



City Council

February 6, 2024
Packet Addendum #1

From: [Bev Snyder](#)
To: [City Council](#)
Subject: RED TAIL RIDGE AGAIN
Date: Friday, February 2, 2024 10:51:34 AM

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Good morning to all,

Once again we are heading into a hearing about this property.

As far as I can tell the developer is presenting the same proposal we, THE VOTERS, turned down.

Here is what we think of this existing idea -

How long will this project take to complete - 10-20 years - unacceptable

The trees that are on the property now will be destroyed, where will the wild creatures go, what happens to the water supply?

The site will be completely graded - WHY? this is a very unnecessary practice

This idea will allow over 20,000 MORE cars/trucks a day on our current roads. This will create SO many more traffic problems and add pollution and the road upkeep will multiply. Has anyone actually factored this in what it is going to cost the city and county in the next several decades?

How much earlier will the city have to fix/replace the INTERLOCKEN exchange? Is there money to do this?

We DO NOT feel the developer has changed his intention for this area.

REMEMBER, we voters, voted against his intended development.

We would love to see a smaller development not reaching past Disc Drive - leaving the north side NOT GRADED or DEVELOPED to allow a natural area to continue on.

He, the developer, needs to comply with ALL city municipal codes and we definately want to keep our small town feel. That is what we want for our town - please refer back to the vote information of two (2) years ago.

This developer seems to feel that by pushing the same agenda over and over he can bully its way into existence. Please do not allow this.

And again, more of us want a SMALLER build there then those who do not.

Please honor our voting process and accept the outcome.

We are unable to attend the meeting tomorrow but we appreciate the time it took you to read this.

Bev Snyder and Rolland Fearn
304 Diamond Cir

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From: [Carla Bigum](#)
To: [City Council](#)
Subject: RedTail Ridge proposal
Date: Friday, February 2, 2024 10:26:44 AM

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Dear City Council Members of Louisville,

I write again to voice my objections to hearing from the developer for the City of Louisville land/property. I thought the citizen referendum vote two years ago indicated to council the wishes of the community. These were some of those concerns.

- o Preservation of the ecologically rich portion of the site north of Disc Drive: no development, no grading
- o Preservation of Louisville's small-town character
- o Compliance with the city's municipal code

Is it true the developers would grade the entire or nearly the entire area? This is only one idea in the proposal which goes against the views of the community. I am still concerned about traffic issues. There is already a great deal of traffic on the roads in the same area. City of Broomfield across the street has continually added more traffic with the ongoing development across the street. This traffic will mix with the added traffic from the development.

At the February 6 meeting, PLEASE hear all the voices and weigh those concerns from the community against the resubmitted proposal. With new members on the council, the developer is seeking a favorable vote. Listen to the people of Louisville. While the land is highly attractive to a developer, the same area is attractive to the citizens as well as others who live in Boulder County.

Sincerely,
Carla Bigum
273 S Lincoln Ave.
Louisville, Colorado

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From: [Sherry Bitler](#)
To: [City Council](#)
Subject: Redtail Ridge Development
Date: Friday, February 2, 2024 10:12:45 AM

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This is a reminder that I was against the developer's plans for this parcel of land two years ago and, after seeing the "new" plans, have not changed my mind.

Take care,

Sherry Duncan Bitler
730 West St, Louisville, CO 80027
303 443 3277

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From: [Cecilia Wilson](#)
To: [City Council](#)
Subject: Again???
Date: Friday, February 2, 2024 10:08:51 AM

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How many times do we have to fight Red Tail Ridge??? I'm old and tired, but still very much opposed to the development as presented.

Best,
Cecilia Wilson
2311 CLiffrose Lane

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From: [Lawrence Crowley](#)
To: [City Council](#)
Subject: Redtail Ridge Development Proposal
Date: Friday, February 2, 2024 9:37:48 AM

[Some people who received this message don't often get email from magic@ecentral.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Council Members,

I served on Louisville's Open Space Advisory Council for three years, so I have some experience and knowledge of our problems.

Please reject the latest proposal for developing Redtail Ridge. The developers do not have Louisville's best interests in mind. This proposal clearly is intended to maximize their benefits and profits at our expense. We need to keep Louisvilles small town character, preserve open space and the wildlife and natural areas that currently remain. Development should conform to Louisville's municipal code. We need to plan for the long run.

Please send these developers back to their lair to seriously make a plan that include the needs of Louisville as well as their own.

Thank you,

Lawrence Crowley
441 Pheasant Run
303-666-60640

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From: [Paul T. Little](#)
To: [City Council](#)
Subject: Please reject Redtail Ridge plan
Date: Friday, February 2, 2024 9:37:45 AM

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Hi, and thanks for your time. Please reject the Redtail Ridge plan.

Please honor the results of the special election to reject the sprawling Redtail Ridge development.

Redtail Ridge is a BAD DEAL for Louisville because of its:

- Massive, sprawling footprint requiring extensive grading
- Near-total decimation of trees, water sources, and wildlife habitat, especially in the area north of Disc Drive
- Road-clogging traffic (21,285 additional daily vehicle trips, according to the developer's own estimates) and new 4-lane roads
- Impact on the US 36 interchange at Interlocken, which is expected to fail prematurely
- 20 years of dusty, noisy construction
- Diversion effect on the McCaslin corridor and CTC commercial centers

Sincerely,

Paul T Little

545 Jefferson Ave, Lsvl.

--

Regards,
Paul

Paul T. Little
he / him
plittle@ptlittle.com
720-317-7014

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From: [Geri DeLand](#)
To: [City Council](#)
Subject: Redtail Ridge Development
Date: Friday, February 2, 2024 9:35:20 AM

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I am not sure how many times the people of Louisville have told you that we do NOT want this development and yet you are still trying to push this through! Only leads me to believe that someone is getting their pockets lined. Why else would you push something like this through and against what the people of Louisville are telling you they want!

Over 30 years ago my family and I settled here in Louisville over every other town because of its small town feel, open spaces, schools etc. You are destroying it! Hasn't Louisville been through enough?? You need to spend more time working on keeping our businesses and restaurants instead of losing everything to Lafayette! Not everything should be about money!!!!

We do NOT want this development! It is time you started listening to us!

Signed,
Fed up!!!

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From: [Michiko Christiansen](#)
To: [City Council](#)
Subject: Thoughts on RTR
Date: Monday, February 5, 2024 7:13:25 AM
Attachments: [Dear council members 1 \(11\).docx](#)

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Dear members,
Thank you for your time reading this letter.
M. Christiansen

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Dear Council members:

After reading about 970 something pages of Preliminary plat on Redtail Ridge and cross checking the previous monthly minutes, what I have found there are no new updates, and changes. I recommend denying the Preliminary Plat on Redtail Ridge and have them redraw and focus the development on the south of Disk Drive only and their plans to meet the city codes.

These are the questions needs to be fact checked. Here are the areas that needs to be clarified.

- The land dedication on the Paradise Lane is not in the City of Louisville, it is in the Boulder County.
 - Question: Does Boulder County know about this and what are their goals with this part of the property, Paradise Lane section? Is this location is currently already limited to 6 residential units by an Intergovernmental Agreement?
- Do you have the current letter from Broomfield regarding the Northwest Parkway traffic issue?
 - Question: Can we have both the DRCOG and the LSAB to be an oversight team regarding the traffic?
The ratings in that area are graded big letter "F". Notice, Broomfield have their new buildings being built next door to us. More traffic and needs to upgrade the traffic studies to current date as of January 2024.
- Grading the land.
 - Question: Does this violated the LMC? Why there is a need for grading?
- Knowing Advent/Avista hospital will stay in their current location to continue to provide services such as ER, baby birthing, lab/radiology testing, recovery rooms and list goes on. This set up is the most convenient location because it is a stone throw to Monarch High school where the future students can be easily transported there with in a moment notice.
 - Question: What kind of expansion? A new Cancer centers? A new Kidney dialysis center? Would King Soopers, Whole Foods or Sprouts make a positive surrounding the Advent/Avista expansion?
These two key words are important to understand Moving **and expansion has different meanings.**

-In the article and it rings true, and it is happening all over the U.S.A: "So much empty Office, so few easy options".

-Question: What are the options?

Option #1: Look at the location by the new 7-11 on 96th St. the buildings are still empty. It is vital to focus the McCaslin area first. There will be a chance seeing a petition drawing up to change the empty buildings into affordable housing which it is happening right now across the nation.

Option #2: Creating local markets like grocery stores around the Advent/Avista expansion instead of office buildings.

- In the City of Louisville, the community itself are the local experts.

- Question: Is there a community involvement by gathering input, ideas, dreams, and conduct data research performed by the City of Louisville? Is the nonresident developer's team to provide their expertise's allowed?

I am wondering and asking these questions and would love to know the answers.

Why there is a reluctance to ask for a compact development on south of Disc Drive?

Why ignoring the Planning commission recommendation of denial?

Why ignoring the voice of the voters?

These questions are one of the ways to be well informed and get the real clarifications.

Thank you.

M. Christiansen

Louisville Resident

From: [cindy Bedell](#)
To: [City Council](#); [Meredyth Muth](#)
Subject: Feb 6 City Council Meeting: Resolution 80, Agenda Item approving Redtail Ridge Preliminary Subdivision Plat
Date: Monday, February 5, 2024 12:36:41 AM

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Dear City Council:

There are many problems with this proposed resolution approving the Redtail Ridge Preliminary Subdivision plat. You should not approve it.

1.) Why is the Redtail Ridge Preliminary subdivision plat being considered at this point without Northwest Parkway Authority approval?

"...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." Nov 30th, 2023 Electronic Communication to City Council

2.) Why is staff recommending approval when the Planning Commission recommended denial?

3.) Why is this development being considered when it is basically the same sprawling footprint that voters rejected first through a referendum, then a special election vote overturning Ordinance 1811, Series 2021? Residents want less traffic, contiguous open space north of disc drive that preserves natural features, wildlife habitat, and viewsheds. This proposed development still predicts over 21,000 additional vehicle trips per day, reduced LOS on adjacent roadways, and failure of the Northwest Parkway/96thStreet/Via Varra intersection. Somehow with less square footage it is still going to have similar devastating impact on land use and road LOS. The development should be clustered south of Disc Drive and overlay the previous Storage Tech footprint as much as possible.

4.) Where is the drainage report in this packet? Isn't it required in the packet for a preliminary subdivision plat?

5.) This plan calls for grading nearly the entire site, which will destroy the natural features and wildlife. This is unacceptable.

6.) **A new 2024 burrowing owl study is needed.** ERO Redtail Ridge Baseline Burrowing Owl Survey 1/19/21

""Based on the results of the 2020 surveys, burrowing owls do not currently occupy the project area. ERO also determined that no burrowing owls or active burrowing owl nests are within the previously recommended 150 foot buffer (CDOW 2008) of the project area. In June 2020, changes in CPW guidance provided a new recommended buffer of 1,320 feet from active burrowing owl burrows for large industrial disturbances such as drilling rigs and residential developments, and a 660 foot buffer from active burrowing owl burrows for other activities (CPW 2020). **ERO recommends that any future burrowing owl surveys be conducted to include an expanded survey area in accordance with the new CPW buffer guidelines. The results of the 2020 surveys are only valid for the 2020 breeding season and provide a baseline for burrowing owl activity at the Redtail Ridge development site.**"

7.) Including the Paradise Lane section in the total Open Space dedication is completely misleading. That parcel is not within the city of Louisville nor within the boundaries of the Redtail Ridge subdivision plat. In addition, it is already restricted through an IGA that limits development to a handful of large acreage residential units.

The actual open space dedication is only **69.41** acres once Paradise Lane is deducted.

Figure 3: Public Land Dedication Summary

	Purpose	Acres
Tract B	Park	16.55
Tract C	Open Space	17.07
Tract D	Open Space	16.5
Tract E	Trail	3.64
Tract F	Trail	1.85
Tract H	Public Safety	0.7
Tract I	Open Space	35.84
Paradise Ln	Open Space	46.86
Total		139.01

In a development this large, representing 8% of the City of Louisville land, more open space is needed. Other big Louisville developments required more. Centennial Valley development dedicated over 35% of the land area to open space and Coal Creek Ranch dedicated over 46%.

You have the ability to require more as the Planning Commission recommended. Here are the municipal codes:

**Municipal Codes Regarding Ability To Recommend More Open Space:
Code of Ordinances City of Louisville, Colorado**

Sec. 16.16.010. - General design and construction standards.

D. Natural features, historical and archaeological sites, and vegetation of the area, including trees, must be preserved to the extent possible.

E. Schools, parks, churches and other community facilities should be planned for as an integral part of the area to the extent possible. Open space, park, and recreation areas must be located in such a manner as to create an area that is usable and accessible to the residents of the subdivision and shall otherwise conform to all applicable city standards and requirements. The need for additional open space, park, and recreation areas shall be based on the following factors: the city's comprehensive plan; topography, drainage, vegetation and other physical conditions; the type and density of the proposed development; the availability of other open space, park and recreation areas; and the overall need within the proposed development for such areas.

Sec. 17.28.080. - Open space.

A. Open space, in addition to the public use dedications specified in title 16, may be required by the city council upon recommendation by the planning commission. The requirement for additional open space will be based on the following factors:

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

Such open space shall be owned and maintained as common open space by the developer or by an organization established for the ownership and maintenance of common open space, unless the city accepts dedication of the open space through mutual agreement between the developer or organization and the city council.

Thank you for considering my comments.

Best Regards,
Cindy Bedell
Louisville Ward II resident



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From: [Jennifer Singer-Rupp](#)
To: [City Council](#); [Judi Kern](#); [Caleb Dickinson](#); [Christopher Leh](#); [Deb Fahey](#); [Barbara Hamlington](#); [Dietrich Hoefner](#)
Subject: No to the current "RedTail Ridge" plan
Date: Sunday, February 4, 2024 10:06:23 PM

Dear Mayor, Dear Louisville City Councilmembers,

Almost four years... How much we have all been through as a community these last four years. Once again, we are revisiting plans for the development of the former STK property (please see my previous email below regarding this development).....

We had a referendum that passed where a direction was chosen by the residents of Louisville for development plans of the former STK site. After the Marshall Fire, while residents who had lost their homes or were recovering from smoke damage were displaced, residents still cast their ballots in this referendum. Please follow the input of the majority of residents from this referendum and follow the democratic process. The direction the residents chose must be respected by our council representatives and I hope it will be reflected in your votes on Tuesday.

Virtually the same development plan was submitted to City Council by Brue Baukol post referendum. Please reject the current plans submitted by Brue Baukol for the former STK site and require them to reduce the footprint and preserve more of the natural habitat as was outlined in the referendum.

Thank you.

Sincerely,

Jennifer Singer Rupp
466 Muirfield Circle
Louisville, 80027

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

From: **Jennifer Singer-Rupp** <jsingerrupp@gmail.com>
Date: Tue, Jul 14, 2020 at 10:35 AM
Subject: No on "RedTail Ridge"
To: Ashley Stolzmann <AshleyS@louisvilleco.gov>, <CDickinson@louisvilleco.gov>, <Leh@louisvilleco.gov>, <DFahey@louisvilleco.gov>, <Lipton@louisvilleco.gov>, <KBrown@louisvilleco.gov>, <DennisM@louisvilleco.gov>

Dear Mayor, Dear Louisville City Councilmembers,

I am writing to renew my opposition to how the Red Tail Ridge development has evolved and urge you to vote against it in its current form. I urge you to vote NO on (i.e., reject) this development plan and PUD re-zoning from commercial/rural to suburban.

The expansion of size of the development is much too large. The proposal of 5 story buildings is absurd in the City of Louisville (I don't think we have any 5 story buildings) and the re-zoning to include residential

units goes against the original intent of this property. There are many other serious concerns about this project including short and long term impacts on traffic, infrastructure, wildlife, pollution, environmental, schools, property taxes, and water availability and rates. It was even mentioned in the June 11 meeting that the proposed development would increase our population by 25% - straining our current water sources and forcing us to expand our water works (which costs taxpayer money). We have no idea what this development will "cost" Louisville.

I grew up in Louisville and was the first first grade class to attend Coal Creek Elementary School. My father's first job out of college was at StorageTek. I have seen growth in Louisville. But this project as it is currently being proposed will forever change our town character and push our public works capacities to their limit. One listener on June 11 spoke to the view when one drives in from Denver to Louisville. After back to back developments, when we drive past Louisville, we are greeted with fields and open space. It was mentioned that StorageTek was required to construct their buildings such that they did not take away from this view. The buildings blended into the grasses and were constructed so they were more out of view. I have seen no discussions, considerations, or adjustments made on the part of the developers to take this into consideration. This piece of land is Louisville's flagship. It is our advertisement of who we are as a community to all people driving past on 36th.

I ask that the Louisville City Council please vote NO on (i.e., reject) this development plan and PUD.

Thank you for listening to and representing the position of the residents of Louisville.

Sincerely,

Jennifer Singer Rupp
466 Muirfield Circle
Louisville, 80027

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From: [Stephanie Schlageter](#)
To: [City Council](#)
Subject: Please approve the Redtail Ridge Plat
Date: Sunday, February 4, 2024 9:40:59 PM
Attachments: [image001.png](#)
[Redtail Ridge Plat Letter of Support.docx](#)

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

Dear Louisville City Council,
Please see attached letter expressing my support of the Redtail Ridge Plat.
Thank you for your consideration,
Stephanie Schlageter



Stephanie Schlageter
Founder and CEO
www.radiancemedspa.com

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Stephanie Schlageter
916 Main Street
Louisville, CO 80027
stephanie@radiancemedspa.com

February 5, 2023

Dear Louisville City Council,

As an active participant in our business community, I wholeheartedly endorse the Redtail Ridge plat. Greenlighting this development paves the way for a cutting-edge life science campus, poised to attract top-tier companies, and also to bring an increase in customers for our businesses and new families for our communities.

Redtail Ridge represents an exciting opportunity to breathe new life into Louisville, especially in our downtown core. It will unlock the potential for a vibrant economic landscape, positioning Louisville as a key hub for growth and innovation.

The all-encompassing design of Redtail Ridge, with its emphasis on sustainability and accessibility, aligns with contemporary business values. It lays the foundation for a dynamic community where businesses can thrive alongside public amenities as well as open space, creating an environment where people can work, live, and engage in recreational activities.

Furthermore, the economic impact of this endeavor is considerable. It won't just generate employment opportunities but will also catalyze local commerce, benefiting businesses across many sectors. The presence of Avista Hospital within the development is particularly noteworthy, promising a steady stream of visitors and staff, keeping and growing jobs in our town as well as attracting new patrons for our downtown businesses.

Thank you for giving due consideration to this pivotal decision. I am confident that the Redtail Ridge development will mark the beginning of a new and prosperous chapter for Louisville.

Sincerely,

Stephanie Schlageter

CEO - Radiance Medspa, 916 Main Street, Louisville, CO 80027

Property Owner - 916 Main Street, Louisville, CO 80027

Board Member - Louisville Chamber of Commerce

Board Member - Louisville Downtown Business Association

From: [Heather North](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Sunday, February 4, 2024 8:26:32 PM

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Dear Louisville City Council,

Two years ago, we held a special election the results of which were clear:

The people of Louisville said NO to a massive development.

The people of Louisville said NO to 21,000 additional vehicle trips on 96th Street.

The people of Louisville said NO to grading the entire site which would destroy the natural open space and animal habitats.

The people of Louisville made it clear that we would like a compact development south of Disk Drive and a building plan that meets city code.

As our city council, not only do you have a duty to the will of the people you represent, you have an opportunity to leave a lasting legacy of meaningful development that incorporates open space for future generations. In 100 years, no one will remark on the buildings that you promoted. Rather, they will be impressed by the views and the wild animals that inhabit the open space you preserved. Please send the current plan back to the drawing board as it does not meet city code, it does not preserve natural open space, and it does not fit in with the small town character of Louisville.

Many thanks for listening!
Ewen and Heather North

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From: [Qian Wu](#)
To: [City Council](#)
Subject: Redtail Ridge project
Date: Sunday, February 4, 2024 7:54:55 PM

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Dear Mayor and city councils,

I am writing to you to oppose the RTR project. People of Louisville have voted against the RTR before. As elected leader of Louisville, you should respect the wishes of the people in this town. People of Louisville do not want large development at RTR. We Louisville can do better than Boulder, where too many constructions and developments have greatly degraded the quality of life.

Please vote down the project.

Best,
Qian Wu
146 Cherrywood Ln.

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From: [Kevin Delaney](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Sunday, February 4, 2024 6:52:42 PM

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Dear City Council,

After the special election in 2022 defeated this unnecessary sprawl, I was disheartened to hear the same package is back before the Council. Please respect the results of the 2022 election! Invest in revitalizing the underutilized commercial buildings in Louisville before moving forward with this community suck and massive drain on our small town character. Please do what's right for the community and advocate for smart development and growth.

Thanks for listening!

Kind regards,
Kevin Delaney

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From: [Lori Scheiffler](#)
To: [City Council](#)
Subject: Redtail Ridge Plat Support
Date: Sunday, February 4, 2024 4:20:10 PM
Attachments: [image002.png](#)

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Dear City Council Members,

I have lived in Louisville for 33 years. When my husband and I first moved to Louisville, he worked at StorageTek, formerly located on what is now referred to as Redtail Ridge Plat. Avista Hospital was a brand new hospital at the time. I've witnessed the positive growth of Louisville, experienced its many charms and community benefits and more recently become concerned as I've seen businesses exit, vacant storefronts and new businesses pop up in neighboring towns instead of Louisville. As a long time community member, I have grown increasingly concerned which is why I'm writing today.

As I understand it, our community has an opportunity to retain the quality healthcare services that have been provided for 30+ years through Avista Hospital by approving the current proposal for Redtail Ridge. I have been an outpatient of Avista Hospital many times and have used the Emergency Room services for myself, my kids and my husband more times than I would like! It is a comfort having their expert medical care so close by and accessible. Avista provides not only healthcare, but also jobs to our community. Avista is Louisville's largest employer, and I believe it is imperative to keep them in our town – not just close by!

Redtail Ridge also provides more open space for our town. My family has been frequent users of the existing open space in the community. As the population has grown, the need for more open space has increased. Not only that, but under the city's management, this open space can allow habitats to prosper and be preserved.

As I have mentioned, I'm extremely concerned about the number of businesses that have left Louisville, relocating to nearby communities (e.g., Lowe's, Alfalfa's, Kohl's). A walk down Main Street displays a few vacant restaurants (former Empire, former location of Waterloo that is simply a façade for the last several years.) There are also new restaurants, stores and other businesses that have chosen these same neighboring towns. In order to have a thriving city, we need to continually attract and provide opportunities for new businesses. Redtail Ridge helps add these opportunities, while also helping to bring new people to the community to patronize existing businesses.

Please consider this email a statement of resounding support for Redtail Ridge. In my mind, the community needs to continue to develop in accordance with Louisville's Comprehensive Plan and code. We need to have a thriving city again! Thank you for your consideration.

Cheers!

Lori Scheiffler

Co-Founder and President (she, her, hers)



1900 Grant St, Suite 1170 | Denver, CO 80203

O 303.985.1126 | **M** 720.560.1846

[Email](#) | [Website](#)



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From: [Weiyen Chen](#)
To: [City Council](#)
Subject: No massive development in RTR
Date: Sunday, February 4, 2024 4:01:45 PM

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Mr. Mayor and city council members,

I am writing to you to ask you vote No on the RTR (Redtail Ridge) proposal. In 2022, Louisville residents voted No on the proposal. This proposal is as bad as the last one. No means No.

I moved from Superior to Louisville because I do not like Superior's aggressive development, building on every inch of the land. I don't want that happening in Louisville. Since I moved to here, I have been proudly showing off the open spaces and historic downtown. My guests from out of state to out the country are so impressed and envying my living environment. Please keep Louisville as the sweet small town.

No massive development.
No 21000 additional cars to our road.

I want to remind all of you that you represent the best interests of residents of Louisville, not the best interest of the RTR developers.

Thank you

Weiyen Chen

146 Cherrywood Lane

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From: [Ashley Zimmerer](#)
To: [City Council](#)
Subject: Comments regarding Resolution No. 80 for the 2/6 meeting
Date: Sunday, February 4, 2024 3:34:07 PM

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

Hello City Council,

My name is Ashley Zimmerer and I live in Louisville. My drive to work takes me past Redtail Ridge multiple times a week; it's a beautiful area.

There are plenty of commercial areas in Louisville and the surrounding cities already. There is a brand new expansion to the Colorado Tech Center development practically right across the street from Redtail Ridge.

The proposed development in Resolution 80 would destroy wildlife habitat and add needless sprawl to the city.

Louisville residents, myself included, voted "No" on the Redtail Ridge development in 2022. Nothing has changed in the past year; the development was a bad fit for Louisville then, and remains a bad fit for Louisville now. Please respect the results of the special election and reject this proposed development.

The developers should come back with a new plan that meets city code, protects valuable wildlife habitat, and respects Louisville's small town character.

All the best,

Ashley Zimmerer

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From: [A R](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Sunday, February 4, 2024 3:00:15 PM

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

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.

While a landowner has a right to build on their property, this is only true if the plan meets code, and there are few negative impacts. In this case, the plan does not meet code, and there are sufficient negative impacts (most obviously, traffic impacts) for a NO vote. This been the issue all along.

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.

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?

Respectfully,
Andrew Rogowski
260 S Lincoln Ave
Louisville

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From: stephanierowe00@gmail.com
To: [City Council](#)
Subject: Redtail Ridge
Date: Sunday, February 4, 2024 2:18:53 PM

Some people who received this message don't often get email from stephanierowe00@gmail.com. [Learn why this is important](#)

Dear Louisville City Council and Mayor Leh,

As you are all well aware, there are many reasons the current Redtail Ridge plan is not right for Louisville: the negative economic impact of diluting the tenant pool for the McCaslin corridor and the CTC, the impossible traffic jams that will come with 20k+ cars on the road, the environmental impact of such a sprawling footprint and so much asphalt, and the proposal's failure to meet the criteria of the city's municipal code, to name a few.

Should you all decide to approve the proposal anyway, over the manifest and overwhelming objections of the people you represent, you can perhaps mitigate some of the worst of the damage of this terribly conceived plan, a little, by requiring the developer to set **aside the northern portion of the land — that is, everything north of Disc and Tape Drives — and leave it as it is today.**

This would leave the developer the southern 2/3 of the site to sprawl all over as wantonly as they like, taking over the footprint of the old StorageTek facilities and beyond, in a southerly and westerly direction. Surely that is more than enough, even for this organization's rapacious vision.

Letting the northern portion of the site remain as it is, ungraded, would preserve its most ecologically rich area. This section, with its trees, vegetation, and ponds, is home to songbirds, raptors, snakes, bobcats, coyotes, foxes, prairie dogs, and likely even the occasional deer, moose, or bear. Rather than displacing these animals (and putting their lives at risk in doing so) or killing them outright, as in the case of more than 5,000 estimated prairie dogs now slated for extermination, setting aside this portion of the land would align with Louisville's stated goal of promoting biodiversity.

It would also, per a report by the Lynker Corporation + the Ember Alliance commissioned and paid for by the city of Louisville in the fall of 2023, be a significant step in our efforts to reduce our vulnerability to another devastating wildfire.

In Table 4-2 in the [report](#), "Potential wildfire mitigation approaches on different property types owned and managed by the City of Louisville," the consultants recommend the following:

Conservation of existing prairie dog colonies and natural expansion of colonies (where feasible) to preserve natural fuel breaks created by animal activity.

Dr. Meg Matonis, Senior Wildfire Analyst with Ember Alliance, presented a list of wildfire risk mitigation strategies before city council on October 17, 2023. These include — in fact, start with — **"stewardship of prairie dog colonies, which actually create really high-quality fuel breaks"** (at minute 27:3 in the [video recording](#) of that meeting).

The city of Louisville paid for this study. If we're not going to listen to the experts we trusted to undertake this inquiry, I as a taxpayer would certainly like the city to get my money back.

Finally, I would be remiss if I didn't remind you, for the 1000th time, that LMC 16.16.010 exists and, by

the law laid down in the municipal code, must be applied to the Redtail Ridge application: **“Natural features, historical and archaeological sites, and vegetation of the area, including trees, must be preserved to the extent possible.”**

Are you able to look the people of Louisville in the eye and provide answers to these questions:

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, a pond, and wild animals is justified?

I appreciate that serving on city council is an enormous commitment of time and effort. And the pressures of resisting such a deep-pocketed developer must be a strain. Still, you’ve all sworn an oath to protect and advance the interests of the people you represent. Ignoring the municipal code and the scientists you’re paying to advise you does not protect our interests or promote our well-being. Please approach the Redtail Ridge application with an open mind, look for facts, apply the LMC, and listen to what the people who’ve asked you to represent have to say.

Thank you,

Stephanie Rowe
631 West Street, Louisville

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From: [Maryan Jaross](#)
To: [City Council](#)
Subject: Retail Ridge
Date: Sunday, February 4, 2024 1:44:52 PM

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Council members,

While I understand the need to develop this property and the importance of having an appropriate space for the hospital, I would still prefer to see underground parking or garages to minimize miles of parking lots, a grocery store near the fire station to capture tax revenue from all the housing on the Broomfield side of the street, and a commitment to provide some kind of jitney service to downtown Louisville to maximize business but not negatively impact the parking situation for residents.

I am pleased to see that there will be a new egress from Monarch and that reworking the Hwy 36 interchange is being taken into account.

In addition, I would like to see what is being forecast for the current hospital property, since that is closer to Coal Creek Ranch and we are concerned about the impact of traffic on a two-lane road.

Thank you,

Maryan Jaross
846 St. Andrews Lane
Louisville

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From: [Susannah Pels](#)
To: [City Council](#); BHalington@louisvilleco.gov; [Dietrich Hoefner](#)
Subject: Redtail Ridge Proposal
Date: Sunday, February 4, 2024 12:56:21 PM

[Some people who received this message don't often get email from suzie@dennistenney.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Council,

Please vote No on Feb 6, 2024 on current Redtail Ridge proposal. Currently it does not correct the concerns that resulted in the special election of 2022. Empty stores are not a source of revenue. As a Louisville resident since 1985, I have valued the small town environment amidst the Front Range sprawl.

Yours ,

Susannah H. Pels
556 Grant Ave
Louisville Co. 80027
Sent from my iPad

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From: [Dennis Tenney](#)
To: [City Council](#); BHalington@LouisvilleCO.gov; [Dietrich Hoefner](#)
Subject: NO on the Redtail Ridge proposal
Date: Sunday, February 4, 2024 12:08:03 PM

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

I urge you to vote NO on the Redtail Ridge proposal before city council on February 6, 2024.

As a resident of Louisville since 1985 and Boulder County since 1967 I strongly feel this proposal is inconsistent with many of the things I love about Louisville.

- it is simply too much development in too small an area. Too much of a burden on our existing culture and infrastructure.
- does this proposal even meet existing city codes? Please do not make an exception or change the codes.

- approval would not respect the special election vote, please respect the citizens of Louisville. This proposal still embodies many of the primary reasons we voted against it.
- Everything you've already heard against this money grab by an outside developer.
- Revenue will always be needed for the City of Louisville but please not this.

Peace and Love
Dennis Tenney
556 Grant Ave

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From: [Melissa DuBois](#)
To: [City Council](#)
Subject: No On Redtail Ridge Proposal
Date: Sunday, February 4, 2024 10:57:30 AM

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

Dear Louisville City Council,

My name is Melissa DuBois I am a long-time resident of Louisville currently living at 657 Owl Drive.

I would like to urge you to please reject the current proposal for the Redtail Ridge development. The developers have not respected the municipal code or the wishes of Louisville residents in their proposal.

I would like to urge the Council to continue to honor the wishes of Louisville voters, as well as the city municipal code, by requiring the following:

- **A compact development that remains south of Disc Drive**
- **Preservation of the ecologically rich portion of the site north of Disc Drive: no development, no grading**
- **Preservation of Louisville's small-town character**
- **Compliance with the city's municipal code**

Thank you for your service to the people of Louisville, and for standing up to big developers who wish to take advantage of our town.

Melissa DuBois

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From: [Chris Wheeler](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Sunday, February 4, 2024 10:55:00 AM

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I have actively opposed this from the start. The developers of Redtail Ridge are relentlessly pursuing a project that is great for their corporate investors and bad for the people of Louisville. We want open space to protect the environment and to maintain a buffer that cushions us from the metro area. Our quality of life is a stake. Concrete is permanent. The people have already spoken. The revised proposal is nothing more than lipstick on a pig. I hope you have the courage to say no to corporate greed, and yes to the environment- and yes for the will of the people of Louisville.

Chris Wheeler
Great Divide Pictures
Sent from my iPhone

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From: [sherry sommer](#)
To: [City Council](#); [Barbara Hamlington](#); [Judi Kern](#); [Deb Fahey](#); [Caleb Dickinson](#); [Christopher Leh](#)
Cc: [Jeff Durbin](#); [Rob Zuccaro](#)
Subject: Fw: NO Redtail Ridge Preliminary
Date: Sunday, February 4, 2024 10:44:50 AM

Members of council:

On February 6th, you will be acting as judges under the **quasi judicial process** on this agenda item:

RESOLUTION NO. 80, SERIES 2023 – A RESOLUTION APPROVING THE REDTAIL RIDGE FILING NO. 1PRELIMINARY SUBDIVISION PLAT – continued from 12/5/2

You are also obligated to recognize the democratic process. Voters said NO to sprawl and YES to preserving all land north of Disc Drive in our special election. Council has a mandate from voters, under the democratic process, and authority given to you from our municipal code, to preserve natural features and require more open space.

This resolution, just like Ordinance 1811, which you sent to a vote on December 21, 2021, is for development that is way too big and needlessly destructive. Our Planning Commission has recommended denial because it does not meet our municipal code.

Council spoke about **the importance of the democratic process** when you sent the referendum petition to a vote. Council members Fahey and Dickinson and then council member Leh talked about their respect for the **democratic process** and their desire to give the power to the people to decide. Although sending this vote cost the city 90,000, you said it would be worth it to hear from the entire electorate. **You said you would respect the outcome of the vote and are obligated by Colorado State law and Louisville Municipal Code to do so.**

This application varies from previous versions on technicalities. It is still too big.

Residents campaigned against seemingly insurmountable odds. The ordinance was sent to the ballot only 9 days before the Marshall fire. We were outspent 32:1. We had 3,000 and Brue Baukol donated 93,000.00 to the Yes campaign. Without the fire and Brue Baukol's outsized campaign contribution, we would have won by much more.

The current application is still sprawling and needlessly destructive of habitat, natural features, trees, and soil. It is not significantly different than the application we first saw as far back as 2020 when over 750 residents wrote to you with their concerns. The applicant has submitted the same grading and drainage plans each time they came to council. . They intend to grade 350 acres of the site. Planning Commission ruled in November 2022 that this application does not meet Louisville Municipal code.

Since 2020, the majority of residents have consistently spoken out against a too-big development. Your constituents voted NO to sprawl and needless destruction.

Recognize the results of the special election. You have the mandate and the authority under Louisville Municipal Code.

Preserve all land north of Disc Drive.

Sherry Sommer

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From: [sherry sommer](#)
To: [City Council](#); [Barbara Hamlington](#); [Deb Fahey](#); [Caleb Dickinson](#); [Christopher Leh](#); [Judi Kern](#)
Subject: NO Redtail Ridge Preliminary Approval
Date: Sunday, February 4, 2024 10:34:11 AM

Members of Council:

On February 6th, you will be acting as judges under the **quasi judicial process** on this agenda item:

RESOLUTION NO. 80, SERIES 2023 – A RESOLUTION APPROVING THE REDTAIL RIDGE FILING NO. 1PRELIMINARY SUBDIVISION PLAT – continued from 12/5/2

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Preserve all land north of Disc Drive.

Sherry Sommer

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From: [Lorena Soares](#)
To: [City Council](#)
Subject: Retail Ridge
Date: Sunday, February 4, 2024 10:22:06 AM

[Some people who received this message don't often get email from lorena44@msn.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Cannot be at the meeting but want to express my and husband's vote to create business development at the site. Stop sending taxable income to "Lafayette".

L and D

Sent from my iPad

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From: [Todd Rowan](#)
To: [City Council](#)
Subject: Redtail Ridge Support - Approve the Plat
Date: Sunday, February 4, 2024 9:42:57 AM

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

Hello City Council,

I am a Louisville Ward 1 resident and have watched the city council be unduly influenced by a small number of vocal residents in the city opposed to real estate development within our borders. Medtronic went elsewhere. Conoco (for various reasons...including our own ineptitude) went elsewhere. Avista may leave.

At what point do we, collectively, realize these are all "own goals?" (unflattering soccer reference) Do the anti-growth residents hold so much sway that reasonable city leaders cannot see that our economic vitality is at risk. Louisville already has a well-deserved reputation for being business unfriendly. It is also becoming homeowner unfriendly (reference the unnecessary difficulty Marshal fire victims had with the rebuilding process). Own goals.

You have a chance to bring some sanity back to the city and re-establish Louisville as a place that hangs the "open for business" sign once again. Fear mongering opponents to the Redtail Ridge development talk about changing the very fabric of Louisville. They screech about traffic and environmental blah blah blah. They discuss tax giveaways as if those were a bad thing and weren't used every day by cities all across our country to stimulate development and economic growth. They do this while Erie, Superior and Lafayette continue to thrive at our expense and reap the benefits of an enlightened citizenry and a group of city leaders with a long term vision.

I support the Redtail Ridge development and the benefits it brings to our city. Let's please not hold out, yet again, for some phantom improvements to the development plan that will supposedly benefit the environment, mitigate traffic issues and keep our cost of living low. Please...no more own goals. Let's develop a long-forgotten and forsaken corner of our city and help local businesses compete with surrounding municipalities.

I urge you to approve the Redtail Ridge development.

Todd Rowan
Ward 1

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From: [Sarah Gibson](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Sunday, February 4, 2024 8:38:48 AM

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

Dear Louisville City Council,

Two years ago, we held a special election the results of which were clear:

The people of Louisville said NO to a massive development.

The people of Louisville said NO to 21,000 additional vehicle trips on 96th Street.

The people of Louisville said NO to grading the entire site which would destroy the natural open space and animal habitats.

The people of Louisville made it clear that we would like a compact development south of Disk Drive and a building plan that meets city code.

As our city council, not only do you have a duty to the will of the people you represent, you have an opportunity to leave a lasting legacy of meaningful development that incorporates open space for future generations. In 100 years, no one will remark on the buildings that you promoted. Rather, they will be impressed by the views and the wild animals that inhabit the open space you preserved. Please send the current plan back to the drawing board as it does not meet city code, it does not preserve natural open space, and it does not fit in with the small town character of Louisville.

Sincerely,
Sarah Gibson
748 Cleveland Ave
Louisville CO
80027

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From: [Laura Pederson](#)
To: [City Council](#)
Subject: Reject Redtail Ridge Development Plan
Date: Sunday, February 4, 2024 8:23:43 AM

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Once again, I am imploring you to reject the current Redtail Ridge development plan. The citizens of Louisville have repeatedly demonstrated their steadfast objection to the proposal. Please listen to the community that you were elected to serve, and respect their wishes.

Thanks and Regards,

Laura Parks-Pederson

2297 Cliffrose Lane

Louisville, Co. 80027

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From: [heather gardner](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Saturday, February 3, 2024 3:54:24 PM

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Dear Louisville City Council,

Two years ago, we held a special election the results of which were clear:

The people of Louisville said NO to a massive development.

The people of Louisville said NO to 21,000 additional vehicle trips on 96th Street.

The people of Louisville said NO to grading the entire site which would destroy the natural open space and animal habitats.

The people of Louisville made it clear that we would like a compact development south of Disk Drive and a building plan that meets city code.

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Sincerely,
Heather Gardner and Alan Muir
1158 La Farge Ave.
Louisville, CO 80027

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From: [Jill Kenney](#)
To: [City Council](#)
Subject: We Could Use a New Hospital
Date: Saturday, February 3, 2024 3:11:36 PM

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

Dear City Council,

I have lived in this area for 23 years. One of the staples of this community has always been Avista Adventist Hospital. My son, my mother-in-law, and I have all had surgery at Avista. Our entire family, including my husband, have all been to the ER or been treated at Avista. What stands out about Avista is the short wait times for the ER, the excellent care provided by the doctors and staff, and the kindness that only a community hospital can offer. It would be great to have a new Avista Hospital on the area currently referred to as Redtail Ridge. It would allow expansion for the hospital and give Avista a chance to get a new, state-of-the-art facility. It's not just about a new building. It is also about enhancing the hospital's ability to serve Louisville and the surrounding area with advanced medical care. A new location near mass transit also allows the hospital to attract more talent and makes healthcare more accessible to those without private transportation.

This move is an opportunity for growth, not just for Avista, but for Louisville as a whole. Keeping the hospital in Louisville, as opposed to Broomfield or other locations which will be the possible fall-back, helps Louisville economically and technologically.

Thank you for your consideration.

Jill Kenney

Jill F. Kenney
Attorney

303-249-8733 (mobile)
Jill_Kenney@msn.com

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From: [Hilary Talocco](#)
To: [City Council](#)
Subject: Support Redtail Ridge
Date: Saturday, February 3, 2024 12:52:27 PM

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I'm writing to encourage the city council to support the redtail ridge proposal.

Thank you.

Hilary Talocco
Ward 2

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From: [Bustos, Scott A - \(DEN\)](#)
To: [City Council](#)
Subject: Support for Avista's Move to Redtail Ridge
Date: Saturday, February 3, 2024 11:53:03 AM

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

Re: **Support for Avista Hospital Move to Redtail Ridge**

Members of Louisville City Council-

As a member of the Board of Trustees for Avista Hospital, I provide this as my emphatic support of the Redtail Ridge development.

As a Trustee, I have long admired the mission driven purpose of the staff and leadership at Avista to fulfill their commitment of whole health care for body, mind and spirit. While this is their purpose and commitment for the community this Council serves to represent, the age and physical constraints of the existing hospital and campus are not aligned with level of care provided... there is a "gap" between the mission, hearts and care provided in the building and the buildings themselves.

The Redtail Ridge development and your approval are the critically essential "bridge" that provides alignment of mission and purpose with much needed state-of-the art facilities. I am guessing, like me, that you may not be a doctor, nurse or healthcare worker, but your support and approval enhance the ability for these great people to do what they do everyday for patients, visitors and the community of Louisville.

With hope and gratitude for your support!

Scott Bustos | Vice President & General Manager
Turner Construction Company | 1401 Zuni St, Ste 301 | Denver, CO 80204
Office 303.753.9600 | Mobile 720.388.0848 | sbustos@tcco.com
[website](#) | [linkedin](#) | [facebook](#) | [twitter](#) | [youtube](#) | [pinterest](#) | [instagram](#)

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From: [Andy Meseck](#)
To: [City Council](#)
Subject: Please Support the Redtail Ridge Plan
Date: Saturday, February 3, 2024 11:25:54 AM

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

My wife and I have been Louisville residents since 1995. We have watched this city grow and improve in so many ways - I've volunteered for boards and my youngest son and I have both worked for the city in various capacities . Our sons were both born at Avista and graduated from Monarch High, and we felt that the plan proposed a few years back was ideal for that location, with nothing but upside in terms of business/revenue for old town and the McCaslin corridor, which is sorely needed. We both volunteered to support the YES for Redtail Ridge Campaign during the special election, knocking on doors and hanging flyers. I feel that the only reason that it was voted down was due to a well-organized misinformation campaign, which even shamelessly claimed that the city was incapable of managing the fire recovery and this development simultaneously. Our town's progress and its reputation have been damaged by this vocal minority, and our citizens are finally seeing the light. I firmly believe that if that election was held today that the outcome would be different.

That plot of land has sat vacant and unutilized for long enough. This is a solid plan and provides the additional access that Monarch High desperately needs along with a future home for Avista Hospital. Let's get this done so that we can move forward and send a message to our current businesses and prospective businesses that Louisville has their support. Please vote YES on this Redtail Ridge plan.

Andy Meseck
879 Cleveland Ct.
303.886.2472

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From: [sherry sommer](#)
To: [City Council](#); [Caleb Dickinson](#); [Deb Fahey](#); [Barbara Hamlington](#); [Christopher Leh](#); [Judi Kern](#)
Subject: Redtail Ridge at City Council on Tuesday
Date: Saturday, February 3, 2024 9:24:41 AM

Show Up, Speak Up on February 6

Calling all Louisvillians!

Two years ago, we voted in a special election to reject the sprawling Redtail Ridge development proposed for the old StorageTek property at the southeast corner of town. Now, the developers are back with a proposal for the same spread-out development.

What's worse: They plan to grade nearly the entire site, including areas they won't be building on, destroying wildlife habitat, a pond, and natural drainage channels.

Next **Tuesday**, February 6, at **6:00 pm**, City Council again takes up the **Redtail Ridge** question. (This is the hearing originally scheduled for December 5 but postponed.)

Ready to finally put this matter to rest?

Please **SPEAK UP** in person at the Council meeting on Tuesday, and please **WRITE** to Council before Tuesday morning. Tell them **Redtail Ridge is a BAD DEAL for Louisville** because of its:

- Massive, sprawling footprint requiring extensive grading
- Near-total decimation of trees, water sources, and wildlife habitat, especially in the area north of Disc Drive
- Road-clogging traffic (21,285 additional daily vehicle trips, according to the developer's own estimates) and new 4-lane roads
- Impact on the US 36 interchange at Interlocken, which is expected to fail prematurely
- 20 years of dusty, noisy construction

- Diversion effect on the McCaslin corridor and CTC commercial centers

What City Council *can* do is **send the developer back to the drawing board**. The *only* plan Council should seriously consider is one that **respects Louisville residents' priorities**, expressed over and over since 2020 and made clear in the referendum:

- A compact development that remains south of Disc Drive
- Preservation of the ecologically rich portion of the site north of Disc Drive: no development, no grading
- Preservation of Louisville's small-town character
- Compliance with the city's municipal code

Our mayor and representatives on Council have one responsibility above all: To **respect and uphold the democratic process**. This means:

- Listening to residents and authentically engaging with their concerns and ideas
- Honoring Louisville's democratically-created municipal code
- Rejecting false rumors like the one saying Avista will leave Louisville without Redtail Ridge: *the Avista CEO affirms the hospital is staying, no matter what*

What you can do:

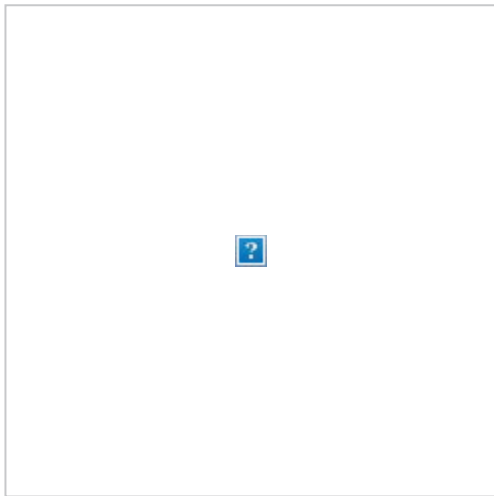
- Send an email by noon on Feb. 6 to Council@LouisvilleCO.gov
- **[Attend the hearing](#)** on Tuesday, February 6 at 6 pm at City Hall, 749 Main Street
- Speak up on **Zoom** (if you can't attend in person; find the link under Regular & Special meetings [here](#))

- Visit [PreserveLouisville.org](https://www.PreserveLouisville.org)
- Join our email list, below

Let's do this, Louisville!

Visit our Website

Join our E-mail List



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From: [18](#)
To: [City Council](#)
Subject: Redtail ridge
Date: Saturday, February 3, 2024 9:03:41 AM

Some people who received this message don't often get email from aghart18@yahoo.com. [Learn why this is important](#)

I am sending these comments to the Louisville City Council because I am opposed to the Brue Baukol Redtail Ridge development.

I believe Redtail Ridge is a very bad idea for Louisville because of its massive, sprawling footprint which requires extensive grading. This will result in near-total decimation of trees, water sources, and wildlife habitat, especially in the area north of Disc Drive - something our area cannot afford.

It will also cause road-clogging traffic (21,285 additional daily vehicle trips, according to the developer's own estimates) and new 4-lane roads. We already experience traffic delays, we cannot bear more.

There will be a negative impact on the US 36 interchange at Interlocken, which is expected to fail prematurely.

This project has the capacity to cause twenty years of dusty, noisy construction. This is not the ideal we want in Louisville.

Also, it will have a diversion effect on the McCaslin corridor and CTC commercial centers - this will have a negative impact on the economy.

The City Council must send the developer back to square one. The only plan the City Council should seriously consider is one that respects Louisville residents' priorities, expressed over and over since 2020 - and made clear in the referendum.

Our priorities consist of listening to residents and authentically engaging with their concerns and ideas. It's also important to honor Louisville's democratically-created municipal code. And finally, you must reject the false rumor saying Avista will leave Louisville without Redtail Ridge. The Avista CEO has affirmed that the hospital is staying regardless.

Thank you for considering my comments regarding this critically important issue. And thank you for the work you do on behalf of the City of Louisville.

Sincerely,
Andrew Hartman
2514 Evans Ave
Louisville CO 80027
Sent from my iPhone

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From: [Janette Kotichas](#)
To: [City Council](#)
Subject: Tedtail Ridge
Date: Saturday, February 3, 2024 8:37:08 AM

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

Redtail Ridge is a BAD DEAL for Louisville because of its:

- Massive, sprawling footprint requiring extensive grading
- Near-total decimation of trees, water sources, and wildlife habitat, especially in the area north of Disc Drive
- Road-clogging traffic (21,285 additional daily vehicle trips, according to the developer's own estimates) and new 4-lane roads
- Impact on the US 36 interchange at Interlocken, which is expected to fail prematurely
- 20 years of dusty, noisy construction
- Diversion effect on the McCaslin corridor and CTC commercial centers

Send the developer back to the drawing board. The *only* plan Council should seriously consider is one that **respects Louisville residents' priorities**, expressed **over and over** since 2020 and made clear in the referendum:

- A compact development that remains south of Disc Drive
- Preservation of the ecologically rich portion of the site north of Disc Drive: no development, no grading
- Preservation of Louisville's small-town character
- Compliance with the city's municipal code

As elected representatives, you have one responsibility above all: To **respect and uphold the democratic process**. This means:

- Listening to residents and authentically engaging with their concerns and ideas
- Honoring Louisville's democratically-created municipal code
- Rejecting false rumors like the one saying Avista will leave Louisville without Redtail Ridge: *the Avista CEO affirms the hospital is staying, no matter what*

Janette Kotichas
278 Juniper Street
Louisville, CO 80027

Sent from my iPhone

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From: [Aaron Grider](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Saturday, February 3, 2024 6:00:40 AM

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

Louisville City Council,

Good morning. My family and I are residents of Louisville on Nighthawk Circle. I am writing to request that you please reject the current development proposal for Redtail Ridge. The only development plan for Redtail Ridge that Council should consider is one that incorporates the following values, which are held by my family and I, as well as our neighbors and friends in Louisville:

A compact development that remains south of Disc Drive

Preservation of the ecologically rich portion of the site north of Disc Drive: no development, no grading

Preservation of Louisville's small-town character

Compliance with the city's municipal code

Thank you for your service and for considering my request.

Aaron Grider
Colorado, USA
303-552-1083

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From: [SCOTT HALLGREN](#)
To: [City Council](#)
Subject: Avista hospital at Redtail Ridge
Date: Friday, February 2, 2024 7:16:35 PM

[Some people who received this message don't often get email from ercpman@aol.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Louisville Council Members

It is with great pleasure that I forward this letter of support for the new Avista Hospital in the Redtail Ridge development. Avista has been a medical main stay of the Louisville community for decades, but the current facility has clearly run through its lifespan. A new modern state of the art hospital is ready to be built by the Advent healthcare system. The location in Redtail Ridge would provide easy access to medical care for the Louisville area and the surrounding cities. A high-tech hospital with excellent RTD access will decrease carbon emissions dramatically.

I joined the Avista staff in 2011 and am a major supporter of the new facility. It will provide high-quality medical care while employing many local residents, and contributing significantly to the Louisville community economy.

Thanks much for your consideration.

Scott

Scott E Hallgren DO FACP FASGE

Sent from my iPhone

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From: [Phil/Dawn](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Friday, February 2, 2024 5:16:17 PM

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

As 37 year residents of Louisville my wife and I say **NO to Redtail ridge!**

Thank you

Sincerely, Phil & Dawn Albanese

540 Ridgeview Dr.

Louisville, CO 80027

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From: [mary kosenski](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Friday, February 2, 2024 4:00:09 PM

[Some people who received this message don't often get email from mkosenski@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

We have lived in Louisville for over 36 years, and have seen what over development has done to our small town. We need you to respect the special election vote we voted for. We don't need more over development! Traffic is horrible because of the development! Please rethink this over development, and try to retain some semblance of small town Louisville!

Thank you
Sent from my iPhone

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From: [Charlene Bandurian](#)
To: [City Council](#)
Subject: Redtail Ridge Development
Date: Friday, February 2, 2024 3:30:20 PM

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City Council:

I am a longtime resident of Louisville. We purchased our home here in 1984.

The proposed plan for Redtail Ridge is not reflecting the desires of thousands of Louisville residents who voted in the referendum. The present plan of grading the site is the exact opposite of what the townspeople of Louisville have expressed they want. The damage of grading to wildlife and the environment of the site, including trees and a pond is a slap in the face to all of those who have expressed concern.

I want the council to consider what environmental damage will occur with grading. The wildlife will be destroyed in addition to years of tree growth. This would be an insensitive and destructive act done in the spirit of financial gain. Haven't we learned yet how to live with respect for the environment instead of wiping out what was there before us and what is greater than us?

With the development as it is presently outlined, the small-town character of Louisville will be destroyed. The council needs to listen to the desires of residents and honor Louisville's democratically-created municipal code. A referendum in a special election was rejected two years ago by Louisville citizens.

It is clear that what the citizens of Louisville want is a compact development that stays south of Disc Drive. The developer has to go back to the drawing board and come up with a plan that respects Louisville residents priorities that were expressed many times since 2020 and were made clear in the referendum.

Because of all these things, I reject the proposed plan that is even worse than the original one. I call for the City Council to reject this plan in the name of all the residents that elected them in good faith - in good faith that their decisions would only improve life in Louisville, not destroy it.

Charlene Bandurian
139 Lincoln Circle
Louisville

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Meredyth Muth

From: tamar krantz <tamarkrantz@gmail.com>
Sent: Sunday, February 4, 2024 9:51 PM
To: City Council; Christopher Leh; Caleb Dickinson; Deb Fahey; Judi Kern; Barbara Hamlington; Dietrich Hoefner
Subject: Something to consider before you make a decision on ward 1 appointment

Dear City Council Members,

I appreciated the time and patience that you all demonstrated in interviewing the city council applicants for Ward I.

I am troubled by the use of Artificial Intelligence (AI) to document qualifications and ideas that are presented as representing an applicant for city council. Does our city have a policy on the use of AI in materials used by council and board applicants, staff, and consultants that serve the city? Would you please give this consideration before your decision on Feb 6?

I hope you will consider that one applicant wrote his application and all of his answers in his own words using original thoughts. Two reverse AI software programs verified this. GPTzero.me showed that his cover letter and all of his answers had a 0% probability of being AI generated. When scanned by Undetectable.ai, the program responded, "your content appears human" for his cover letter and all of his answers. On the other hand, the majority of the sentences in another applicant's cover letter and question responses, when scanned with GPTzero.me and Undetectable.ai were returned with a high probability of being AI generated or as "your content is detected as written by AI".

It was difficult to scan the third application because the pdf file did not allow text to be copied. However, I did a comparison for the question, "How can the City Council contribute to diversity, equity, inclusion, and accessibility in the community? What practices do you believe would promote equity in Louisville?". I voice-typed the third applicant's response so that I could compare all three applicants' responses. For the first applicant GPTzero.me returned 100% probability of being written by a human. For the second applicant, GPTzero.me returned a 3% probability of being written by a human, and for the third applicant GPTzero.me returned 99% probability of being written by a human. I copied the screenshots below. Please note that **yellow highlighted** sentences are likely written by AI.

Of course detection software is evolving. A [study in the International Journal for Educational Integrity](#) shows that AI detection software can give false positives and uncertain results, but it showed that GPTzero correctly identified 93% of content generated by GPT3.5 as AI.

I copied some information below on ethical and practical concerns about the use of AI. AI can be a harmless tool or represent a shortcut to unethical authorship depending upon the context. In the future, please consider asking questions like, "What have you done to advance DEI?" instead of "what do you think about DEI?" I would like to see applicants evaluated on their actions and experience instead of how they "talk the talk" or use AI programs.

I acknowledge that use of AI is new and complex, but in this context, I believe, human responses show greater effort and deserve greater consideration.

Tamar

Below are screenshots from GPTzero for Question number 5 responses for each applicant.



Deep scan

Louisville is a wonderful community. Our community could further enrich itself in becoming more diverse, equitable, inclusive, and accessible. In a more diverse Louisville residents would reflect a broader range of cultural, social, and economic backgrounds and experiences, more representative of Colorado's population as a whole. In a more equitable Louisville residents would be able to achieve similar ends no matter their backgrounds and experiences. In a more inclusive Louisville residents of all backgrounds and experiences would be welcomed, valued, respected, and celebrated.

In a more accessible Louisville residents would not be limited in their choices, engagement, and movement by their diversity of abilities.

The City can—and should—work to so enrich Louisville. City Council took a significant step towards this aim through its Task Force on diversity, equity, and inclusion. Through meetings over the course of a year, this Task Force developed a set of recommended actions: create a safer and more welcoming environment for all, accommodate non-English-speaking populations more thoroughly, provide equitable accommodations and services to all, create a housing market serving people of all socioeconomic situations, engage young residents more effectively, and improve access to public healthcare for all. As recommendations from an engaged and informed resident group, these actions represent the best starting points for City initiatives. The City has indeed begun to implement these recommendations, and as a

RESULT

DEEP SCAN

FEEDBACK

Learn more about this updated version of GPTZero.

Classification

We are highly confident this text is entirely human



0% Probability AI generated | highly confident

Probability Breakdown

The probability this text has been entirely written by a human,

Search

7:56 PM 2/4/2024



Deep scan

City Council plays a crucial role in fostering diversity, equity, inclusion, and accessibility within the Louisville community. Below are ways in which Council can promote these values:

1. Policy Development and Implementation: Council can develop and implement policies that actively promote diversity and inclusion. This includes anti-discrimination policies, equal opportunity employment, and inclusive city services that cater to the diverse needs of our community.
2. Community Engagement and Representation: Ensuring that all community voices are heard and considered in city decisions. This can be achieved through regular community consultations, town hall meetings, and the formation of diverse advisory committees.
3. Accessibility in Public Spaces and Services: Prioritizing accessibility in all public spaces and city services. This means adhering to and exceeding ADA standards, ensuring that all residents, regardless of physical ability, have equal access to city amenities and services.
4. Equitable Resource Allocation: The Council must ensure equitable distribution of city resources. This involves assessing the unique needs of different community sectors and allocating funds and resources in a manner that addresses disparities and supports underprivileged areas.
5. Education and Awareness Programs: Implementing programs that educate residents and city staff on diversity, equity, and inclusion. This can help in building a more empathetic and understanding community.
6. Support for Minority and Small Businesses: Encouraging and supporting the growth of minority-owned and small businesses through grants, training, and other forms of support. This dovetails naturally with a general initiative of attracting new businesses.

Sentences that are likely AI generated.

Upload file

Scan

0/5000 characters

UPGRADE

By continuing you agree to our Terms of service

RESULT

DEEP SCAN

FEEDBACK

Learn more about this updated version of GPTZero.

Classification

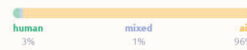
We are highly confident this text was ai generated



96% Probability AI generated | highly confident

Probability Breakdown

The probability this text has been entirely written by a human, AI or a mix of the two.

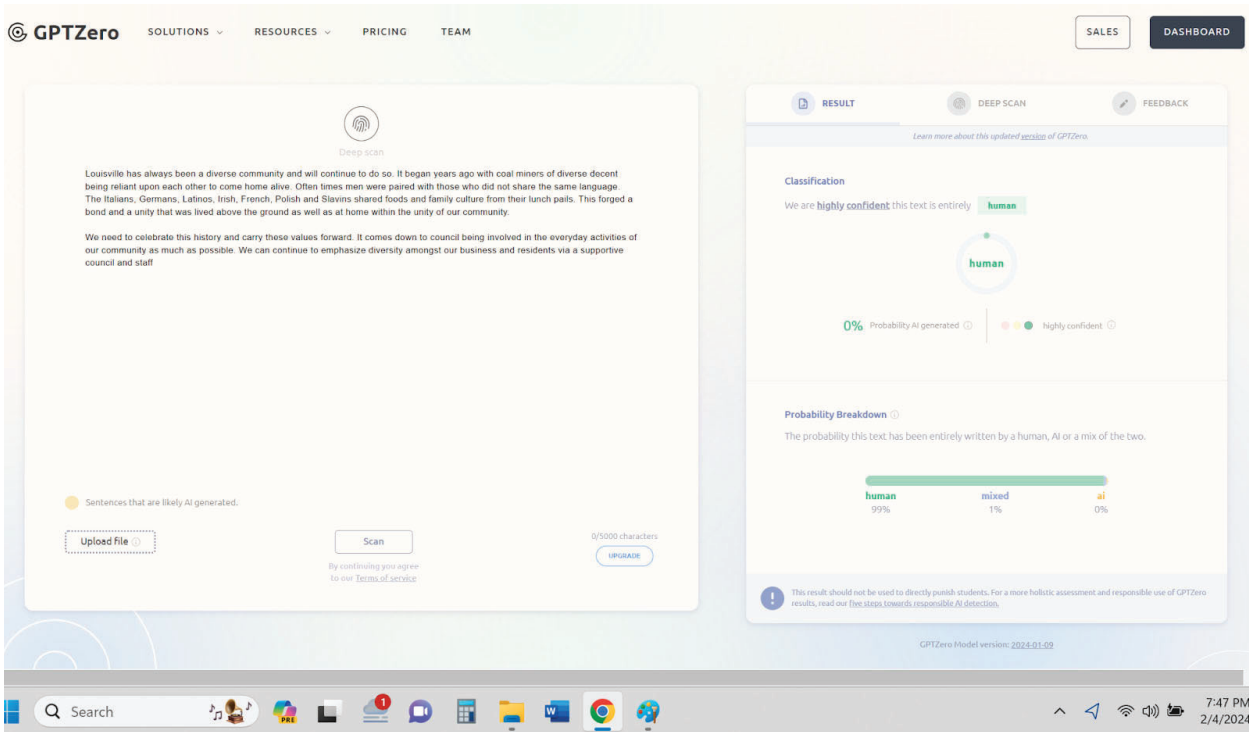


This result should not be used to directly punish students. For a more holistic assessment and responsible use of GPTZero results, read our Deep steps towards responsible AI detection.

GPTZero Model version: 2024-01-09

Search

7:49 PM 2/4/2024



Ethical and practical concerns regarding the use of AI

From the Wesleyan University library on whether using AI is cheating and how to cite AI when you use it.

<https://libguides.wesleyan.edu/chatgpt/ethical>

<https://libguides.wesleyan.edu/chatgpt/cite>

Here is an article about the discussion in the field of Epidemiology, they agree that it should not be cited as a co-author but that it can be used as a tool

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC10257990/>

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From: [Nancy Commins](#)
To: [City Council](#)
Subject: Ward 1 Vacancy Reconsider your vote
Date: Sunday, February 4, 2024 8:01:16 PM

Some people who received this message don't often get email from ncommins4@gmail.com. [Learn why this is important](#)

Dear Louisville City Council,

I am writing to express my deep disappointment and disgust with your decision to appoint Tim Bierman rather than Josh Cooperman to fill the Ward 1 vacancy. I waited to write partly because I have been out of town and more because I was so angry after the meeting, I did not want to say something I would regret. Even now it may sound harsh. First and foremost, I am requesting that you reconsider your decision and take another vote this Tuesday.

Your choice to appoint Tim appears to me to have been made based on expediency and your personal comfort rather than taking steps to address the very real challenges that we face as a community. I sat through all the interviews. Josh's responses reflected the deepest understanding of the workings of the Council and the issues before you. He has been actively involved constantly and consistently over the past 3 years by attending and speaking at City Council meetings, joining the Sustainability Advisory Board, and conducting a listening tour in his bid for mayor. Tim is certainly a great salesman and seems like a nice guy, but he has not had that kind of visibility or involvement with the city to my knowledge. I would guess his wealth and connections which he mentioned more than once were a big help.

Tim's pitch may have won you over but his addition to the Council will not fundamentally alter the status quo - something Louisville and the planet badly need. The decision to appoint him over Josh makes the statement that "our job is to look at every decision through the lenses of sustainability and diversity, equity and inclusion" a joke. Tim's answers in this area were vague and cookie cutter. Josh was able to articulate how each of the issues affecting the community - economic development, affordability, sustainability and diversity were connected to each other using examples. I am not even sure that all the council members care if Louisville remains wealthy and white forever. Many of you seem quite comfortable with how things are - except maybe that your kids teachers can't live here, or our firefighters or any working class people.

I do not feel that the residents of Ward 1 were heard or respected by this decision. I wonder how the young people who were inspired by Josh to speak up are feeling. I am also curious how many of the 40 emails the paper said you received on Tim's behalf came from people living in Ward 1 and how many were from his business and church connections who live outside of it.

If you don't take another vote on Tuesday, we all know there is an election coming up in November, something that was mentioned to appease those whose voices were ignored. You

can be sure I will be fighting very hard on Josh's behalf to make sure he is my representative in the future.

Nancy Commins

261 Short Place

Ward 1 Resident since 1981

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From: [Rajagopal Krishnamoorthy](#)
To: [City Council](#)
Subject: Regarding Josh Cooperman
Date: Sunday, February 4, 2024 3:44:12 PM

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

Hi,

I still support Josh Cooperman to fill the vacant City Council seat in ward 1.

Sincerely,

Rajagopal Krishnamoorthy
778 Club Circle
Louisville, CO 80027

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From: [Terre Lantzy](#)
To: [City Council](#)
Subject: Redtail Ridge plan
Date: Tuesday, February 6, 2024 8:26:11 AM

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Dear Council Members,

In 2022, Louisville residents voted to reject the sprawling plan for Redtail Ridge. Please respect and honor that by having the Redtail Ridge development plan sent back to the drawing board.

I wish for you to inform the developers of Redtail Ridge to:

- 1) redesign their plan so that it focuses on compact development and not more urban sprawl
- 2) a complete application that meets our city code
- 3) plans that include access for mass transit, bike paths and the additional access needed to US 36 for so many more vehicles
- 4) thoughtful design that showcases Louisville's character, since this is what most people will see as they drive US36

I support thoughtful, affordable housing that includes senior, semi attached dwellings.

I will be watching..

Sincerely,

Terre Lantzy
595 St Andrews Ln
Louisville, CO 80027
cell: 303-887-5822

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From: [Mike Deborski](#)
To: [City Council](#)
Subject: Fwd: FW: Red Tail Ridge
Date: Tuesday, February 6, 2024 7:24:00 AM

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

Respected city council,

I'm writing to you in support of the newly proposed Red Tail development. Over my lifetime, this property has been know as a mine dump, baren pasture, the home of an excavation company, Varra Enterprises and most recently Storage Tek Corporation. Thus, it has a long history of industrial use.

Storage Tek was by far-our single largest employer in Louisville for decades. I'm told In its peak, this site had multiple buildings and over 7,000 employees on site. The positive economic impact it made upon Louisville was immense. It brought property tax revenue and more importantly helped drive the economy of our small retailers, restaurants supporting our Old Town and McCaslin Blvd business.

Since the exit of STK, Louisville has lost multiple businesses throughout town and especially along the McCaslin corridor. To have major employers is critical to the economic balance of a municipality.

We now have an opportunity to replace that revenue stream and at the same time secure the long term future of Avista Hospital, our current largest single employer. In addition, it will bring long over due access to Monarch High School that will allow for safer access for students, teachers, parents, and most important, emergency response. This should help alleviate the stacking on south 88th and Dillon.

It's my understanding The hundreds of thousands square feet of Storage Tek buildings were scraped to mitigate the heavy metal clean-up and tax burden of these expired structures. Thus, I can understand why the Johnny come lately, open space mongers perceive it as open space.

However, this site has had industrial zoning entitlements since the 1970's. It runs adjacent to highway 36 with its 24 hour a day noise and has a Xcel energy substation on site. The redemptive value as open space is marginal at best. Our open space advisory board should have much higher targets on its list to capture bang for our open space buck. The Marshall fire demonstrates that we and Boulder County currently have more acres of open space than we can properly manage.

I'm a huge proponent of property rights and believe once zoned within the city. Land should be utilized to its highest and best use at the owners discretion. This proposed application not only hits the mark but exceeded the expectation with a well planned energy efficient progressive development that will retain our city's greatest employer, bring new tech industry and benefit the safe access of Monarch High School. To ice the cake, they are making the largest public dedication of land in Louisville's history.

I respectfully request that Louisville City Council embraces and approves this project.

Michael Deborski

601 Pine Street

Louisville, CO 80027

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From: [Mike Deborski](#)
To: [City Council](#)
Subject: FW: A tale of three developers - 1301 Courtesy Road
Date: Tuesday, February 6, 2024 7:00:53 AM

The first developer came to me over a decade ago asking for our support of their Delo Lofts project. I made it explicitly clear that our existing and future access via a proposed Caledonia Street (Way) along with parking would garner our support. They assured me that would come with the development of the 1301 Courtesy Road portion of the Boom property. Delo went as far as creating an out-lot that would accommodate for Caledonia Street. Based on that action we embraced their project. They gained their PUD approval, then not long after, The Delo Development group imploded.

Developer number two, secured that PUD, and attempted to make modifications and raise the density. The new plan excluded the promised East West access of Caledonia Way and attempted to take away our nearly 50 year old prescriptive easement. They did not address or accommodate the needs and concerns of their neighbors and fortunately our city council denied their application.

Developer number three, Live Forward, seems to have taken the opposite approach. They have reached out to their neighbors and have taken into account their concerns and needs before designing their project. I believe this project can honor and support the neighborhood needs as well as provide essential connectivity between Highway 42 and Cannon Street. Access commitments have been made and the most current site plan demonstrates Live Forward's commitment to insuring my family's specific needs are met. We look forward to working with staff to solidify these commitments prior to the planning commission phase.

The Live Forward project itself provides well needed housing and a real and tangible percentage of affordable housing component instead of the cheaper option of fee in lieu. I'd expect for it to be a well done, quality development that complements the neighborhood and will also complement and facilitate adjacent re-development.

With that said, I fully support this concept plan and would ask our council to do the same.

Respectfully,

Michael Deborski
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From: [Jeff Regier](#)
To: [City Council](#)
Subject: No on Redtail Ridge
Date: Tuesday, February 6, 2024 6:56:18 AM

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I've been against this development from the beginning. Sent numerous emails. Voted in a special been. All of the talking points are on the table.
Please do not let this go forward.

Jeff Regier
Matchless St.
Louisville, CO

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From: [Laura Shaffer](#)
To: [City Council](#)
Subject: Please approve the Redtail Ridge Preliminary Plat
Date: Monday, February 5, 2024 11:17:41 PM

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Dear Louisville City Council Members,

I am writing in support of the Redtail Ridge preliminary plat. I believe the developer has the right to develop their privately owned land within the permitted zoning uses and in accordance with the specifications outlined in the 2010 GDP.

The comprehensive benefits of moving forward on Redtail Ridge are clear and very important for our town. Of utmost importance is keeping Avista Hospital, our largest employer, in Louisville. It is where I delivered my three babies. We need to retain the jobs and healthcare services Avista provides to our residents. Approving this plat ensures Avista's continued contribution to our community.

As a parent of a Monarch High School student, we urgently need your approval of the Redtail Ridge preliminary plat because it will provide a much-needed extension of Campus Dr making for a safer and better connected route to Monarch.

Red Tail Ridge has the potential to be a vibrant hub where businesses thrive alongside publicly accessible green spaces and miles of trails. This balance is crucial for creating an environment where people want to work, live, and play. Despite the dissent within the opposition regarding the development of this open space, I contend that this is a nuanced aspect worth deliberating. I remain in favor of this development but advocate for collaborative efforts with the developer to fine-tune their plan for the open spaces.

Approving this plat will enable a new life science campus, drawing world-class companies, new customers for our businesses, and new families into our communities. It provides a unique opportunity to revitalize Louisville and opens the door to a vibrant economic landscape, attracting new businesses and visitors, which are essential for our town to thrive. The economic ripple effects of this project are substantial. The increased tax revenue could lead to more tax incentives offered to businesses to attract and retain them.

Thank you for considering this pivotal decision. I am confident that the Redtail Ridge development will mark the beginning of a new chapter for Louisville. It's time to move forward on Redtail Ridge.

Sincerely,
Laura Shaffer
247 Hoover Ct

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From: [beth armbruster](#)
To: [City Council](#)
Subject: Red tail Ridge (RTR)
Date: Monday, February 5, 2024 10:38:34 PM

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Dear City Council members,

AS a citizen of Louisville I am writing to share my thoughts on the proposed RTR development. It is imperative that new developments have climate change and sustainability in mind. From the excessive size of homes rebuilt after the fire there appears to be a large lack of concern for energy conservation and the future of the environment. Therefore it is my hope city leaders have the foresight to insist RTR have the following criteria...

1. Mix of energy efficient homes, apartments and smaller dwellings that allow for a diverse population, suitable for singles, retirees, families,
2. Business and stores within RTR that support the community, to make it walkable and draw broomfield residents across from RTR to shop in Louisville.
3. Homes and businesses built with electric appliances, roofs designed to access solar energy and electrical hook up.
4. Lighting that is compatible with dark skies.
5. Wildlife corridors, developer to fund safe access for animals to cross 36.
6. Leave the north end undeveloped and designate it as open space to prevent future development.
7. Trees Planted for shade in neighborhoods, parking lots, parks, etc.
8. Park with small playground, basketball and tennis court with no mow areas,
9. Water wise xeriscape that support insects and birds instead of mono planting of grass.
10. Community garden plot close to neighborhood
11. Bus access

I look forward to hearing your ideas for making RTR a vibrant, sustainable community. Thank you,

Beth Armbruster

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From: [Kelly Majure](#)
To: [City Council](#)
Subject: Please Approve Redtail Ridge
Date: Monday, February 5, 2024 9:10:47 PM

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Dear Louisville City Council Members,

I am writing to you to express my strong support for the approval of the preliminary plat for the Redtail Ridge development. It is imperative for the economic vitality of our city to approve this project. It is my understanding that this project aligns completely with Louisville's Comprehensive Plan and 2010 code. It embodies our community's goals for sustainable development, open space and public lands, and economic revitalization.

It is exciting that Avista is committed to building a state of the art hospital for our residents to benefit from if this plan is approved. It would be devastating if the hospital went elsewhere. 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. It never occurred to me that it's current location is prohibitive to providing emergency care for area residents.

As a Monarch High School parent, the improvement and safety that a through street will provide is paramount alone. To think that kids could have been in school when the Marshall Fire occurred is frightening, not to mention having driven there for over six years for events, the traffic is horrible and it forces kids to make bad driving decisions.

I am most excited as a resident to be able to have another gorgeous, sustainable open space to enjoy. Who doesn't love another dog park and additional sporting fields for the community. Right now it looks like a waste land filled with noxious weeds. Boulder County is becoming a hot bed for life science businesses and it is exciting to think that Louisville could be apart of that industry. The community park that will be on the corner of 88th and Campus Drive will be beautiful to look at as kids go to school, and parents commute to work.

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.

Sincerely,
Kelly Majure
Ward 2 resident

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From: [Alexis Adler](#)
To: [City Council](#)
Subject: Support Redtail Ridge Plat
Date: Monday, February 5, 2024 9:09:47 PM

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Dear Louisville City Council Members,

As a Ward 1 resident, I am writing to express my support for the approval of the Redtail Ridge Preliminary Subdivision Plat. I believe this project is pivotal to the future vitality of our city.

As the largest employer in Louisville, AdventHealth Avista has been a pillar in our town for decades. And as Avista's leadership has expressed, approval of this plat is critical for Avista to relocate to a more accessible location that allows for the expansion of healthcare services in our community.

Additionally, the public land dedication of over 139 acres, improved access for Monarch High School with the extension of Campus Drive, and the economic impacts of a cutting edge life sciences campus are just a few more of the compelling reasons to approve this plat.

Redtail Ridge will create jobs, drive more business to our downtown and the McCaslin corridor, and bring our community together through the intersection of work, innovation and outdoor recreation.

I believe that a thriving Redtail Ridge can co-exist with the charming Louisville that we all love and want to preserve. I hope you will approve the Redtail Ridge preliminary plat.

All my best,
Lexi Adler

Lexi Adler, MPA
215.668.3970
lexi.adler@epromos.com

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From: [MARY J HALL](#)
To: [City Council](#)
Subject: What about NO do you not understand??!
Date: Monday, February 5, 2024 8:02:57 PM

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Members of Council:

On February 6th, you will consider this agenda item under the quasi judicial process:

RESOLUTION NO. 80, SERIES 2023 – A RESOLUTION APPROVING THE REDTAIL RIDGE FILING NO. 1PRELIMINARY SUBDIVISION PLAT – continued from 12/5/2

Voters said NO to sprawl and YES to preserving all land north of Disc Drive in our special election. Council has a mandate from voters, under the democratic process, and authority given to you from our municipal code, to preserve natural features and require more open space.

This resolution, like Ordinance 1811, which you sent to a vote on December 21, 2021, is for development that is way too big and needlessly destructive.

Council spoke about **the importance of the democratic process** when you sent the referendum petition to a vote. Council members Fahey and Dickinson and then council member Leh talked about their respect for the **democratic process** and their desire to give the power to the people to decide. Although sending this vote cost the city 90,000, you said it would be worth it to hear from the entire electorate. **You said you would respect the outcome of the vote.**

Residents campaigned against seemingly insurmountable odds. The ordinance was sent to the ballot only 9 days before the Marshall fire. We were outspent 32:1. We had 3,000 and Brue Baukol donated 93,000.00 to the Yes campaign. Without the fire and Brue Baukol's outsized campaign contribution, we would have won by much more. The current application is still sprawling and needlessly destructive of habitat, natural features, trees, and soil. It is not significantly different than the application we first saw as far back as 2020 when over 750 residents wrote to you with their concerns. The applicant has submitted the same grading and drainage plans each time they came to council. . They intend to grade 350 acres of the site. **Planning Commission ruled in November 2022 that this application does not meet Louisville Municipal code.**

Since 2020, the majority of residents have consistently spoken out against a too-big development. Your constituents voted NO to sprawl and needless destruction.

You said you would respect the results of the special election. You have the mandate and the authority under Louisville Municipal Code to preserve all land north of Disc Drive.

We expect you to honor our vote, our city's municipal code and respect the democratic process.

Seriously,

Mj Hall, resident & registered voter since 1999

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From: [Elyse Blazeovich](#)
To: [City Council](#)
Subject: Resubmission: Letter of Support: Redtail Ridge
Date: Monday, February 5, 2024 7:04:55 PM
Attachments: [image001.png](#)
[image002.png](#)
[COBioScience Letter for RedTail Ridge 12.21.2023.pdf](#)

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

Dear Louisville City Council Members,

In light of the delayed hearing, I am respectfully re-submitting these comments in support of the Redtail Ridge proposal to build a premier life and bioscience campus in Louisville. Sterling Bay's proposed Redtail Ridge campus makes an important investment in Louisville to benefit from the economic growth fueled by Colorado's life sciences ecosystem. Their new plan reflects thoughtful and responsible design modifications that address considerations previously raised by stakeholders.

I also respectfully ask that you grant Sterling Bay the approval it is seeking for this important and calculated life sciences development project to support the people and the companies in Colorado developing groundbreaking and life-saving health technologies.

Please review the attached letter of support and feel free to contact me with any questions.

Elyse Blazeovich
President & CEO | Colorado BioScience Association
President | Colorado BioScience Institute
303.592.4072 direct | 303.594.6895 cell
eblazeovich@cobioscience.com
www.cobioscience.com | www.cobioinstitute.org
600 Grant St #306 | Denver, CO 80203



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From: Elyse Blazeovich
Sent: Thursday, December 21, 2023 9:11 PM
To: council@LouisvilleCO.gov
Subject: Letter of Support: Redtail Ridge

Dear Louisville City Council Members,

I respectfully submit these comments in support of the Redtail Ridge proposal to build a premier life and bioscience campus in Louisville. Sterling Bay's proposed Redtail Ridge campus makes an important investment in Louisville to benefit from the economic growth fueled by Colorado's life sciences ecosystem. Their new plan reflects thoughtful and responsible design modifications that

address considerations previously raised by stakeholders.

I also respectfully ask that you grant Sterling Bay the approval it is seeking for this important and calculated life sciences development project to support the people and the companies in Colorado developing groundbreaking and life-saving health technologies.

Please review the attached letter of support and feel free to contact me with any questions.

Elyse Blazeovich
President & CEO | Colorado BioScience Association
President | Colorado BioScience Institute
303.592.4072 direct | 303.594.6895 cell
elblazeovich@cobioscience.com
www.cobioscience.com | www.cobioinstitute.org
600 Grant St #306 | Denver, CO 80203



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December 21, 2023

Louisville City Council
749 Main St
Louisville, CO 80027

Re: the Redtail Ridge proposal for premier life- and bio-science campus in Louisville

Dear Louisville City Council Members,

I respectfully submit these comments in support of the Redtail Ridge proposal to build a premier life and bioscience campus in Louisville. Sterling Bay's proposed Redtail Ridge campus makes an important investment in Louisville to benefit from the economic growth fueled by Colorado's life sciences ecosystem. Their new plan reflects thoughtful and responsible design modifications that address considerations previously raised by stakeholders.

Colorado is home to a vibrant and growing cluster of life sciences companies that are developing life-saving breakthroughs in biotechnology, pharmaceuticals, medical devices, diagnostics, agricultural biotechnology, animal health and digital health. Some of our greatest strengths are in medical devices for orthopedics, in vitro diagnostics, surgical, dental, health IT, and cardiovascular and in research and development of early-stage therapeutics (72.8% discovery and preclinical) for oncology, immunology, central nervous system, and metabolic disorders. The Northwest Corridor, running along US Highway 36, connecting Denver and Boulder, including Superior and neighboring cities of Westminster, Thornton, Broomfield, Louisville, and Lafayette is home to 14.5% of the Colorado's life sciences ecosystem.

Colorado continues to rise in the rankings as a leading national and international hub for life sciences, with Boulder and the Northwest Corridor recently ranking the 8th leading life sciences hub in the U.S. by Jones Lang LaSalle. Colorado life sciences companies employ more than 38,000 people, representing more than \$4.4 billion in annual payroll with an average salary of nearly \$120,000. Between 2017 and 2022, the Denver/Boulder market has experienced a remarkable increase in the number of life sciences researchers with a growth rate the second highest among the 25 leading U.S. markets, highlighting the region's growing prominence in the life sciences sector. Our ecosystem has also seen a growing infusion of capital into Colorado life sciences companies with financings in excess of \$1B for six consecutive years and a steady increase in federal funding reaching more than \$550M in 2022.

The proposed Redtail Ridge project brings an important community on line to support the purpose-driven work of innovative life sciences professionals at a key inflection point. The real estate market for life sciences in Colorado remains strong and stable as a spike in new spec deliveries meets unprecedented demand for lab space over the past two years. According to CBRE in their Q3 2023 Denver/Boulder Life Sciences Market Overview, lab space vacancy rates in the Denver/Boulder market remain low at 8.5%. Approximately 70% of the conversion space expected to deliver over the next three to six months is already preleased.

Access to safe and effective technologies and treatments is essential for patients throughout the country and globe, which is why all life sciences research, development and manufacturing must be done in buildings that clear regulations by multiple federal agencies, including the Food and Drug Administration, Environmental Protection Agency and Occupational Safety and Health Administration. These regulations are designed to keep products, patients, workers and the public safe.

At Colorado BioScience Association, we champion life sciences on behalf of our members and the Colorado's life sciences community and at Colorado BioScience Institute, we cultivate and diversify the state's life sciences workforce from classroom, to campus, to career. Therefore, I respectfully ask that you grant Sterling Bay the approval it is seeking for this important and calculated life sciences development project to support the people and the companies in Colorado developing groundbreaking and life-saving health technologies.

Thank you in advance for your consideration. Please feel free to contact me with any questions.



Elyse Blazeovich
President & CEO, Colorado BioScience Association
President, Colorado BioScience Institute



From: [Bill Boulet](#)
To: [City Council](#)
Subject: Redtail Ridge Development - Be Respectful/Smart/Wise
Date: Monday, February 5, 2024 6:42:33 PM

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Mayor Leh & Council,

This email is to request that you deny the Redtail Ridge Preliminary Subdivision Plat (Resolution No. 80, Series 2023) as it is currently proposed. Here is a brief summary of my thoughts concerning the proposal:

Respect what the voters are telling you. The referendum denying the proposal was mostly about the intense impact a development of that size would have on Louisville's quality of life. An additional 21,000 vehicle trips per day, as identified in the developer's traffic study, would outweigh any perceived benefits this development would have on our community. This far exceeds the 12,400 historical average daily trips during the Storage Tech era. Even if the developer were to be required to pay for essential improvements to infrastructure in attempting to accommodate the additional traffic, the resulting decrease in the quality of life in our community would forever impair our small-town atmosphere and way of life. The developer must also satisfactorily address the concerns reflected in the Planning Commission's denial of its application, including ecological issues.

Be Smart. There are ways to address the impacts of any proposal on the Redtail Ridge property. One approach is to cap the projected maximum daily trips of any overall site plan to the maximum historical average (12,400). Enforcement of a cap would be a key component of any agreement reached with the developer. The "soft" statements of good intention included in the Transportation Demand Management Plan (pp. 629 et. seq. of the City Council meeting packet) are wholly insufficient to ensure such a limitation. Other reasonable approaches (e.g. square footage limits or tenant mix) might also be considered. The point is to find a way to ensure Louisville's quality of life by reducing the negative effects of the proposed development.

Be Wise. Remember that this is a negotiation. The developer has certainly recognized this fact (see its response to the Planning Commission's denial of their proposal, page 659 of the City Council meeting packet). The ConocoPhillips Campus General Development Plan (GDP), into which the developer has "shoe-horned" its current proposal, merely reflects broad parameters for a very different type of development. Accordingly, the means to protect the interests of the citizens of Louisville can best be achieved with specificity and patient persistence.

In summary, the community as a whole realizes that re-development of this parcel will occur,

while at the same time the important details of how that is to be done will impact all of us for decades or more into the future.

Thank you for taking the time to consider my comments and for making the effort to accomplish something positive for Louisville.

Sincerely,

Bill Boulet
427 Orchard Way, Louisville

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From: [Susan Bauer](#)
To: [City Council](#); [Susan Bauer](#)
Subject: No on Redtail Ridge
Date: Monday, February 5, 2024 4:34:47 PM

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Dear Louisville City Council,

Please take the time to balance the proposed development for Redtail Ridge property against the impact. It can be done if the City Council and City Staff work together as a team and is willing to hold the developer accountable and request a plan that addresses issues, stakeholder concerns and adheres to city code.

As evidenced by a special election held **two years ago, the resounding message from the people of Louisville was a resolute NO to a massive development.**

- **In terms of scale, the proposed project covers 8% of the entire land area of Louisville**, equivalent to about 2.5 million sq ft of buildings – **approximately 17 times the size of the Superior Costco**. This calculation excludes expansive parking lots with extensive lighting.
- Additionally, **the people of Louisville emphatically rejected the prospect of accommodating 21,000 additional vehicle trips on 96th Street**. The developers' own packet, presented to the Town Council, estimates that the full build-out of the project site would generate around 21,285 daily vehicle trips, with no less than 1,908 during the AM peak hour and 2,149 during the PM peak hour. Despite these alarming figures, one of the primary entrances/exits is slated for 88th St. **The traffic studies indicate a foreseeable failure of the US 36 interchange at Interlocken, with no current plans or funding for improvement.** This matter alone should cause the City Council consternation. An ill-conceived plan, without stakeholder engagement and proper funding to mitigate impact is **not fiduciary responsible**.
- In addition to the vehicular concerns, the people of Louisville expressed a strong aversion to the extensive grading of the entire site, which would obliterate natural open spaces and disrupt animal

habitats. The proposed project involves grading 390 acres, including approximately 140 acres of crucial wildlife habitat. The site currently hosts a diverse array of species, including multiple raptors, prairie dogs, foxes, coyotes, deer, and more – a richness of wildlife that the citizens of Louisville have said is important to them, and aligns with the vision of Boulder County Open Space.

Again, please take the time to balance the proposed development for Redtail Ridge property against the impact. It can be done if the City Council and City Staff work together as a team and is willing to hold the developer accountable and request a plan that addresses stakeholder concerns and adheres to city code.

Sincerely,

Susan Bauer
1770 Morrison Court
Superior, CO 80027

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From: [A.G](#)
To: [City Council](#)
Subject: Vote NO to Redtail Ridge Preliminary Plat
Date: Monday, February 5, 2024 4:10:55 PM

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Mayor and Council Members,

I understand that you will be considering the Redtail Ridge Filing No. 1 Preliminary Subdivision Plat this week; as continued from 12/5/2023. As a resident of Superior who accesses the proposed area for life, parenting, and work on a daily basis, and as a local volunteer in the realm of open space preservation, I am highly invested in the use of this land. I urge you to vote NO on this preliminary plat, in accordance with the referendum vote of your citizens. In its current form, which differs little from prior iterations, the application does not meet Louisville Municipal Code and would cause a huge amount of destruction.

One of the greatest concerns that requires your full attention and diligence is the grading plan for this proposal. It is unconscionable that ~360 of 400 acres would be graded, including open space. This is completely counterintuitive to open space and would decimate habitat, wildlife, biodiversity, vegetation & the associated carbon sink, trees, soil, and natural drainage. It preserves nothing.

Along with that, what is the plan, if any, for all the prairie dogs throughout this site? Your own adopted [Wildfire Hazard and Risk Assessment of Louisville Public Lands](#), published on 10/9/2023, lists 'Conservation of Prairie Dog Colonies' as a wildfire mitigation strategy. Surely you did not fund that assessment just to have a pretty document or something to point to. I would hope that by now, Louisville leadership would recognize the value that wildlife plays in a healthy ecosystem- and healthy ecosystems are integral to wildfire mitigation. To abuse and destroy so much, as per this application, would run entirely counter to environmental efforts Louisville purports to undertake. If that rings hollow, at least consider what you are doing in the context of fire mitigation. Have a plan in place for these vital creatures. Stewardship is the lesson we hope to pass along to our kids and students. What a shame it would be to deliver the opposite action and example just right across the street from schools. I urge you to uphold the LMC (16.04.020 (N), 16.16.010 (D)) through the legitimate preservation that is called for.

Though the grading and drainage plan alone necessitates a full stop on this proposal, there are other aspects of great concern. Though many simply view this proposal as a means to extend Campus Drive, the predictions call for over 20,000 new, daily car trips at full buildout. Neither Louisville's nor Superior's roads and intersections can currently handle this capacity. The Northwest Parkway/US 36 interchange also does not have a plan in place. A 2.56 million square foot development demands a comprehensive plan for traffic considerations; one that has engaged stakeholders and been approved by all necessary parties. What good will an expanded Campus Drive be without this? Magical thinking, and no safer in an emergency. As the proposal currently stands, the traffic impacts and adjunct roadways are failure-bound.

Please listen to your residents and affected locals, and do not approve this proposal. It does not meet Louisville Municipal Code, would ravage natural assets and cause major traffic problems, and is geared toward greed and profit. Please send a clear message that a substantially different application is needed. Please respect how your residents have previously voted, and the

planning commission's previous ruling that this application is not in line with Louisville Municipal Code.

Thank you.

Amber Greves
Superior, CO

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From: [Rindert Wesseling](#)
To: [City Council](#)
Subject: Redtail Ridge development - AGAINST
Date: Monday, February 5, 2024 3:59:57 PM

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To: council@louisville.gov
To: Louisville, Colorado City Council
From: Rindert Wesseling, 327 Matchless St. Louisville, CO 80027
I wish to speak against the development of Redtail Ridge property.
Rindert Wesseling
LL (303)666-2117

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From: [Meghan Mosher](#)
To: [City Council](#); bvs.board@bvsd.org
Cc: [Eric Gordon](#)
Subject: Letter in Support of Campus Drive Extension and Completion
Date: Monday, February 5, 2024 3:53:58 PM
Attachments: [Campus Drive Letter Feb 2024 Final.pdf](#)

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Dear Members of the Louisville City Council,

Please find attached a letter from members of the Monarch High School staff in support of approval of the Redtail Ridge preliminary plat, as it appears to be the only feasible and permanent solution to the accessibility of the Monarch K-8 and Monarch High School campuses, and the safety of our staff, students, and families. Although we recognize the political nature of this decision, we urge you to look beyond politics and recognize the longstanding safety issues facing our students and our school communities and approve the preliminary plat. As we've been told numerous times in the past by City Council members, there is no alternative beyond approval of the Redtail Ridge plat for the improvement of Campus Drive.

Thank you,
/s

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To: Louisville City Council
CC: Boulder Valley School District Board of Education

February 5, 2024

We, the undersigned, represent members of the Monarch High School staff who are writing to urge that you approve the plat for the Redtail Ridge development in order to facilitate much-needed safety and congestion improvements along Campus Drive.

We first wrote to you on this topic in February of 2022, shortly after the devastation of the Marshall Fire. That incident made it clear that Campus Drive is not sufficient to provide prompt egress in the event of a similar incident, which endangers the more than 2,000 children and hundreds of staff who use our combined campuses on a daily basis. These concerns were not addressed.

After the April 2022 special election rejected the 2021 Redtail Ridge Plan, and reverted back to the 2010 City Council-approved plan, we wrote to the Planning Commission that fall asking that the plat be approved so that Campus Drive could be upgraded. Again, our concerns were ignored. Instead, we learned in October of 2022 that the school district was going to use \$250,000 of its money to create an emergency egress connection via Paradise Lane due to the lack of action by the City of Louisville. This egress has been completed but never tested and very little information is available about it. This means that the city's intransigence on the development question has cost money that should be devoted to the needs of our students.

We now write for this third time to be clear that we are not just concerned about emergency evacuation but also the general safety and utility of the campus that serves both of our schools. There is no sidewalk on Campus Drive past Monarch K-8, so numerous students and staff walk on the edge of a deteriorating road that has no shoulder as heavy traffic passes nearby. When the high school ends the school day at 3:55pm there is roughly 30 minutes of traffic to leave campus. Traffic entering the campus can back up well down 88th and Dillon Road, blocking access to Avista Hospital, even worse when there is an incident like the recent traffic light outages that resulted in huge numbers of students being late to school, or trapped on campus.

We are aware of the political issues surrounding this development, but we are also extremely frustrated that concerns around the safety of thousands of children have been ignored for so long. Approval of this plat would enable prompt construction of the long-needed improvements to Campus Drive, including sidewalks, bike lanes, and a connection to 96th Street. There will be ample opportunity to critique the layout and buildings proposed for Redtail Ridge at a later date, but improvements to Campus Drive can move forward now, and are urgent and overdue. Please do not let politics trump our safety yet again.

We look forward to your response to this letter. You may contact us via ericsgordon@gmail.com and mosher.meghan@gmail.com.

Sincerely,

Meghan Mosher Teacher Monarch High School	Eric Gordon Teacher Monarch High School	Kelsey Hoover Orchestra Teacher Monarch High School	Carolyn Cunningham Teacher Monarch High School
Autumn Francis Teacher Monarch High School	Glen Einrem Paraeducator Monarch High School	Arica Rae Avila Mental Health Advocate Monarch High School	Miranda Lee Teacher Monarch High School
David Evans Teacher Monarch High School	Katy Wood Affective Needs Teacher Monarch High School	Gwendolyn Lukas-Doctor Educator Monarch High School	Jenifer Farrell Teacher Monarch High School
Jill Benisch Counselor Monarch High School	Kathleen Anne Packard Teacher Monarch High School	Bonnie Katzive Teacher Monarch High School	Alice Davidoff Teacher Monarch High School
Hillary Varas Teacher Monarch High School	Melissa Vass Teacher/Parent Monarch High School	Erin Gee Teacher Monarch High School	David Thomas Teacher Monarch High School
Katherine Croasdale Teacher Librarian Monarch High School	Ali Martini Teacher Monarch High School	James Kelpy Teacher Monarch High School	Andrea Brady Paraeducator Monarch High School
Troy Tewalt Teacher Monarch High School	Ben Holloway Counselor Monarch High School	Sean Duncan Teacher Monarch High School	Amanda Sharrow Math Teacher Monarch High School
Allyson Hall Teacher Monarch High School	Connie Williams Teacher Monarch High School	Geoff Findley Educator Monarch High School	Taryn Cawfield Teacher Monarch High School
Mike Davidoff School Social Worker Monarch High School	Melissa Duplechin Teacher Monarch High School	Megan Navarro Counseling Assistant Monarch High School	Katharine Guiles Ellis Teacher Monarch High School
Stephanie Gregory Behavior Analyst Monarch High School	Dana Loew Educator Monarch High School	Javier Tovar Head Custodian Monarch High School	Alisha Watkins Head Custodian Monarch High School
Laszlo Vass Teacher Monarch High School	Kevin Lowe Teacher Monarch High School	Riley Nussbaum Paraeducator Monarch High School	

From: [Justin Solomon](#)
To: [City Council](#)
Subject: Red Tail Ridge
Date: Monday, February 5, 2024 3:15:27 PM

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Dear City Council,

The City of Louisville went to considerable expense and effort to conduct a special election in April of 2021. Some current members of Council indicated they wanted to hear directly from the citizens of Louisville when voting for the referendum. After all the time and expense of that vote it would be a shame and frankly undemocratic not to apply the clearly stated preferences of a majority of residents when considering the current plan under the CP GDP.

It is within your discretion and your authority to bring this application in line with our City's values and municipal code. The applicant has not shown a willingness to voluntarily bring their plan in line with either, so it is now incumbent upon you to act on our behalf.

It is within your authority to improve the application and the resulting development in the following ways:

- 1) Require written, binding commitments to the proposed sustainability measures.
- 2) Require the applicant to fund the off-site road improvements that will be necessary because of this development and will result in failing traffic grades (F) at two major intersections without the necessary upgrades. Do not burden the City's tax base.
- 3) The grading plan has not changed for this site over the various iterations and will result in nearly the entire site being graded despite the building square footage going from 6 million sf to the current 2.5 million sf. As such, the grading plan violates City Code which requires the natural features of the site be preserved to the extent possible, including natural drainage, water features, and trees. The unchanged grading plan is excessive and would do unnecessary ecological harm in violation of code.
- 4) Improve the quality of the open space dedication. The City should not accept land for public open space that the applicant will first bulldoze before dedicating it as open space. Vacant land that has been flattened is not the same as open space in a more natural state and with varied topography. The City should also not consider the Paradise Lanes lots as part of the open space calculation for this site. Those lots are neither part of the property or located within City limits.
- 5) Lastly, City Council should encourage the applicant to limit their building envelope to south of Disc Drive where the former Storage Tek campus was located. The current applicant is allowed 2.5 million sf and I believe Storage Tek had 1.8 million sf. City Council should offer variances for building height, density, and possibly even uses in exchange for the applicant making the development more compact and leaving the area north of Disc Drive intact through a combination of private and public open space. This would be consistent with City Code and the Comp Plan, which seek to limit the impact of development on both nature and the human population.

We only get one chance to get this right and eight percent of the City's land area is too important to decide without a full and clear picture. City Council should consider all aspects of the development, get firm and binding commitments from the applicant, and represent the reasonable and achievable desires of the electorate as stated through the April 2021 referendum vote.

Respectfully,

Justin and Susan Solomon
477 Lincoln Ct

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From: [Karen Brown](#)
To: [City Council](#)
Subject: Support and Approve Redtail Ridge Plat
Date: Monday, February 5, 2024 3:13:49 PM

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Dear Mayor and Council Members -

I write to you today as an almost 30 year resident of Louisville. In my time here I have seen the town go from barely hanging on, to thriving, to suffering but still hanging in there. Over the last 30 years there have been many opportunities to keep Louisville the thriving, energetic community we all want - some taken and some missed.

On February 5 you have the opportunity to help Louisville become the thriving place that it was just a few years ago, by supporting and approving 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 great benefits of supporting this plan is keeping Avista Hospital in Louisville. Having Avista here is integral to the economic and social fabric of our community. Over 60,000 babies have been born there - my daughter included - and we all know someone who relies on having Avista close to receive quality health care. It is also the largest employer in Louisville, supporting individuals and families who spend their dollars in town.

In addition to the economic benefits that Redtail Ridge will provide, this development will convert over 150 acres of currently privately held land into open space and public lands that the entire community will be able to access. If you don't count the golf course, this is the largest single dedication of public lands in our town's history. For generations, Louisville residents have never had the opportunity to legally visit and enjoy the site. Approval will open up new avenues for recreation, nature conservation, and habitat preservation.

This development has been on hold long enough. It is time to move forward on Redtail Ridge. This project 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.

Sincerely,

Karen Brown
505 Grant Avenue
Louisville, CO 80027

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From: tonyheatherton@juno.com
To: [City Council](#)
Subject: Red Tail Ridge Development Proposal
Date: Monday, February 5, 2024 3:07:07 PM

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Hello Councilpersons,

We want to see the old Storage Tek property (now called Redtail Ridge) be left as open space and NOT be redeveloped. We like the semi-rural feel to that southerly entry to our City. That's the ideal from our point of view. However, we realize that the property is now owned by a private developer, not the City or County. We understand there may be a legal requirement to allow some sort of redevelopment because of decisions made back in 2010. However, much has changed since 2010. If some redevelopment must be allowed, we'd like that redevelopment be minimized as much as possible with as much open space and wildlife habitat preserved as possible.

One of our concerns about a redevelopment that is heavy on building large footprint office spaces is that the City already has so many areas with large, partly empty office spaces in the Centennial Parkway area. We don't see the need for more office buildings, more roads, and more traffic.

We understand there is a vote tomorrow to approve or disapprove the same, or very similar redevelopment plan voters rejected in 2022. We think such a plan should be rejected and the developer required to submit a smaller redevelopment footprint with preservation of wildlife habitat and open space areas for a large portion of the property.

Thanks for considering our opinions. All the best to you and your families.

Tony R. Heatherton
Theresa Heatherton
115 Hoover Avenue
Louisville, CO 80027

303-319-4589
tonyheatherton@juno.com

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From: [Cathern H Smith](#)
To: [City Council](#)
Subject: Louisville's Municipal Code and Comprehensive Plan Require More
Date: Monday, February 5, 2024 2:04:40 PM
Attachments: [image.png](#)

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Dear City Council and Mayor Leh,

Land use decisions relating to the Conoco Phillips property, comprising 8% of the land within Louisville's city limits, are before you again. As a threshold matter, I am asking you to determine:

- Whether the developer's application is substantially complete; and
- Whether the application and packet contain enough information to fully evaluate the impacts of the proposed development upon our town and the degree of compliance with the Comprehensive Plan and Louisville's Municipal Code.

Because of substantive negotiations relating to the special right-turn lane for Avista, design specifications for numerous roadway improvements, funding agreements and unaddressed comments of the Public Works staff relating to traffic, City Staff recommend approval with conditions. I agree with the Staff's conclusion that information is missing. But rather than conditionally approve - I like the Planning Commission - recommend denial of the application. My recommendation is consistent with the Code and the Comprehensive Plan.

As you may know, the purposes of Section 16 of the Louisville Municipal Code include providing for the safe and efficient circulation of traffic throughout the city and the avoidance of congestion. See Section 16.04.020(K). And, "A goal of the comprehensive plan is to maintain vehicle LOS C [level of service C] ..." See page 40 of the Comprehensive Plan.

It puzzles me how the Council can make the required determinations re (1) whether the plat conforms to the requirements of Title 16; (2) whether the plat is consistent with the Comprehensive Plan; and (3) whether the proposed subdivision promotes the purposes of Section 16.04.020 until the developer completes negotiations with the Parkway and a plan to deal with the US 36 interchange's failure is in place. Right now, all we have is a recommendation to study --not improve-- the US36 interchange. The fact that several intersections will have levels of service well below C highlights the importance of traffic planning. These are not minor issues to be swept under the rug.

Additionally, from a policy perspective and as a matter of equity, I am asking you to apply the same standard to the developer, Sterling Bay, that was applied to residents rebuilding after the Marshall Fire. It is my understanding that residents were required to dot their i's and cross their t's before their applications were considered and could not submit incomplete applications. Instead of rushing through an incomplete application, let's take our time and find a way to thread the needle that upholds the value of our community as well as the letter and spirit of the municipal code and the comprehensive plan.

Finally, please note that, as discussed below, important information -- 100% required by the City Code -- is completely missing.

When assessing the degree of completeness and the potential benefits to the City, please consider the following:

1. **Missing Cost-Benefit Analysis:** There is no information about the financial impact of the development upon the City. For example, what infrastructure and other costs will the City incur? What are the anticipated gross and net tax revenues? How much of the costs of upgrading the US 36 interchange and 96th St/Parkway interchange will the City incur? Will the City give businesses which will occupy the new buildings tax breaks? Without this information how do you know that this development is good for the City?

2. **Missing Permit, Intergovernmental Agreement, and Financial Agreements with Northwest Parkway Authority:** The Parkway owns a right of way going almost all the way down to US 36. It is my understanding that before the developer can begin construction they will need at least: (1) a permit from the Parkway to connect to the Parkway's right of way; (2) a new or revised intergovernmental agreement relating to the operation of the signal at 96th Street; (3) an agreement covering design standards for the agreed upon road construction; (4) an agreement covering who pays for this road construction; and, (5) most likely, escrowed money to cover the costs.

On November 30, 2023, Managing Administrator the Northwest Parkway Highway Authority, Joel Meggers, wrote to City Council stating that consideration of the preliminary plat is "premature" and objecting to "consideration [of the developer's application] in advance of agreements being reached and made part of the approval." Mr. Meggers' correspondence (very worth reading and also asking the applicant questions about) is available at pages 860-65 of your February 6, 2024 packet. Among other things, Mr. Meggers letter asks for the "(e)limination of the proposed right-in/right-out access to the proposed Avista Hospital facility opposite Via Lata Drive" and additional traffic lanes at both Campus Drive/96 and the 96th Street/NW Parkway intersections as well as from the end of the Parkway to US 36. Clearly, a lot remains to be negotiated. And, if the location of the roads change, any approval given now is moot.

3. **Missing Analysis of Cost, Timing, and CDOT's Priority for Upgrading US 36 Interchange:** The Planning Commission found that the application does not comply with Section 16.04.020(K)'s requirement to avoid traffic congestion in part because the applicant's traffic study shows the US 36 and NW Parkway interchange reaching a F level of service requiring modification in 2027-2028 -- a scant 3-4 years from now. The Planning Commission also noted the application does not include proposals for mitigation, road capacity work, or contribution to the costs of such work. And, future improvements are not planned at this time.

Since the Planning Commission considered the application, the developer commissioned a new traffic study which --without explanation -- skirts the issue entirely. The new traffic study simply says "A coordinated study among agencies should occur to begin [sic] to look at interchange concepts." See the October 16, 2023 Traffic and Mobility Study found at page 56 of your packet. It looks to me like the process would be led by CDOT and involve several local governments and possibly the owners of toll lane. As traffic from the proposed development will accelerate the failure of this intersection, a plan and financial commitments are needed.

As a member of the Planning Commission noted, proceeding with this application without addressing the failing level of service is the opposite of planning. Should City Council move forward before an actual plan to address the US 36 interchange is in place, we will suffer from gridlock and dysfunction.

4. **Missing Analysis of Impact on Construction Traffic on Marshall Fire Communities and Mitigation Plan:** Oddly, neither of the developer's traffic studies address the impact of the traffic associated with the development on nearby communities, including those rebuilding from the Marshall Fire with high levels of their own construction traffic. Why not require the developer to mitigate the impact of their construction traffic upon affected communities?

5. **Missing At Least 4 Mandatory Preliminary Plat Requirements of Section 16.12.050, LMC:** Section 16.12.050 of the Municipal Code specifies 27 items that "shall be" included in the preliminary plat. The Code also specifies that "The word 'shall' is always mandatory ...". See Section 16.08.010(B) of the Code.

At least the following mandatory information is missing:

- i. Per Section 16.12.050 (G), the "Location and dimensions of all existing streets, alleys, easements, drainage areas, irrigation ditches and

laterals, and other significant features within or adjacent to the tract to be subdivided" shall be provided. The plat documents fail to show many existing features.

ii. Per Section 16.12.050 (S), the "Location of significant natural features such as trees, woodlands, lakes, hills, streams, wetlands, and floodplains, and historical and archaeological sites." This important ecological information is completely missing. Its omission makes the approval by the Open Space Advisory Board pretty meaningless -- as they did not have enough information before them.

iii. Per Section 16.12.050 (W), the "Development phases or stages proposed in order to assure the availability of public services and the orderly development of the subdivision." Due to the omission of an appendix of the Subdivision Improvement Agreement, this information is incomplete.

iv. Per Section 16.12.050 (Y), "The maximum height proposed for all buildings and structures." Although the developer may seek exemption from existing height restrictions at a later stage, the Code mandates that this information is provided now. This critical information is completely missing. Its absence interferes with the ability of the community to assess the impact of the development.

Additionally, the following mandatory information may be missing. Your confirmation that the following mandatory information is included is appreciated.

i. Per Section 16.12.050(N), "The location and size of existing utilities within or adjacent to the tract including water, sewer, electricity, and gas (may be placed on a separate plat)" are mandatory. This may or may not be complete. For example, if there is existing gas infrastructure it's omitted.

6. Missing Evidence Demonstrating Compliance with General Design Standards found in Section 16.16.010(D) and 16.16.020(B) of LMC: Under the Municipal Code, the developer bears the burden of demonstrating that its preliminary plat conforms to the General Design Standards. There is no evidence in the record related to the grading of the site and the requirements to (1) "preserve to the extent possible" "the natural features, historical, and archeological sites and vegetation of the area, including trees"; and that (2) "Drainage areas, wherever possible, are left in a natural state." See Sections Section 16.16.010(D) and 16.16.020(B) of LMC. Without presenting evidence, the developer cannot carry its burden.

7. Missing BVSD Approval/ Reliance on Expired Agreement: The agreement with BVSD was conditioned as follows:

- A. **That a land use application filed by the Developer or its successor that includes the new alignment of Campus Drive as shown on Attachment A is approved by the City within one year from the date of this Resolution; and**

and has expired. See page 606 of your packet.

Please pump the brakes on this application and proceed in a manner that conforms to the letter and spirit of the City Code, the Comprehensive Plan, and the interests of the residents.

Best regards,

Cathern Smith
Ward III

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From: [Amy Deborski](#)
To: [City Council](#)
Subject: Redtail Ridge Development
Date: Monday, February 5, 2024 1:58:30 PM

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

Dear Louisville City Council Members,

I am writing 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.

I believe Redtail Ridge can become an important lever in revitalizing Louisville's economy, and the new workers drawn to Redtail will have a positive impact on downtown businesses and beyond. In fact, the current Redtail site pays just \$10,000 a year in commercial property tax revenue. Think of what we could do with the more than \$40 million in taxes and fees that Redtail would pay to the City of Louisville, and the \$24 million in annual commercial property tax revenue that would go to Boulder Valley School District, the Fire District, Boulder County, and the City of Louisville, among others.

It's time to move forward on Redtail Ridge. This plat meets the Comp Plan and municipal code and our new energy 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.

Sincerely,
Amy Deborski
565 Lafarge Avenue, Louisville

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From: [Rebecca Killingsworth](#)
To: [City Council](#)
Subject: Input regarding RTR subdivision plat
Date: Monday, February 5, 2024 1:55:23 PM

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Hello,

I am writing to request that the city council disapproves the proposed Redtail Ridge Subdivision plat.

The plan needs to meet all city codes and be a compact development south of Disk Drive that includes designated open space. The citizens already voted to disapprove a similar sprawling development and that decision needs to be respected.

I believe that the small town character of Louisville should be preserved and not have a large development that existing roads and infrastructure cannot support.

Thank you for your consideration,
Rebecca Killingsworth
498 Orchard Way
Louisville

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From: [John Sullivan](#)
To: [City Council](#)
Subject: reject new redtail ridge proposal
Date: Monday, February 5, 2024 1:30:53 PM

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Dear City Council Member

My wife and I are disappointed that you are ignoring the voters desires as expressed in the special election less than 2 years ago that rejected the proposed project. Do you have a report that explains in detail what has changed that would compel you to override the voters you serve.

John and Anna Sullivan
245 W Sycamore Lane
Louisville, 80027

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From: [Weiyang Chen](#)
To: [City Council](#)
Subject: Ward 1 council member
Date: Monday, February 5, 2024 12:49:52 PM

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City council members,

I understand that you are evaluating the applications for the Ward 1 council member position.

I want you to know that Josh Cooperman is the best candidate. I only met him only once when he was campaigning for the mayor. I was impressed by his passion for Louisville. He had done research or checked the facts when he talked about the things. He will be an excellent council member and diligently take on his duties.

Thank you

Weiyang Chen

146 Cherrywood Lane

Sent from my iPad

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From: [Irene Shaffer](#)
To: [City Council](#)
Subject: Please approve Redtail Ridge Plat
Date: Monday, February 5, 2024 12:47:19 PM

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

Dear Louisville City Council Members,

I am fortunate enough to have 4 grandchildren. All 4 attend either Monarch PK-8 or Monarch High. I am writing to urge your approval of the Redtail Ridge Plat. Campus Drive's current configuration of one way in-one way out, has never been safe for students (some of whom are beginner drivers), faculty, staff, parents or grandparents. I can only imagine the possible outcome if the wildfire would have happened on a school day!!! For the safety of my grandchildren and all the other people affected----- the APPROVAL of the Redtail Ridge Plat is ESSENTIAL!

Thank you for your time.

Irene Shaffer

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From: [Tam Dalle Molle](#)
To: [City Council](#)
Subject: Please approve Redtail Ridge and keep our hospital in Louisville
Date: Monday, February 5, 2024 12:16:14 PM

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Dear Louisville City Council:

My husband and I moved to Louisville 26 years ago. We were a newlywed couple in our 20's, anxious to start our family. Over the last 26 years, our three boys were born at Avista hospital, and we have been both regular recipients of excellent ongoing preventative care, as well as "frequent flyers" of emergency services (did I mention I have three boys??)

We are writing today to ask you to vote to approve the Redtail Ridge plat because it will enable Avista to move into a brand new, much-needed updated facility.

I look forward to my children having the same healthcare options in Louisville as they begin to start their own families. Additionally, as my generation continues to age, we will need access to more health care options.

We do not want to be left behind (again).

We all know that Avista is currently under contract for a 40-acre campus, and its strategic location along Northwest Parkway will enable an additional 100,000 residents within Boulder County to live within 15 minutes of the hospital. The modern infrastructure and advanced medical services it could offer will undoubtedly elevate the quality of healthcare available to our region.

The Redtail Ridge development provides an opportunity to alleviate this issue by offering multiple access points to our hospital. This new access point would enhance the safety and convenience of reaching our facility, a development that we believe patients and their families will greatly appreciate.

This improved accessibility will benefit our patients and their families during emergencies, and enhance overall healthcare outcomes. By relocating Avista, we can help promote improved RTD ridership while reducing overall single occupancy vehicle (SOV) traffic – both of which are critical elements in the Transportation Master Plans in Broomfield, Lafayette, and Louisville.

Please support the vote for RedTail Ridge - let's be the City of YES to smart progress!

Tamra & Ken Dalle Molle
872 W. Mulberry Street
Louisville, CO 80027
(303) 870-7330
tamdallemolle@gmail.com

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From: royalbooks@aol.com
To: [City Council](#)
Subject: RTR Project
Date: Monday, February 5, 2024 12:12:37 PM

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Dear Louisville City Council members,

I've lived in Louisville for over 24 years and have become increasingly frustrated by tunnel vision anti-business policies that have played a role in multiple closures of retail stores, restaurants and companies in our town ultimately leading to a decline in services and our quality of life here in Louisville.

Some of these shuttered companies have moved their offices or locations to other towns in the area for financial assistance via benefits offered by business boosting governments in Lafayette, Erie, etc. All while Louisville sent a clear message of acceptance to losing consumer spending, revenues, and investment to these towns as evidenced by the "NO" vote on the previous iteration of RTR. However, I am hopeful that our mayor and city council can send a different message this time to the community that Louisville is now "Open for Business".

I believe the RTR project embodies our community's goals for sustainable development, open space and public lands, and economic revitalization. It is critical that we keep Avista in Louisville, which is an essential resource for the health and safety of our community as well as the city's largest employer. Finding a permanent solution for Campus drive for the students, parents, and faculty at Monarch is also vital. Having a world class life science campus that adds open space, tax revenue, and workers/companies that support or local businesses is a huge plus.

Many of you were elected under the mandate of swinging the pendulum of declining economic vitality in our town back in the right direction - and you were the recipient of my vote for this reason. I can't think of a better way to send a message to your constituents that you will grow our economy by supporting the business community and this project.

Thank you!

Roger Willbanks
594 Manorwood Ln.

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From: [ma_heaney](#)
To: [City Council](#)
Subject: Retail Ridge - NO!
Date: Monday, February 5, 2024 11:54:47 AM

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Members of Council:

I understand that you have scheduled the approval of the Redtail Ridge Preliminary Plat on Tuesday's agenda.

This is confusing, as well as alarming, because that project has been rejected multiple times. And the plan currently submitted is the plan that was rejected by the Planning Commission as not meeting Louisville's regulations, correct? And criticized by County and State regulators.

It is appalling that our Council members (elected to represent citizen's needs and preferences) do not honor our city's democratic process. Or the Louisville Municipal Code.

This development is still planned with a backward, 1970's mentality, without a vision, and design, for the future. A future where climate change related issues and environmental impacts will be even more severe than what we are just beginning to experience.

Louisville MUST demand better development - development that:

- Demonstrates that the project will be a financial positive for Louisville - past plans did not demonstrate this conclusively
- Minimizes the projected massive traffic impacts - not hugely exacerbate current traffic with the predicted load increase created by the project
- Minimizes, hopefully eliminates, air pollution - again, predicted traffic loads will increase our area's already unacceptable, and unsafe, air pollution
- Reduces heat producing design aspects - eliminates huge "seas" of asphalt parking (construct small footprint garages), and unneeded pavement
- Retains current habitat, vegetation, heat-absorbing soil, addition of shade producing trees, installation of solar panel parking areas
- Complements Louisville's commercial property balance - not exacerbates the glut of empty commercial buildings
- Provides documentation that Louisville's water supply will withstand the additional load created by the development
- Follows climate adaption best practices developed and followed by municipalities worldwide

We can, and must, develop for the future - not the past.

Thank you.
mary ann heaney

1117 La Farge Ave

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From: [Kim Contini](#)
To: [City Council](#)
Subject: Red Tail Ridge
Date: Monday, February 5, 2024 11:44:01 AM

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

Dear City Council,

Please REJECT the current Red Tail Ridge proposal. The people of Louisville have already spoken against this, and I hope you will respect your constituents wishes.

Respectfully,

Kim Contini
30-year Louisville resident

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From: [Sheree Burcar](#)
To: [City Council](#)
Subject: Redtail Ridge hearing 2/6/24
Date: Monday, February 5, 2024 11:19:59 AM

[Some people who received this message don't often get email from sburcar@comcast.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear City Council,

I am writing to urge you reject the current subdivision plat application for Redtail Ridge. This is the exact same proposal that the Planning Commission rejected in September 2022, the exact same proposal that does NOT comply with the Louisville Municipal Code or with the 2010 ConocoPhillips Campus GDP. Brue Baukol has not incorporated any of the Planning Commission's recommendations made in their rejection.

In case you have forgotten, Louisville voters overturned City Council's approval of the Redtail Ridge GDP in April 2022. The citizens have spoken - we do not want this sprawling development and its associated negative impacts to local traffic, infrastructure, the environment, and quality of life, and its economic burden to taxpayers.

As officials ELECTED by the citizens of Louisville, why are you even considering
- overriding the will of the voters?
- ignoring the recommendation of the Planning Committee?

In closing, I request that you respect the results of the special election and reject the RTR subdivision plat application.

Respectfully,
Sheree Burcar
Ward 2

Sent from my iPad

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From: [Patti Micklin](#)
To: [City Council](#)
Subject: Redtail plat - please approve!
Date: Monday, February 5, 2024 11:14:48 AM

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

Dear Mayor Leh and all Louisville City Council Members,

My family and I have lived in Louisville for almost 18 years. I'm writing to ask you to approve the preliminary plat for the Redtail Ridge development at tonight's meeting. It's aligned with Louisville's Comprehensive Plan and code, it includes open space, and will offer some much-needed economic revitalization.

Keeping Avista in Louisville is vital for our local economy. Monarch K-8 and High School need the expansion of Campus Drive to improve safety. There are many other reasons I support this, but these two are at the top of my list.

Thank you for your consideration.

Sincerely,
Patti Micklin

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From: [Mary OBrien](#)
To: [City Council](#)
Subject: Redtail Ridge Proposal
Date: Monday, February 5, 2024 10:58:48 AM

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

To Mayor Leh and City Council Members:

I support the Redtail Ridge proposal for the following reasons.

- A. We need to keep Avista Hospital in town. The hospital needs a site with better access to communities in the area.
- B. Monarch needs to have a second entrance and exit. This is a safety and security issue that became apparent in the Marshall Fire.
- C. A large park could be the site of outdoor recreational amenities that are desired by the community, such as pickleball courts, a multipurpose field, and tennis courts.

Thank you for your attention.

Mary O'Brien
538 W Spruce way
Louisville

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From: [Chandi Beck](#)
To: [City Council](#)
Subject: Retail Ridge
Date: Monday, February 5, 2024 10:58:12 AM

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

As a resident of Superior/Louisville, please forego the development of Redtail Ridge or demand energy efficient, high sustainability and keeping the environment as is as much as possible instead of leveling it to the ground as it is currently set to do.

The amount of traffic this will create in our neighborhoods is overwhelming and unnecessary. We do not need more concrete when hundreds of thousands of retail/commercial/industrial space sits empty around this area and the surrounding towns.

Why can they not build on/reconstruct an existing piece of commercial instead of destroying so much natural habitat and beauty that is great for our ecosystem and enjoyment of the area?

Thank you,

Chandi Beck
3061 Gardenia Way
Superior, CO 80028

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From: [Cory Nickerson](#)
To: [City Council](#)
Subject: Approve the Redtail plat to keep Avista in Louisville
Date: Monday, February 5, 2024 10:56:13 AM
Importance: High

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

Dear Louisville City Council:

My family has been both patients and supporters of Avista since 2010 and I am writing to ask for your support for the Redtail Ridge plat because it will enable Avista to move into a new, much needed modern facility. A few years ago, I was invited to and was part of the fundraising committee to raise money in the community for a new Breast Cancer Treatment Center, which maybe now can finally be improved upon.

Additionally, and very importantly as Baby Boomers age, Coloradans will age and need access to health care options. According to an interview from November 2023 with our Colorado State Demographer, Elizabeth Garner:

" So for the last decade, this decade, and probably next, the following decade, between 2040 and 2050, the fastest growing age group is our 65 plus. And actually, it's even a little bit older. Our 75- to 84-year-olds, if we look at just one 10-year age group, are by far the fastest growing and most growth in the state." (view full interview at <https://www.cpr.org/2023/11/10/colorado-population-growth-housing-shortage/>)

We do not want to be left behind (again).

We all know that Avista is currently under contract for a 40-acre campus, and its strategic location along Northwest Parkway will enable an additional 100,000 residents within Boulder County to live within 15 minutes of the hospital. The modern infrastructure and advanced medical services it could offer will undoubtedly elevate the quality of healthcare available to our region.

The Redtail Ridge development provides an opportunity to alleviate this issue by offering multiple access points to our hospital. This new access point would enhance the safety and convenience of reaching our facility, a development that we believe our patients and their families will greatly appreciate.

This improved accessibility will benefit our patients and their families during emergencies, and enhance overall healthcare outcomes. By relocating Avista, we can help promote improved RTD ridership while reducing overall single occupancy vehicle (SOV) traffic – both of which are critical elements in the Transportation Master Plans in Broomfield, Lafayette, and Louisville.

Please support the vote for RedTail Ridge - let's be the City of YES to smart progress!

Best,

Cory Nickerson & Mike Williams
Residents in Louisville (since 2010 & 1998)

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From: [Kathy Warling-Smith](#)
To: [City Council](#)
Subject: Support Redtail Redevelopment - yes!
Date: Monday, February 5, 2024 10:04:24 AM

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

As a 24+ year resident of Louisville, I 110% support the Redtail Redevelopment beings discussed 2/6/24.

Kathy Warling-Smith
905 McKinley Ave
Old Town

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From: [Chris Gabriel](#)
To: [City Council](#)
Subject: red rail ridge
Date: Monday, February 5, 2024 10:02:47 AM

Some people who received this message don't often get email from chrisgabriel101@gmail.com. [Learn why this is important](#)

Hello

I'm writing in support of the RedTail Ridge development. I think it would be good for the community and the faster it gets started the better.

I'm also writing to say that the city council should do what's best for Louisville and not let people who have the time and money to attend council meetings have a heckler's veto over what and what does not get built in our town.

Thanks

Chris Gabriel
217 Short Pl, Louisville, CO 80027

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From: [Joan Hammers](#)
To: [City Council](#)
Subject: Case# MISC-PC-000497-2023
Date: Monday, February 5, 2024 10:02:24 AM

Some people who received this message don't often get email from feettreat88@gmail.com. [Learn why this is important](#)

Hello, I have one thing to say about the concept plan for the DELO BOOM (WEST) development.

By their own words the developers are unsure they will be able to meet the inclusionary requirements per city code. This is early in the planning to express such uncertainty.

Inclusionary Housing – the applicant has indicated that providing the total number of required inclusionary units on-site may be a challenge with current density limitations and Energy Code requirements, though have indicated their intent to provide the required percentage of on-site units.

I believe that the City of Louisville needs more affordable housing. I also believe that not all affordable housing units need to be apartments.

Thank you,
Joan Hammers
1416 Cannon St
Louisville, CO
feettreat88@gmail.com

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From: [David Bauer](#)
To: [City Council](#)
Subject: Redtail Plat is good for the Business Community
Date: Monday, February 5, 2024 9:44:40 AM
Attachments: [image001.png](#)
[image002.png](#)

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

Dear Louisville City Council:

As a member of our business community, I write in strong support of the Redtail Ridge preliminary plat. Approving this plat enables a new life science campus, which will draw world-class companies and, more importantly, new customers for our businesses and new families for our communities.

The Redtail Ridge development presents a unique opportunity to revitalize Louisville, especially our downtown area. By approving this project, we open doors to a vibrant economic landscape, attracting new businesses and visitors, which is essential for a thriving downtown. The proposed development will serve as a magnet for both families and businesses, reinstating Louisville as a prime destination for growth and innovation.

The inclusive design of Redtail Ridge, with its focus on sustainability and accessibility, aligns perfectly with modern business values. It sets the stage for a dynamic community where businesses can flourish alongside public amenities and green spaces. This balance is crucial for creating an environment where people want to work, live, and play.

Moreover, the economic ripple effects of this project are substantial. It will not only create new jobs but also stimulate local commerce, benefiting businesses across various sectors. The presence of Avista Hospital within this development is particularly significant, as it will draw a steady flow of visitors and staff, all potential patrons of our downtown businesses.

Thank you for considering this pivotal decision. I am confident that the Redtail Ridge development will mark the beginning of a new, flourishing chapter for Louisville.

Sincerely,



David Bauer
RETAIL MANAGER II
NMLS# 940480
O: 303-225-7566 | C: 785-213-2129
david.bauer@fib.com
1020 Century Dr
Louisville, CO 80027



firstinterstate.com

Ask me how to put a [Business Line of Credit](#) to work for you.

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From: [Yuehua Ji](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Monday, February 5, 2024 9:41:19 AM

[Some people who received this message don't often get email from yuehuaji@hotmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Louisville City Council,
Two years ago, We got clear election the results of redtail ridge
Development is not preserve natural open space and not fit in with the small population town.
Sincerely,
Yuehua Ji
923 Cypress Lane
Louisville,CO 80027

Sent from my iPad

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From: [Nelson MD, Ewell](#)
To: [City Council](#)
Subject: Supporting Avista's future in Louisville
Date: Monday, February 5, 2024 9:35:53 AM

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

To Whom it may concern:

I support the move of the Avista hospital campus to Redtail Ridge. The hospital sees this as the best way to serve the community of Louisville and I support their efforts in this regard.

-Ewell Lee Nelson, MD
Neurosurgeon
Avista Hospital

This message (including any attachments) is intended only for the use of the individual or entity to which it is addressed and may contain information that is non-public, proprietary, privileged, confidential, and exempt from disclosure under applicable law or may constitute as attorney work product. If you are not the intended recipient, you are hereby notified that any use, dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, notify us immediately by telephone and (i) destroy this message if a facsimile or (ii) delete this message immediately if this is an electronic communication. Thank you.

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From: [Shira Nathan](#)
To: [City Council](#)
Subject: Ward One Council Seat- Support for Josh Cooperman
Date: Tuesday, February 6, 2024 9:40:37 AM

Some people who received this message don't often get email from spnathan01@bvsd.org. [Learn why this is important](#)

Dear Council,

My name is Shira Nathan, and I'm a senior at Centaurus High School.

Thank you so much for your time and consideration in filling the Ward One vacancy. I recognize your commitment to the people of Louisville in the care with which you have approached this process.

It is not a decision to be taken lightly; whoever is chosen will have a significant role to play in the political landscape of Louisville for the months to come.

It is for that reason that I'm writing to you to once again speak in strong favor of Josh Cooperman for the ward one council position.

I was frustrated to learn that you have chosen, following the large amount of glowing and detailed praise on Josh's behalf at last week's meeting, you have chosen to overlook his application.

In my past involvement with local action, the council has requested that us youth activists be specific and clear in our positions/requests of city government. I am being very clear with you today: the youth want Josh to represent us.

To reiterate the points I provided at last week's meeting, I believe that Josh is extremely well suited to serve as a Louisville city council member. He is deeply engaged in the community, and understands the interests of the citizens very well. Specifically, I believe that Josh understands the needs of my generation. Whenever I have worked with Josh, I have felt respected and heard. As a young person, I would have more faith in the city government knowing that people like Josh were considering my needs and concerns: most chiefly the extremely urgent need for climate action.

Furthermore, Josh always approaches government issues with the utmost care, thought, and kindness (as his extensive history of civic engagement demonstrates.) He has made me feel welcome in spaces involving city government, something which I was initially quite intimidated by. I believe this is an essential function of local government: accessibility to citizens. Josh knows how to truly connect with the people who would be his constituents, and he puts in the work, and always makes informed decisions; that's the kind of person who should be on City Council.

Youth voices are often overlooked when it comes to city policies. I know that, were Josh to hold this council position, that would not be the case. And it disappoints me to see the council once again discrediting the input of young people in the community. We are just as much a part of the community as anyone, and we deserve to be heard. So please hear us when we tell you that Josh would make an excellent council member and we support him wholeheartedly.

Thank you again for your time, and for thinking well about the people of Louisville when making your decision.

Sincerely,

Shira Nathan
Senior at Centaurus High School
18 years old

--

Shira Nathan (they/them/theirs)
spnathan01@bvsd.org

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From: [Moeller MD, Loralie](#)
To: [City Council](#)
Subject: Supporting Avista's future in Louisville
Date: Tuesday, February 6, 2024 8:34:28 AM

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

Dear Council Members,

I'm reaching out as a member of the Advent Health Avista medical staff to express my support for our hospital's relocation to Redtail Ridge. I have been on staff at Avista for 25 years providing care for patients in this community. Avista is a wonderful place to work and patients can feel the amazing team work approach we have for taking excellent care of patients. It serves the community well but I believe it is time to upgrade to a state-of-the-art facility that is crucial for meeting the evolving changes in healthcare and the needs of our community.

Our move to Redtail Ridge is a significant stride towards better serving Louisville. The location of Redtail Ridge will enhance accessibility and a newer facility will allow top tier healthcare for the community of Louisville.

I believe that Avista's future relies on this relocation to a new, state-of-the-art facility so that we can continue to provide the best care in the most sustainable and accessible way. The only way Avista can move into this new location is with your approval of the preliminary plat for Redtail ridge.

Thank you for your attention to this matter.

Warm regards,

Loralie Moeller, MD

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From: [Meredyth Muth](#)
To: [Sherry Sommer](#); [City Council](#); [Barbara Hamlington](#); [Deb Fahey](#); [Judi Kern](#); [Caleb Dickinson](#); [Christopher Leh](#)
Cc: [Jeff Durbin](#); [Rob Zuccaro](#)
Subject: RE: Missing letters/RTR
Date: Tuesday, February 6, 2024 2:49:08 PM

Hi Sherry,

The packet contains comments through Friday, February 2 at 9:22 am. They are not in exact chronological order as attach them to the pdf in batches.

I am just now posting the packet addendum that includes all emails that have come in since Friday at 9 am through this afternoon. It will be send to =Council and added to the website here shortly. Anything that comes in after that will be added to a later packet addendum.

MEREDYTH MUTH (she/her/hers)
CITY CLERK
CITY OF LOUISVILLE, COLORADO
303.335.4536 (OFFICE)
720.762.2491 (CELL)

Please note: all incoming and outgoing emails may be subject to the Colorado Open Records Act, § 24-72-100.1, et seq.

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

From: sherry sommer <hellosherry2@yahoo.com>
Sent: Tuesday, February 6, 2024 2:42 PM
To: Meredyth Muth <muthm@louisvilleco.gov>; City Council <Council@louisvilleco.gov>; Barbara Hamlington <BHamlington@louisvilleco.gov>; Deb Fahey <dfahey@louisvilleco.gov>; Judi Kern <jkern@louisvilleco.gov>; Caleb Dickinson <calebdickinson@gmail.com>; Christopher Leh <leh@louisvilleco.gov>
Cc: Jeff Durbin <jdurbin@louisvilleco.gov>; Rob Zuccaro <rzuccaro@louisvilleco.gov>
Subject: Missing letters/RTR

I just reviewed letters in the packet for tonight's quasi judicial review of Redtail Ridge.

It's very important that all letters regarding this application be included in the record. Residents wrote dozens of letters, overwhelming concerned about this still enormous development. None of the letters received by PPLAB or OSAB are in the packet.

The last letter in that packet came in January 30. I have no doubt there are many in the queue. The meeting is tonight at 6:00—and now it's 2:40. Council needs to keep up with public comments.

Given the time sensitive nature and importance of this application, I hope an addendum will be published as soon as possible.

Sherry Sommer

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From: [sherry sommer](#)
To: [Meredyth Muth](#); [City Council](#); [Barbara Hamlington](#); [Deb Fahey](#); [Judi Kern](#); [Caleb Dickinson](#); [Christopher Leh](#)
Cc: [Jeff Durbin](#); [Rob Zuccaro](#)
Subject: Missing letters/RTR
Date: Tuesday, February 6, 2024 2:42:46 PM

I just reviewed letters in the packet for tonight's quasi judicial review of Redtail Ridge.

It's very important that all letters regarding this application be included in the record. Residents wrote dozens of letters, overwhelming concerned about this still enormous development. None of the letters received by PPLAB or OSAB are in the packet.

The last letter in that packet came in January 30. I have no doubt there are many in the queue. The meeting is tonight at 6:00—and now it's 2:40. Council needs to keep up with public comments.

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Sherry Sommer

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From: [Eric Lund](#)
To: [City Council](#)
Cc: [Iona Kearney](#)
Subject: City Council Meeting Feb 6th, Redtail Ridge Request to Mayor and Council - Letter of Support of approval
Date: Tuesday, February 6, 2024 2:33:35 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[Redtail Ridge Plat Approval.pdf](#)

Please find attached a letter of support from the Louisville Chamber of Commerce regarding Redtail Ridge Plat approval.

Thank you,

Eric J Lund

Executive Director

Louisville Chamber of Commerce

 970-619-1587
 eric@louisvillechamber.com
 www.louisvillechamber.com
 901 Main St Ste. A



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Date: Feb 6th, 2024

To: Honorable Mayor and City Council of Louisville

From: Louisville Chamber of Commerce



RE: Redtail Ridge Approval of Preliminary Plat – Agenda Item 8-D

On behalf of the Board of Directors of the Louisville Chamber of Commerce and the 350-plus businesses that we represent, we are asking the council to support the preliminary plat for the proposed Redtail Ridge project. The project includes many innovative measures to promote mobility and mass transit ridership and includes more than 19 miles of new trails, multi-use paths, and bike lanes. The site is located less than a half-mile from an RTD location and is well-placed to become a model of both transit-oriented development (TOD) and implement sensible first- and last-mile transit solutions.

Additionally, the relocation of Advent Health Hospital is critical to the future success of our city and would have a substantial positive impact on the future of Louisville, being that the hospital is one of the largest employers in our region. This will have a significant impact on our city businesses and residents.

Regarding transportation, opponents of this project will undoubtedly repeat the debunked claim that the project will mean 20,000 more cars on our streets. This is both factually inaccurate and deliberately misleading on several levels. To begin with, opponents confuse the number of cars with the number of “vehicle trips,” and none of the traffic studies support the contention that 20,000 cars will be added to our streets. Second, the claims forget to point out that the vehicle trip numbers represent 2040 figures when the project is fully built out.

We believe it is a missed opportunity for Louisville not to have a seat on the Northwest Parkway. I encourage the Council to work with the Northwest Parkway to protect Louisville’s interests and support the life sciences campus at Redtail.

Regarding sustainability, the project will pursue both LEED and Fitwell certification and has made several dozen commitments for energy efficiency, onsite renewable energy, EV chargers, native plant palettes, water-wise landscaping, and fixtures, and so much more. Habitat management and preservation are also key elements of this next-generation life sciences campus and collectively represent an enormous improvement on the current conditions there.

And of course, the Redtail plan creates more than 139 acres of new public lands for our community to use, with 19 miles of new trails and bike paths, and will include numerous multi-mobility features. We should hold all future developments to the high bar that Redtail will set.

In summary, we request that you approve the preliminary plat for Redtail Ridge as presented,

A handwritten signature in blue ink, appearing to read "Eric J Lund".

Eric J Lund, Executive Director
Louisville Chamber of Commerce
CC: Louisville Board of Directors

From: [Cathern H Smith](#)
To: [City Council](#)
Subject: Redtail Ridge: Open Space and Other Ecological Considerations
Date: Tuesday, February 6, 2024 2:18:27 PM
Attachments: [LMC re Ability To Recommend More Open Space.docx](#)

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

Dear Members of City Council and Mayor Leh,

Open Space is woven into the fiber of Louisville. The Comprehensive Plan is replete with references to the importance of Open Space to the high quality of life in our City. As you know, open spaces provide valued ecosystem services, including habitats that support biodiversity, recreational opportunities, improved water quality through filtration, and carbon sequestration. And, as we saw during the early stages of the CoVID 19 pandemic, Open Space provides refuges that support our mental health.

When making land use decisions for other large tracts of land, past City Council's have used the authority provided by the City Code to get significantly more Open Space. The norms established by Centennial Valley (**35%**) and Coal Creek (**46%**) suggest that **at least 40% is appropriate here**. And, as Centennial Valley and Coal Creek demonstrate, the municipal code provides ample authority. Two key provisions of the City Code are attached. Please ask City Staff to prepare an analysis applying these factors. (FN1) If useful to you, I am happy to take a deeper dive and give you my analysis.

The approximately 160 ecologically rich acres north of Disc Drive is among the land that should be preserved. Larger open spaces provide more robust and varied ecosystem services than small spaces. According to the 2013 Comprehensive Plan just 26% of Louisville's land is Open Space. I have heard several members of City Council say that 40% of Louisville's land is Open Space and that more Open Space is not needed. While some acquisitions have been made since 2013, 40% sounds way too high. The 40% number must include parks, ball fields, and other publicly used lands.

Just a few months ago, in November 2023, the citizens of Louisville expressed overwhelming support for Open Space by renewing the existing tax and increasing the Open Space tax. Similarly, at the special election, the citizens of Louisville rejected the developer's sprawling plan - identical for the most part to the plan before you now. With clustering of the development, significant Open Space is possible.

As you know, we sit on the cusp of a second great extinction event, the critters most affected by the development of Redtail Ridge cannot appear before you. The environmental degradation caused by grading cannot be overstated. It will take the soil decades to recover. And, all surface and sub-surface habitat is destroyed. The critters living on the property are pretty much being given a death sentence --when there are other options, like clustering.

We are environmental stewards of the lands and its critters. As part of our stewardship, the developer should be required to provide the mandatory information required by Section 16.12.050(S). Subsection S requires the

developer to provide the "Location of significant natural features such as trees, woodlands, lakes, hills, streams, wetlands, and floodplains, and historical and archaeological sites." Without this information, the approval of the Open Space Advisory Board and City Council are from an ecological standpoint meaningless – because they are made in a vacuum. Given what is at stake, it is perfectly reasonable to hold the developer to the City Code's requirements.

Your decision will deeply impact your children and grandchildren. As in-fill continues, the creation of Open Space now will provide future generations of humans as well as wildlife with a high quality of life.

I would like to see City Council take on the challenge of maximizing Open Space while allowing for reasonable economic growth.

Best regards,

Cathern Smith
Ward III

FN 1: Please direct the staff not to include property outside of Louisville when making calculations about compliance with City Code.

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Municipal Codes Regarding Ability To Recommend More Open Space:

Code of Ordinances City of Louisville, Colorado

Sec. 16.16.010. - General design and construction standards.

D. Natural features, historical and archaeological sites, and vegetation of the area, including trees, must be preserved to the extent possible.

E. Schools, parks, churches and other community facilities should be planned for as an integral part of the area to the extent possible. Open space, park, and recreation areas must be located in such a manner as to create an area that is usable and accessible to the residents of the subdivision and shall otherwise conform to all applicable city standards and requirements. The need for additional open space, park, and recreation areas shall be based on the following factors: the city's comprehensive plan; topography, drainage, vegetation and other physical conditions; the type and density of the proposed development; the availability of other open space, park and recreation areas; and the overall need within the proposed development for such areas.

Sec. 17.28.080. - Open space.

A. Open space, in addition to the public use dedications specified in [title 16](#), may be required by the city council upon recommendation by the planning commission. The requirement for additional open space will be based on the following factors:

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

Such open space shall be owned and maintained as common open space by the developer or by an organization established for the ownership and maintenance of common open space, unless the city accepts dedication of the open space through mutual agreement between the developer or organization and the city council.

The four classifications of Open Space:

https://library.municode.com/co/louisville/codes/code_of_ordinances

Sec. 4.03.010. - Classification and management.

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. It is intended that the differing classifications of open space will require different management policies to provide reasonable levels of protection consistent with the intended uses of the land. The city shall manage its open space according to the following classifications:

A. Open space—Preserve.

1. Land under this classification is characterized by a moderate to high level of relative ecological importance with lower levels of habitat fragmentation. Where open space—preserve land is adjacent to other open space or other city-owned land, the adjacent land shall include, where possible, a sufficient buffer area to permit the successful management of the open space—preserve land.
2. This land shall be managed in a manner that preserves and promotes the long-term viability of native plants and native wildlife, restoration, restoration potential and ecologically sound agricultural use. Management of city-owned lands surrounding open space—preserve lands shall, to the extent possible under and consistent with the management criteria for the classification of such surrounding land, not be in conflict with the management required under this section.
3. Visitation for research purposes and formal supervised educational visitation may be permitted in this classification. No or very low levels of passive recreational activities shall be permitted.
4. When there is a real conflict between human use and any area or item of ecological importance in this classification, preference shall be given to sustaining the area or item of ecological importance.

B. Open space—Protected land.

1. Land under this classification shall be characterized by a moderate to high level of relative ecological importance with higher levels of habitat fragmentation.
2. This land shall be managed in the same manner as open space—preserve land, except that management may permit passive recreational activities so long as:
 - a. The passive recreation activities are designed to encourage resource protection, long-term ecological viability of native plants and native wildlife, restoration, ecologically sensitive agricultural use, research, and education; and

b. The recreational impacts are contained in order to prevent any adverse effect on open space—preserve land.

3. Moderate to moderately high visitation levels may be permitted in this classification.

4. When there is a real conflict between human use and any area or item of ecological importance in this classification, preference shall be given to sustaining the area or item of ecological importance.

C. Open space—Visitor land.

1. Land under this classification shall be characterized by a lower level of relative ecological importance with higher levels of habitat fragmentation.

2. Open space—visitor land shall be managed so that recreational opportunities are designed to encourage resource protection with minimal landscaping using native plants and limited irrigation.

3. Moderate to high levels of visitation may be permitted in this classification.

D. Open space—Other lands.

1. Open space—other lands shall be managed to include construction of entryway features and trail rests, planting of trees, and other buffer plantings. Reasonable attempts shall be made to minimize the impact of entryway features and trail rests on the land, and to use native trees and plants.

2. High levels of visitation and passive recreation activities consistent with existing patterns may be permitted in this classification.

E. Notwithstanding the foregoing, all current uses and all uses contemplated in any intergovernmental agreement or other contractual obligation of the city in existence before the enactment of this chapter will be allowed unless and until the city council recommends a change and takes all necessary legal steps to implement such a change. The board may recommend such a change to council at anytime.

F. City decisions regarding open space identification, classification and management shall consider the best information available.

From: [Brian Moran](#)
To: [City Council](#)
Subject: Redtail Ridge - Voice of Community
Date: Tuesday, February 6, 2024 2:16:57 PM

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

Hello Louisville Council –

I hear that once again folks are trying to push through an agenda and development plan that's been in front of us residents and pushed back on multiple times before.

I have been a homeowner here for 20 years (and a renter before then). I have worked in the community for the last 17 years. I have raised 2 kids here and both have attended local public schools. I attend church here in town. I support small businesses in my town.

I do not want to live in another Broomfield or whatever you wanna call the atrocious sprawl that's Superior. I don't want Generic America – I want to live in Louisville.

If I had my way, we'd pass a tax measure to help procure as much of Redtail Ridge property as possible for green space and trails/park... but I understand economics.

If Louisville feels that it much keep “growing” (in lieu of replacing all our lost businesses and empty buildings throughout the town), I'm not incredibly aligned. However, I'd ask that a new and condensed plan be created. I'd support Avista expansion for instance. But we do NOT NEED to build that area out. We should prioritize being one of the last bastion of green belts off of 36. We should prioritize sustainability and low infrastructure – and less congestion and pollution in our town.

Just don't try to sneak the garbage through. A developer will benefit. You'll all be disliked. And the town will suffer.

Thank you,
Brian & the Moran family

Brian Moran

*Sr. Product Manager, Global Exchange Services - Automation
Product Owner – My Exchange, Intelligent Business Rules
Pronouns: He/Him/His*

GHX

1315 W. Century Drive
Louisville, CO 80027
720.887.7661 direct
720.887.7000 main
720.887.7200 fax

b Moran@ghx.com

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From: [Joel Hayes](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Tuesday, February 6, 2024 2:09:08 PM

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Dear Mayor and Council Members:

I write to oppose the proposed preliminary subdivision plat set on tonight's agenda regarding the Redtail Ridge proposal, for the same reasons that the Louisville Planning Commission recommended denial of the same proposal. Namely:

1. 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 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.
3. 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.
4. 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. Maintaining prescribed block lengths is necessary to ensure an adequate and convenient transportation system to serve the proposed subdivision.
5. 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.
6. 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 publicly dedicated roads rather than private roads.

I hope the Council will again deny this proposal. If and when this area is developed I hope it will be done in a way that adds to our quality of life and complies with the letter and spirit of our zoning and development plans. Thank you for your consideration of my letter and for your service to our fair city.

Sincerely

Joel Hayes

187 Harper St.
Louisville CO

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From: [John Ohannessian](#)
To: [City Council](#)
Subject: No on Redtail Ridge Vote
Date: Tuesday, February 6, 2024 1:49:08 PM

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Dear Council,
As a Louisville City resident I ask you to please vote NO on the upcoming Redtail Ridge vote.

Thank you

John Ohannessian
569 Augusta Drive
Louisville, CO 80027
303-817-3535 (Cell)

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From: [MARK PERSICHETTI](#)
To: [City Council](#)
Subject: I support Josh Cooperman for Ward-1 Council Vacancy!
Date: Tuesday, February 6, 2024 1:11:15 PM

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

Hello Mr Mayor and City Council Members,

I see that you're planning to make your final selection for a new Ward-1 Council representative at tonight's session. Since I cannot come to tonight's meeting and speak in support of Josh directly, I'm sending this follow-up email (to my Jan-14th email) to all of you, to again encourage you to select Josh Cooperman as the new Ward-1 representative.

I certainly cannot speak against either of the other two candidates you're considering. But I do know I am fully confident in Josh's capabilities to do very well in representing the needs and interests of all Ward-1 residents. And as I had mentioned in my prior email to you, if my residence here had remained within Ward-1's boundaries, I'd be glad to have Josh as one of my two Council representatives. And so again, I strongly encourage you to select him to complete the currently-vacant term for a Ward-1 Council representative!

Mark Persichetti
1402 Taft Place, Louisville

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From: [Tonya Johnson](#)
To: [City Council](#)
Subject: RedTail Ridge
Date: Tuesday, February 6, 2024 12:54:29 PM

[Some people who received this message don't often get email from tonyaj@ecentral.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hello Members of City Council

I realize that I may be too late to submit my comments; however, I would like to weigh in on the RedTail Ridge project. I believe that for a city that is limiting new gas connections and new gas stations, it seems extravagant to approve a large plan that will have a significantly greater environmental impact.

The owner of the land knew how it was zoned when they bought the property. I would be being more in favor of considering options that preserve open space and wildlife - I wonder if there are organizations that can provide funding to remove a significant portion of this land from development?

I oppose the scale of this project.

Thank you for your time. I do not need a response.

Respectfully,
Tonya Johnson
509 La Farge Ave
Louisville, CO 80027

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From: [Betty Solek](#)
To: [City Council](#)
Subject: Fwd: Voting on Redtail Ridge
Date: Tuesday, February 6, 2024 12:53:24 PM

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I wrote this comment in December and it is still current for this evening's meeting. The proposed subdivision on the Redtail proposal is not consistent with Louisville policies. Large corporate campus approaches to design also do not support use of the regional public transit system. Please ask the applicant to prepare a conceptual plan that will address the citizen input and Louisville policies.

Betty Solek

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

From: **Betty Solek** <betzgirls@gmail.com>
Date: Mon, Dec 4, 2023 at 1:19 PM
Subject: Voting on Redtail Ridge
To: <Council@louisvilleco.gov>

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: [Trudi Moran](#)
To: [City Council](#)
Subject: No on RedTail Ridge / Southeast Gateway
Date: Tuesday, February 6, 2024 12:47:11 PM

[Some people who received this message don't often get email from trudirmoran@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Councilpersons,

With respect to the agenda item pertaining to RedTail Ridge, I urge you to vote no. This proposal is not a good fit for our community. Our community spoke in the special election and this is the fourth year I have written on the issue. The proposal continues to be sprawling and unnecessarily impact native land features and wildlife. The current plan has too many impacts to sensitive ecosystems. It is sprawling rather than condensed development. It removes far too many trees. Please send the development back to the drawing board so they can present a plan that fits with the town's comprehensive plan. I am opposed to such a development when we already have transportation and traffic issues and this would result in many more trips (most likely single drivers) on our roads. Please send the developer back to revise the plan and please respect the democratic process and your constituents.

Thanks for your time,
Trudi Redd Moran
Louisville resident

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From: [Ted Krichels](#)
To: [City Council](#)
Subject: Ward 1 Selection Process
Date: Tuesday, February 6, 2024 11:41:04 AM

[Some people who received this message don't often get email from tedkrichels@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear City Council Members,

I am writing to express my concern about the process of selecting a Ward 1 representative. At this point, your choice has been made and I accept that. My concern, however, is the council's haphazard and cavalier approach to the selection process and more broadly to the critical issues facing us and our country. Josh Cooperman is clear about his priorities which include climate change, sustainability, and affordable housing, and he has been a tireless advocate for them over the years. They are priorities shared by a significant number of residents in Louisville and more importantly by our children and younger generations around the world who will be inheriting this earth.

Instead, our council seems more focused on a vague concept of "business-friendly." It's one of those phrases like "woke" that are meaningless but manage to evoke a range of partisan emotions. The council seems to view Josh's expertise and commitment as more of a distraction or even a threat to a conventional way of operating. That way prioritizes getting along and not rocking the boat. I value civility but not conformity.

I hope the good news about this process is that it will energize those of us who feel strongly about these issues and now understand that we cannot assume leadership from our elected or selected representatives. Hopefully, we will be proven wrong.

Thank you.

Ted Krichels
544 Grant Ave
Louisville, CO

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From: [Chris Torrence](#)
To: [City Council](#)
Subject: Redtail Ridge proposal - vote for approval
Date: Tuesday, February 6, 2024 11:39:36 AM

[Some people who received this message don't often get email from chris_torrence@comcast.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hi City Council,

As a longtime resident of Louisville, I am writing to urge you to approve the preliminary subdivision plat for Redtail Ridge.

There have been many proposals over the years, some better than others. Although the current proposal isn't perfect, it appears that the developers have acted in good faith to provide a plan that meets the desired needs, both for the original 2010 GDP as well as add-ons such as additional open space, trails, LEEDs building standards, and solar electric generation.

This is just for approval of the preliminary proposal, and there is plenty of time for compromise and course correction in future proposals.

Rather than "design by community", I would suggest that we trust you, the elected officials, to do the right thing in the coming months and years as final proposals are developed and brought forward.

Thank you for your consideration.

-Chris Torrence
Louisville, Colorado

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From: [Natasha Flyer](#)
To: [City Council](#)
Subject: Premature Public Hearing for Preliminary Plat - Incomplete Packet as Mandatory by City Code
Date: Tuesday, February 6, 2024 11:34:51 AM

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JUST A FEW **COMPLETELY MISSING** EXAMPLES:

1. **Missing 16.12.050 (Y)**, "The maximum height proposed for **ALL** buildings and structures."
2. **Missing 16.12.050 (W)**, "**Development phases or stages proposed** in order to assure the availability of public services and the orderly development of the subdivision.
3. **No compliance 16.16.020(B)** Burden on developer to demonstrate need for grading site
4. **Missing 16.04.020(K)**, "To provide for the safe and efficient circulation of traffic throughout the city, the avoidance of congestion in the streets and highways" - **Addressing cost burden** of US 36 and NWPY interchange
5. **Expired Agreement with BSVD on Alignment of Campus Drive**
6. **Missing** Intergovernmental Agreement with NWPY
7. **Missing** full drainage report in Preliminary Plat packet, only uninterpretable image.

Natasha Flyer

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From: [Garrett Clark](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Tuesday, February 6, 2024 11:33:08 AM

Some people who received this message don't often get email from clark.garrett3@gmail.com. [Learn why this is important](#)

Dear City Council,

Appreciate your service to the community, as a busy father of three young children and owning my own small business I felt the need to speak up about Redtail Ridge.

In the special election shortly after the fire, with minimal research, myself and my wife voted against the development. In retrospect that was the wrong decision for Louisville.

After researching the issue in depth our community should have moved forward with the initial 2019-2020 proposal for a 5+ million sqft live/work development. This would:

- Provide housing for the Marshall Fire victims that didn't have enough insurance or deep enough pockets.
- Allow for the younger families that can't afford 1M+ houses to grow in Louisville rather than neighboring towns.
- Keep our downtown restaurants from closing with the additional customers.
- Provide the first large scale retail since the Sams Club and Kohls have closed.
- Provide local walking/biking jobs for our citizens rather than those same jobs being in a neighboring town requiring a commute.

Louisville as a community was built off of the former jobs provided by StorageTek, we need to remember that and grow forward as a community.

Thank you!

Garrett Clark
594 Spruce Circle

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From: [Amy Conway](#)
To: [City Council](#)
Subject: Concerns about developing RedTail Ridge
Date: Tuesday, February 6, 2024 11:20:44 AM

[Some people who received this message don't often get email from amyconway@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Louisville City Council,

I am writing to express my desire for the city council to respect the results of our 2022 special election which rejected the big development on Redtail Ridge. We can do better than this! Please help protect our small town feeling by countering with a proposal for a much smaller development south of Disc Drive that won't change the traffic and ruin natural habitat.

Thank you,
Amy Conway
2402 McKinley Ave
Louisville, CO

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From: [Tim Stalker](#)
To: [City Council](#)
Subject: Letter to the City Council for this evening's meeting
Date: Tuesday, February 6, 2024 11:10:44 AM

Some people who received this message don't often get email from tstalker28@gmail.com. [Learn why this is important](#)

To the Council

Thank you for the opportunity to provide my comments regarding the RedTailridge preliminary plat.

The plat before you tonight, unfortunately, has proceeded to this step in the planning process without an amendment to the CononoPhillips GDP. It's a decision the developer made and expressed in the Spring of 2022 that the city staff must legally let proceed. While your consideration of this plat provides no avenue for the public to contest this maneuver, the public opinion about the plans in the plat are still a matter of outstanding relevant public opinion expressed in the referendum vote that voted down the developer's attempt to amend the GDP with what are essentially the same plans.

Rather than honoring the city's vote to deny the developer's amendment to the GDP, and working towards a better amendment, this developer has proceeded in ignoring the city's referendum and ceased working with the city on another amendment. Why? Because by pitching the plans as a proposal for a subdivision they're able to make prevent the public's right to protest it as an ordinance.

The developer is performing an unprecedented avoidance of our home rule charter for **prohibited action by council - section 7-5 b**, which states:

No referred ordinance repealed by the registered electors of the City may be readopted by the Council during a period of four (4) years after the date of the election on the referred ordinance, unless the readoption is approved by the registered electors.

In name only, the developer is proposing a subdivision rather than an ordinance of a GDP amendment with the same plans used for the amendment the city denied in April 2022. Quoting Jay Hardy from Brue Baukol, *"We are not going back to the drawing board, period. What we will do is take that ConocoPhillips GDP and submit a plat off of that. There will not be another review of trying to redo the general development plan."* Such bravado and chest pounding provides you or the city no help.

As a city council, you do have the responsibility of paying attention to our home rule

charter for what you're prohibited from doing because the plans for the plat haven't changed. It's still a 389 acre site the developer intends to grade almost in its entirety. That has never changed. While you're not legally obligated to adhere to section 7.5b in our home rule charter, please understand that you and the city are being taken advantage of. This developer has no interest in Louisville, other than for the 389 acre site they own. Otherwise they would have proposed a better amendment and plans to the GDP. The fact of the matter is, you're being asked to approve a plat with an unprecedented and un-amended GDP. No other landowner that I can determine as proceeded in such a way as this.

Please vote to deny this proposal with modifications.

Thank you,
Tim Stalker
806 W Dahlia Ct

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From: jdmcnary@gmail.com
To: [City Council](#)
Subject: Letter Recommending Approval of Redtail Ridge
Date: Tuesday, February 6, 2024 11:07:12 AM
Attachments: [McNaryAvistaRedtailRidge Letter v1.0.pdf](#)

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February 6,

2024

Members of the Louisville City Council:

As a resident of Louisville and a Director on the AdventHealth Avista Hospital Board of Trustees, I am writing in support of the Redtail Ridge plan for development.

I have been a resident of Boulder County for over 40 years and have witnessed tremendous change throughout the county during that time. While I certainly miss the smaller scale and population density of that time, I believe it is important to acknowledge the many changes for good that the area's growth has brought about. One of these changes was the construction of Avista Hospital, a facility that has benefited thousands of fellow Louisville residents and their families each year.

A critical component of the Redtail Ridge plan is the opportunity for Avista Hospital to build a new, larger facility with better access. We are fortunate to have such a high-quality medical facility in our community but there are shortcomings that the new facility can address. The first is access. Raising an active family has involved numerous trips to the emergency room and the long, winding route to the hospital always felt even longer when we were rushing to get there. The planned location for the new facility has greatly improved access which will allow many people to receive medical care more quickly. Another shortcoming the new facility will rectify is its size. Throughout 2022 I had medical issues that required numerous hospital stays. Avista was the first choice for my care team but was unavailable and I was directed to receive care at other area hospitals. The new facility will have more room to serve a greater number of patients and offer more comprehensive services that will benefit the members of our community.

Please consider the value Avista Hospital brings to our community and recognize how much more it can offer us all with a new, updated and expanded facility by voting to approve the Redtail Ridge development plan.

Sincerely,

Judy McNary
1574 White Violet Way

Louisville CO 80027

Director, AdventHealth Avista Hospital Board of Trustees

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February 6, 2024

Members of the Louisville City Council:

As a resident of Louisville and a Director on the AdventHealth Avista Hospital Board of Trustees, I am writing in support of the Redtail Ridge plan for development.

I have been a resident of Boulder County for over 40 years and have witnessed tremendous change throughout the county during that time. While I certainly miss the smaller scale and population density of that time, I believe it is important to acknowledge the many changes for good that the area's growth has brought about. One of these changes was the construction of Avista Hospital, a facility that has benefited thousands of fellow Louisville residents and their families each year.

A critical component of the Redtail Ridge plan is the opportunity for Avista Hospital to build a new, larger facility with better access. We are fortunate to have such a high-quality medical facility in our community but there are shortcomings that the new facility can address. The first is access. Raising an active family has involved numerous trips to the emergency room and the long, winding route to the hospital always felt even longer when we were rushing to get there. The planned location for the new facility has greatly improved access which will allow many people to receive medical care more quickly. Another shortcoming the new facility will rectify is its size. Throughout 2022 I had medical issues that required numerous hospital stays. Avista was the first choice for my care team but was unavailable and I was directed to receive care at other area hospitals. The new facility will have more room to serve a greater number of patients and offer more comprehensive services that will benefit the members of our community.

Please consider the value Avista Hospital brings to our community and recognize how much more it can offer us all with a new, updated and expanded facility by voting to approve the Redtail Ridge development plan.

Sincerely,

Judy McNary
1574 White Violet Way
Louisville CO 80027

Director, AdventHealth Avista Hospital Board of Trustees

From: farenz@comcast.net
To: [City Council](#)
Subject: Redtail Ridge
Date: Tuesday, February 6, 2024 10:49:39 AM

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Dear members of the Louisville City Council-

As a 38 year resident of Louisville, I have seen many changes to the city and the development of all parts of the city. I was in favor of the Redtail Ridge development plan that was rejected in 2022 and remain in favor of that development or something substantially the same. I think the expansion of the Avista Hospital and related development creates new, clean jobs in the area and should result in expanded medical services available in our city. As I recall that plan also included some public access to park-like areas within the development and we can always use more areas for public use. I do not think we should leave that tract of land vacant any longer – I remember Storage Tech and the jobs and income it provided to Louisville businesses. I believe we should encourage revenue producing businesses on that land not leave it empty and unused.

As I recall, much of the opposition to the plan in 2022 was that it would impact rebuilding after the fire. I do not believe that was true at the time – commercial builders are not in the business of home building. Most of the rebuilding is well under way and this development would likely have little effect on remaining rebuilding, if any.

While there will no doubt be some increase in traffic, it seems like most of the traffic will not have any effect on the local Louisville streets. Other developments, including Steel Ranch, North End and all the housing along Hwy 42 added traffic but also provided benefits to the local economy and they were approved.

Felicia Renz
696 Owl Dr.
Louisville, CO 80027

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From: [Katie Doyle Myers](#)
To: [City Council](#)
Subject: Continued support for Josh
Date: Tuesday, February 6, 2024 10:28:10 AM

Some people who received this message don't often get email from kdmyers425@gmail.com. [Learn why this is important](#)

Hello Louisville Council Members:

Thank you once again for the careful consideration and process that you have taken on to fill the Ward 1 council seat. I have a work conflict this evening and will miss the meeting and public comment, so wanted to take an opportunity to send a quick email to let you all know that I remain in support of Josh Cooperman being appointed to the Ward 1 seat.

I recognize that he was not the favored person in last week's straw poll vote; my reasoning for writing today is to encourage you to heartily (re)consider Josh for this evening's vote. Last week I saw three people who all love Louisville - like you all do. Looking beyond love of our community, Josh stands out for me as the most prepared to serve as a Council member, especially given his tenure on committees and his consistent participation in city activities and discourse. As well, I feel confident that Josh has the analytical, communication, and leadership skills to support the Council and our community in the significant decisions that we have to make this year about our city's planning and moving toward a sustainable, resilient, safe, and joyful future.

Thank you so much for your consideration,
Katie Doyle Myers
425 Grouse Court (Ward 3)

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katie doyle myers
::fon:: 303.919.4486
::fam:: k + b + finn + leo

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From: [Jeff Meier](#)
To: [City Council](#)
Subject: Red Tail Ridge
Date: Tuesday, February 6, 2024 10:27:53 AM

[Some people who received this message don't often get email from jmeier0207@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Please vote yes on this development
Thanks!

Jeff Meier
970 948-6666
470 County Rd
Louisville

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From: [tamar krantz](#)
To: [City Council](#); [Christopher Leh](#); [Caleb Dickinson](#); [Deb Fahey](#); [Judi Kern](#); [Barbara Hamlington](#); [Dietrich Hoefner](#)
Subject: Please Carefully Consider the Planning Commission Decision on RTR plat
Date: Tuesday, February 6, 2024 10:24:48 AM

Dear City Council members,

Thankyou in advance for carefully considering the application for a preliminary subdivision plat at Redtail Ridge and for carefully considering the resolution of the planning commission.

Planning commission deliberated for three meetings and arrived at a recommendation of denial for the subdivision plat. ***The response from Evan Pesonen of Sterling Bay to the planning commission recommendation of denial includes some reasonable responses and some misinterpretations of our code*** (Attachment #20 page Page 659 of 1770 in the meeting packet). I've taken the time to analyze their response. Please see my in-line comments in **red**, below.

Thanks for considering this very carefully.

Tamar
Former Planning Commissioner

Attachment #20 f

****On Sterling Bay Letterhead****

March 24, 2023
Mr. Rob Zuccaro
Planning and Building Safety Director
City of Louisville 749 Main St Louisville, CO 80027
Sent via email: RZuccaro@LouisvilleCo.gov

RE: Response to Plan Commission Resolution No. 13, Series 2022

Dear Mr. Zuccaro,

Below please find detailed responses to five reasons the City of Louisville Planning Commission cited as their basis of denial of the preliminary plat on December 8, 2022. For ease of review, the Plan Commissions' concerns are repeated followed by our response.

Section 2. Based on the testimony of the witnesses and the documents and other evidence made a part of the record of the hearing before the Planning Commission, the Planning Commission finds that the proposed subdivision does not promote the following purposes set forth in Section 16.04.020 of the Louisville Municipal Code

(“LMC”), or comply with the following standards set forth in LMC Chapter 16.16 and this title:

A. 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 proposed 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.*

Response: ***Code Section 16.16.010.D requires natural features and vegetation to “be preserved to the extent possible.” Code Section 16.16.010.E generally governs the location of community facilities, parks, and open spaces, and also provides, “The need for additional open space, park, and recreation areas shall be based on the following factors: the city’s comprehensive plan; topography, drainage, vegetation and other physical conditions; the type and density of the proposed development; the availability of other open space, park and recreation areas; and the overall need within the proposed development for such areas.”***

This part of the response simply repeats the words of the code sections referenced above. ***Note that the city council can require more open space. The need can be justified under 16.16.10. E under “overall need within the development for such areas”.***

The proposed grading of the site is necessary to meet the development’s drainage requirements, so the proposal satisfies Code Section 16.16.010.D’s direction to preserve vegetation and natural features “to the extent possible.” We will have one of our consultants present on these issues specifically, which should help defuse concerns in this area. Staff was in support of our wildlife programs and indicated that they met the Code’s requirements.

Simply stating that the natural features are preserved to the extent possible because the drainage requirements must be met is not satisfactory. In order to verify that vegetation and natural features are preserved to the extent possible, the ***burden of proof is on the applicant to show that alternatives were considered.***

The planning commission memo states that more natural features could be preserved with clustering. Clustering the development to the south is feasible. This needs to be addressed by the applicant.

Additionally, Code Section 16.16.010.E merely states that open space, like other public use amenities, should be designed to complement the proposed development. The provision does not allow the City to deny an application simply because the proposal could be redesigned to provide more open space. The required public use dedication of 12% is provided by Code Section 16.16.060, and the actual open space we propose dedicating greatly exceeds this threshold.

While it is true that open space dedication exceeds the minimum requirement. 12% is a minimum. ***The above statement is false. The city CAN deny the application simply because it could be redesigned to provide more open space under 16.16.010.E.*** The applicant has shown no willingness to work with the city and the public to cluster development to protect natural areas. Please refer to Sec. 16.04.020, which references the Local Government Control Enabling Act and describes the city's broad authority over land use decisions.

B. 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 to be 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.

Response: Code Section 16.04.020.K does not state that an applicant must demonstrate avoidance of traffic congestion; instead, the provision merely states that traffic circulation is one of the many purposes for which the City has the authority to grant a subdivision. Thus, the Resolution's statement that the application "does not comply" with Section 16.04.020.K is not technically correct. The subdivision plat results in much needed and high priority reduction in congestion and dangerous traffic patterns for Monarch High School by extending Campus Drive. The current situation is known to be a safety hazard by the School District, the City and the citizens, and there is strong community support and school district support for the extension of Campus Drive to the east, which extension creates the issues with the NW Parkway.

The applicant claims that the resolution's statement that the application "does not comply" with section 16.04.020K is not technically correct.

However, ***it IS technically correct.*** "Does not comply" in the context of the LMC 16.04.020

(copied below in its entirety for context) means that it does not "...provide for the safe and efficient circulation of traffic throughout the city, the avoidance of congestion..." Please read the entire purpose section below. Note that in this context, **local governments have the authority under state law to deny a subdivision for the purposes listed in this section**, including purpose

"K." Here is the section including the introductory paragraph.

Sec. 16.04.020. - Purpose.

The regulations in this title are designed and enacted in accordance with the authority granted to the city including, but not limited to, subdivision authority granted in C.R.S. § 31-23-201 et seq. and the land use authority granted in C.R.S. § 29-20-101 et seq., the "Local Government Land Use Control Enabling Act of 1974," for the following purposes:

- A.**
To promote the health, safety, convenience, order, prosperity and welfare of the present and future inhabitants of the city;
- B.**
To provide for the proper arrangement of streets in relation to existing or planned streets and to the comprehensive plan;
- C.**
To provide for adequate and convenient open spaces for motor vehicle, pedestrian and bicycle traffic, utilities, access of firefighting apparatus, civil defense, recreation, and sites for schools, educational facilities, and related structures;
- D.**
To promote orderly growth and to provide for the harmonious development of the city in accordance with its comprehensive plan;
- E.**
To provide for adequate light, air and privacy and to secure safety from fire, flood and other danger;
- F.**
To avoid congestion of population and to provide for the proper distribution of population and supportive land uses;
- G.**
To ensure that public facilities and services are available and will have sufficient capacity to serve the development;
- H.**

To protect the character and the social and economic stability of all parts of the city;

I.

To conserve and enhance the value of land throughout the city and the value of buildings and improvements upon the land;

J.

To minimize the conflicts among the uses of land and buildings placed on the land;

K.

To provide for the safe and efficient circulation of traffic throughout the city, the avoidance of congestion in the streets and highways and along pedestrian and bikeways;

L.

To provide reasonable standards in order to further the orderly layout of land and to ensure proper legal descriptions and monumenting of subdivided land;

M.

To mitigate the pollution of air, streams and ponds, assure the adequacy of drainage facilities, safeguard the water table, and encourage the wise use and management of the natural environment;

N.

To preserve and enhance to the extent reasonably possible the natural beauty and topography of the city and areas of historical or archeological importance and to ensure appropriate development with regard to such natural, historical and archaeological sites and features;

O.

To regulate the use of land within the city on the basis of the impact thereof on the community or surrounding areas;

P.

To regulate the location of activities and developments which may result in significant changes in population density;

Q.

To provide for phased development of services and facilities;

R.

To help assure that growth bears a reasonable share of the costs thereof; and

S.

To otherwise plan for and regulate the use of land so as to provide planned and orderly use of land and protection of the environment in a manner consistent with constitutional rights.

The statement that “The subdivision plat results in much needed and high priority reduction in congestion and dangerous traffic patterns for Monarch High School by extending Campus Drive is not particularly relevant in this context because **the resolution refers to traffic predictions for the early failure of US36 and NWP interchange, not Campus Drive.** Furthermore, the claim is that this will reduce congestion and improve safety is hypothetical. Egress concerns are ameliorated by the recent construction of an emergency exit via Paradise lane. With the project, traffic volume will increase 7X on the Campus drive extension as the site is built out, from initially only 1,700 vehicles per day to 12,200 vehicles per day (Source: Fox Tuttle Traffic Study, 2021) making school egress potentially more difficult.

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.

Response: We continue to work with the NWPA regarding the improvements proposed within their right-of-way as well as the limited easements that are needed to accommodate sidewalks along sections of 96th Street.

The applicant should continue to work with the NWPA and submit a complete application once this is obtained. **City council best practice is to avoid conditional approvals.**

C. 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 transportation system to serve the proposed subdivision.

Response: The preliminary and final plats have been modified to decrease the parcel sizes therefore eliminating the block length maximum being exceeded.

This is now acceptable.

D. 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.

Response: The redevelopment of the project incorporates numerous criteria that were not in place when the original Storagetek campus was designed and built. Stormwater

detention, water quality and drainage criteria have all become more stringent, and expansive soil conditions on the property now require over-excavation resulting in additional disturbance that we are mitigating to the greatest extent possible. We have asked our design team to scrutinize the grading limits, and they have been reduced in certain areas. While the criteria outlined in LMC Sec. 16.16.020.B is subjective in our opinion, our professional engineer and design professionals have done everything they feel possible to minimize impacts through their design of the redevelopment and feel we have satisfied the requirements of the City's municipal code and existing entitlement documents.

Please note that, there appears to be a mistake in the wording of the resolution. LMC Sec. 16.16.020.B states that "Drainage areas, wherever possible, should be left in a natural state and no encroachments shall be made on the natural channel area." the resolution mistakenly says "greatest extent possible."

I agree that the words, "greatest extent possible" (as well as "whenever possible") are subjective. ***However, the city has authority under Sec. 16.04.020 S (in above response) to "...regulate the use of land so as to provide planned and orderly use of land and protection of the environment in a manner consistent with constitutional rights."*** As stated under Resolution point A, "The planning commission memo states that more natural features could be preserved with clustering. Clustering the development to the south is feasible. This needs to be addressed by the applicant." The same is true for drainage areas.

This applicant response explains the difficulty of leaving drainage areas in a natural state and the efforts of the applicant are appreciated.

This response mentions entitlement documents. I cannot respond to this without the name of the documents.

The Planning Commission finds that the Application does not comply with the 2010 ConocoPhillips 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 publicly dedicated roads rather than private roads.

Response: For (1), the "permitted uses" allowed by the GDP are very broad and include commercial uses, offices, "facilities for the research, development, manufacturing, fabrication, processing, or assembly of scientific and technical products, or other products," and "other uses as established by the City Council." Thus, while our proposed uses may not be precisely the same as what Conoco Phillips was contemplating, the proposed development fits within the general character of development described in the GDP, which is not tied to the specific uses Conoco Phillips might have contemplated.

I split this to begin with the type and character of development then address the roads.

Regarding Type and Character:

One of the four main purposes of a GDP is to establish the “type and character of development” The applicant is interpreting the GDP so broadly that this purpose becomes absent from the GDP. The use of the word “campus” throughout the document shows this and the council record from 2010 verifies intent as a single user corporate campus.

Furthermore, the type and character is established in part by the zoning, which is “PCZD commercial with PUD-C overlay.” ***The plat does not comply with the PUD-C overlay.*** The allowed uses in PUDC commercial include manufacturing however, the type of manufacturing differs from the type allowed in industrial zoning. Sec. 17.72.090. - Commercial and office states that “such facilities shall be completely enclosed and any noise, smoke, dust, odor, or other environmental contamination produced by such facilities, confined to the lot upon which such facilities are located..”

The letter from sterling bay to Rob Zuccaro dated November 28, 2023 RE: Redtail Ridge Preliminary Master Plat and Subdivision Filing No.1 states the intent to use the site for R&D Life Sciences labs & cGMP facilities as well as flex industrial. In verbal Testimony the applicant explained that this includes manufacturing of pharmaceuticals and pharmaceutical products. These uses are inconsistent with the PUD-C overlay because they emit pollutants beyond the lots upon which they are located. These types of facilities are heavy polluters of air and water and create hazardous and toxic waste. Some pharmaceutical manufacturing may not even be allowed in our industrial zoned areas.

It is possible that the proposed uses have been further explained elsewhere in the 1170 pages and that I have overlooked this. They were not clear when this was presented to the planning commission. City Council should clarify the proposed uses before determining compliance. One of the requirements for a subdivision plat in Sec. 16.12.050 (M) is the description of the “proposed uses.”

Regarding Roads:

The same applies to (2), to which we will respond by quoting the GDP’s statement regarding the street network: “Traffic circulation patterns depicted within and across Lot A represent internal private drives and are conceptual only and subject to modification.” While the GDP mentions private drives, the statement is intended to clarify that the streets depicted in the GDP are merely conceptual and should in no way limit future development. Thus, a site plan including dedicated public streets is not inconsistent with the GDP.

First, the statement above that the "streets depicted in the GDP are conceptual and should in "no way limit future development" is illogical. If this were true, then the GDP sets no limits and provides not direction on the streets. We cannot interpret that the GDP says nothing when our code says that a GDP "shall set forth...D. the proposed location of all streets shall be coordinated with the adopted general street plan for the city." (LMC 17.17.030). It seems to me that the logical interpretation is that the GDP says **something** about the streets.

Second, the planning commission resolution is correct in noting that **public roads do not comply with the GDP, which describes internal private drives.** The words "internal private" represent a restrictive clause for the word "drives". According to [grammarly.com](https://www.grammarly.com), "restrictive element defines or limits the meaning of the word it modifies and is therefore essential to the meaning of the sentence. Because it contains essential information, a restrictive element is not set off with commas."

Third, this interpretation should be made in the larger context of the GDP and its purpose. **A GDP serves as a restrictive document.** Here is the city code language that states that the ConocoPhillips GDP remains in effect: "All final plans registered and recorded or filed hereunder shall be binding upon the applicants therefor, their successors and assigns, shall limit and control the issuance and validity of all building permits and shall restrict and limit the construction, location, use and operation of all land and structures included within such plans to all conditions and limitations set forth in such plans (LMC17.72.160) The words, "binding, limit, control, and restrict" do not imply entitlement to the most broad interpretation possible.

Finally, the city council need not interpret this in the applicant's favor. As you know, the 2010 GDP is legally tied to the PCZD agreement that is on page 664/969 of the December 5, 2023 city council meeting packet. This is clarified under section 4.3, "Remedies and Vested Rights", which states:

"The Owner acknowledges that certain actions, such as the review of subdivision plats and site specific development plans are matters of quasi-judicial discretion, and no promises or assurances of favorable exercise of such discretion have been made to or relied upon by the Owner. The Owner further acknowledges that this Agreement **does not constitute a vested rights agreement.**

Thank you and your team for your continued efforts towards finalizing the Preliminary Plat and Filing 1 Final Plat for Redtail Ridge. We are available at your convenience to review and discuss any of your comments and our responses. Respectfully,
STERLING BAY Evan Pesonen Vice President – Asset Management and Acquisitions

From: [Mike Kranzdorf](#)
To: [City Council](#); [Rob Zuccaro](#)
Subject: Retail Ridge
Date: Tuesday, February 6, 2024 10:22:11 AM

Hello Council and staff,

The Retail Ridge Preliminary Subdivision Plat should be approved to allow for productive discussions with the new developer of the project. It's the beginning of a process, not an end. Sterling Bay has committed to generous public and private land dedications, concentrated building placement, onsite solar, LEED design, improved access for Monarch High and a new home for Avista Hospital. It will not be everything to everyone, but given the prior GDP and metro district approvals, this project will move forward in some form. Staff has determined the plat to be in accordance with city policy. It's time to work collaboratively and not put up more impediments. Losing the Medtronic campus because of roadblocks was bad enough, please don't let it happen to Avista as well.

Thank you,

Michael Kranzdorf
Amterre Property Group LLC

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