council:

There should be no decisions regarding the Brue Baukol proposal until the public can view a complete application. DO YOU JOB! If there are no alterations since the denial of Nov. 2022, the answer is obviously NO.

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From: [April Coleman](#)
To: [City Council](#)
Subject: 12/5/23 meeting: Redtail Ridge opposition
Date: Tuesday, December 5, 2023 10:40:45 AM

Hello,

I am aware that the council will review the application for the Redtail Ridge development at today's meeting. I am writing in opposition to the developer's application and I urge the council to reject this proposal.

I am a Louisville resident (80027), third generation Coloradan, voter, tax payer, mother, and attorney. Like most people, my family and I were attracted to Louisville because of its unique small town character and beautiful, natural open space. While we could have purchased a home in any one of the other surrounding suburbs or the greater metro area, we specifically chose Louisville for these characteristics.

By denying the Redtail Ridge development in its current, maxed out iteration, this council is respecting Louisville's history and the constituents who chose to live here. We know this by Louisville voters' rejection of this very development proposal just 2 years ago.

Louisville is special. There is a reason it has repeatedly been named one of the best places to live in the country. Louisville is not Broomfield. It is not Erie or Lafayette. The Redtail Ridge development is cookie cutter. It is outsized and disproportionate to our lovely, small town.

This development proposal is a bad deal for Louisville. The developers profit millions at the expense of our traffic congestion, years of road construction, destruction of natural (actual, living Red Tail Hawk) habitat, and open space vistas. And once it's complete, any income generated for the town is meager and short lived as the project becomes the mirror of the tens of thousands of vacant commercial and retail square footage a stone's throw away in neighboring Flatirons Mall and Broomfield.

Indeed, given the steady and consistent increase in commercial real estate vacancies nationwide and in the Denver metro particularly, it would be shockingly regressive of the council to approve this development. "The Next Crisis Will Start With Empty Office Buildings: Commercial real estate is losing value fast." The Atlantic. 6/7/23. <https://www.theatlantic.com/ideas/archive/2023/06/commercial-real-estate-crisis-empty-offices/674310/>; "Silicon Valley has a Massive Amount of Empty Office Space." The San Francisco Standard. 10/6/23. <https://sfstandard.com/2023/10/06/silicon-valley-office-space-real-estate-vacancy-rate-great-recession-record/>; "Downtown Denver office vacancy tops 30% for first time in decades." The Denver Post. 10/31/23. <https://www.denverpost.com/2023/10/31/denver-downtown-office-buildings-vacant/>

Louisville deserves better than the Redtail Ridge development. Our voters demand better. I ask that my elected council reject this proposal.

Sincerely,
April Coleman

From: [Robin Goldstein-Lincoln](#)
To: [City Council](#)
Subject: continue to be opposed to Redtail Ridge
Date: Tuesday, December 5, 2023 10:26:12 AM

Dear Louisville City Council,

I continue to be opposed to the Redtail Ridge development due to continued concerns regarding sprawl, increased traffic that Louisville is simply not able to handle, the negative impact on the environment and the economic burden on Louisville taxpayers (especially since the Marshall fire).

I implore you to vote NO on this proposal.

Thank you so much for your consideration!

Best wishes,
Robin

Robin Goldstein-Lincoln, LPC, RPT-S
Pronouns: she, her, hers
Licensed Psychotherapist
robinglincoln@msn.com
office: 303-223-0727
cell: 303-818-7086

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From: [Brad Natzke](#)
To: [City Council](#)
Subject: Redtail Ridge proposal
Date: Tuesday, December 5, 2023 10:14:23 AM

Hi,

I live at 730 Lafayette in Louisville, and I have concerns about the development proposal for Redtail Ridge. I oppose approval of this proposal as it currently stands. I list a couple of my concerns below. For a project of such significance, this seems like very little notice, and lack of public discourse. I'd like to hear a perspective on the anticipated impact to life in Louisville.

1. There is a great loss in open space and an increase in traffic density with this proposal and I would like to see more natural space allocated in that way. Driving home on 96th, that's a nice section to clearly see the mountains, especially when the sun is setting. It's one thing that drew me to living in Louisville, and the feeling that I'm still out in the country. That's why I chose Louisville over Arvada or Broomfield 1.5 years ago.
2. In the Background section of the document, there is a brief mention of the election results of 4/19/22. That seems pretty important piece to consider and I don't see any follow-up related to that significant event. What were the concerns of the voters, and what has been changed in the proposal to allay the concerns? From what I understand, the proposal under consideration is the same as the one that was voted down. This doesn't feel right.
3. Connecting Campus drive would be nice to alleviate congestion at 88th.
4. The public notice of residents within 700' of the land seems inadequate. Yes, that may be the rule, and talking about a single house, or business, that guideline might be reasonable. For a project that's going to have that much impact on life in Louisville, it seems the whole city should be notified and have an opportunity to learn and have a bigger say.
5. And, finally, the web page for the status of this project looks like it hasn't been updated in a long time. Maybe not since Sept 2022? This is a problem for someone looking to educate themselves on what's happening. I have little confidence that the information in the links is updated.

Thanks,
Brad Natzke

Redtail Ridge - Preliminary and Final Plat

Project Type

Preliminary and Final Plat

Project Description

A preliminary plat for the entire Redtail Ridge development, and a final plat, Redtail Ridge Filing No. 1

Applicant

Jordan Swisher, Brue Baukol

Case Manager

Rob Zuccaro, Director of Planning and Building Safety
303.335.4590

[Email](#)

Public Hearing Schedule

Planning Commission - August 11, 2022 at 6:30 pm and September 8, 2022 at 6:30 pm

[Email Comments to the Planning Commission](#)

City Council - TBD at 6:00 pm

[Email Comments to the City Council](#)

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From: [Robert Ervin](#)
To: [City Council](#)
Subject: "Public Hearing" today, 5 Dec 2023
Date: Tuesday, December 5, 2023 10:07:50 AM

Council,

A few thoughts on today's hearing:

- Same day notification of the hearing in an article in the Daily Camera fulfills a requirement but doesn't seem meant to encourage public participation.
- The public interested in reviewing the proposed plan does not have that plan available, your website does not include the Sterling Bay proposal. Unless the article is supposed to suffice, which it does not.
- In the interest of due process, transparency, and good faith from the new mayor and council members, I request no vote be made tonight by the council until the plan is made available to the public and honest and earnest feedback can be given.

Thank you for your time,

Robert Ervin
1129 Front Street

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From: [Francine Lefebvre](#)
To: [City Council](#)
Subject: City Council Meeting December 5th, 2023
Date: Tuesday, December 5, 2023 10:06:39 AM

Dear Council members Dickinson, Fahey and Mayor Leh:

I am writing to you to urge you to postpone any decisions regarding a preliminary subdivision plan for Redtail Ridge until the public can view the complete application. This is the same proposal the planning commission rejected back in November 2022.

You should require that the developer Brue Baukol's, 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.**

Respectfully,

Francine Lefebvre
City of Louisville resident

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From: [epassarelli](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Tuesday, December 5, 2023 9:47:55 AM

Dear Council members,

I am writing to urge you to postpone your decision on the development of Redtail ridge. The plan the developers have is not the best one and once a decision is made there is no turning back.

I am a third generation Colorado native who has watched the state change so much in my lifetime. I am not against development. But I am for smarter long term decisions on the last of the large parcels of land.

This property is certainly not going to lose value over time so it's a great investment for the developer now and into the future. How this property is developed will have giant impacts on the city now and into the future. There is NO reason to rush. Take a breath and post pond this decision until the right time comes.

Respectfully
Elisa Passarelli
608 Lafarge Avenue, Louisville, CO 80027

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From: [Bernard Raibley](#)
To: [City Council](#)
Subject: Red Tail Ridge
Date: Tuesday, December 5, 2023 9:22:04 AM

Louisville City Council:

We urge you not to make a decision on RTR this evening for the following reasons.

Vacant seat in Ward I
Incomplete application by Brue Baukol
No planning commission approval
Citizens voted to reject proposal in special election in April 2021

Sincerely yours,
Bernard and Nancy Raibley
Ward III

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From: [Jean Koster](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Tuesday, December 5, 2023 9:14:56 AM

City council, please postpone any decisions on Redtail Ridge until the developer meets all the city codes. The council needs to abide by the expected public transparency of their actions.

Thank you

Jean

--

Jean N. Koster, PhD

Professor Emeritus

Ann and H.J. Smead Aerospace Engineering Sciences, CU Boulder

<http://www.colorado.edu/aerospace/>

<http://www.linkedin.com/in/jnkoster/>

http://www.researchgate.net/profile/Jean_Koster

(303) 579-0741 (c)

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From: [Sal](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Tuesday, December 5, 2023 8:41:47 AM

Dear Council Members,

Who is going to pay for all the road upgrades that will be required if Redtail Ridge gets developed? How much will this cost the city? How much will our taxes increase? Have you factored that into your decision making process? I don't think it's fair for our taxes to increase considering the majority of the residents voted against the development.

Thank you,
Sally Bruggeman
295 McKinley Park Lane
Louisville

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From: [Loraine Benas](#)
To: [City Council](#)
Subject: Red Tail Ridge
Date: Tuesday, December 5, 2023 8:23:22 AM

City Council

Please postpone any decisions until there is a complete application that the public can view. This has gone on far to long and the developer seems to ignore all prior recommendations.

Send them away permanently until a developer that can listen and accomodate what the people of Louisville want.

Regards

Harvey & Loraine Benas

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We have lived in Louisville for over 36 years and have seen what the extensive development has done to our small town. Please postpone your decisions until the public can review your plans. Traffic is terrible right now and we don't want it to get worse! Thank You.

Sent from 303.653.2276

From: [Stephen Jones](#)
To: [City Council](#)
Subject: Redtail Ridge open space conservation commitment
Date: Tuesday, December 5, 2023 1:56:26 PM

5 December, 2023

Dear Louisville City Council members,

I've lived in Boulder County for 54 years, and for the past 35 years I've worked as a wildlife consultant, completing more than four-dozen comprehensive breeding bird surveys and habitat conservation plans for Colorado Parks and Wildlife, the cities of Boulder and Longmont, Boulder County Parks and Open Space, and several private companies. One of the things that has buoyed my spirits while doing this work has been our community commitment, despite burgeoning urban sprawl on the plains, to continue to preserve native habitats and native species populations.

During the past couple of decades, we've begun to see the first extirpations of native vertebrate species on the plains of Boulder County since the late 19th century (see Boulder County Comprehensive Plan, 2019, Environmental Resources Element). Species that hover on the brink of extinction on the plains of Boulder County include White-tailed Jackrabbit (Boulder County imperiled, with no verifiable sightings since 2008), American Badger (Boulder County isolated and restricted), Northern Harrier (Boulder County imperiled), Burrowing Owl (Boulder County imperiled), and Lark Bunting (once considered the most abundant nesting bird on the plains of Boulder County and now seldom seen outside migration season).

For decades, remaining open lands surrounding the former Storage Technology site have served as migration corridors or nesting areas for all of these species and many others (Boulder County Monthly Wildlife Inventories, 1978-2015), linking protected open space areas on Davidson Mesa and along Coal Creek to protected grasslands adjacent to Hodgson-Harris Reservoir and protected open space parcels to the south and west. Therefore, I was pleased when I read that the City of Louisville had committed to maintaining at least 40% of the lands on this property as open space if and when the property was redeveloped.

I trust you will be able to follow through on this commitment, and I trust that the protected open space will consist of natural grasslands and woodlands--not bluegrass lawns, artificial ponds, and golf courses, which have cynically been described as "open space" by some land developers. I also trust that you've

completed all the necessary environmental studies to determine which parts of the property are of the most value to native wildlife and how they can best be protected and linked.

I've always thought of the City of Louisville as a model community that places high values on compassion, democratic decision-making, and conservation of natural areas and their native species populations. I look forward to seeing these values embodied in whatever plan is eventually approved for redevelopment of the former Storage Technology property.

Sincerely,

Stephen R. Jones

Boulder County Audubon, Boulder County Nature Association, Right Relationship Boulder

3195 Darley Ave., Boulder CO 80305

303-494-2468; curlwsj@comcastnet

Author/co-author: The Last Prairie a Sandhills Journal; Nourishing Waters, Comforting Sky; Peterson Field Guide to the North American Prairie; Butterflies of the Colorado Front Range; Wild Boulder County.

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From: [Jill](#)
To: [City Council](#)
Subject: Retail Ridge VOTE NO!
Date: Tuesday, December 5, 2023 3:08:57 PM

Dear City Council Members,

Unfortunately, I will not be able to make it to the city council meeting tonight.

You must postpone any decisions on this project until there is a complete application that the public can view. The city residents have already voted no and rejected this proposal and you are not listening to us. This plan is not up to Louisville Codes and you must vote no.

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

The builder must meet our city codes!

Thank you,
Jill Kranitz
Louisville resident

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From: [Sandy Grimsley](#)
To: [City Council](#)
Date: Tuesday, December 5, 2023 2:42:24 PM

Please postpone any decisions related to Redtail Ridge.
Thank you!

--

Sandy Grimsley
Sign Language Interpreter
Monarch PK-8
Boulder Valley School District

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