



City Council

August 20, 2024
Packet Addendum #1

From: [Susan Loo](#)
To: [City Council](#)
Subject: Redtail
Date: Friday, August 16, 2024 5:46:59 PM

Dear City Council,

Elected officials have heard my opinions on the pressing need for commercial development at the old StorageTek property, now known as Redtail, for almost two decades. The tax revenue is crucial for Louisville's future prosperity.

This Tuesday, stop ditzing and "Just Do It".

Thank you,
Susan Loo

1020 Willow Place
Louisville CO 80027

Sent from my iPhone

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From: [Michael B. Menaker](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Saturday, August 17, 2024 10:35:15 AM

Mayor and Council,

At Tuesday's meeting you will be asked to approve the Final Plat and Metro District Service Plan for Redtail Ridge.

The packet represents literally thousands of hours of work by our City Staff, City Attorney, other jurisdictions including BVSD, and the Northwest Parkway Authority. Dozens of planners, engineers, environmental specialists, hydrologists, geologists, architects and other experts have contributed to this project — each with more expertise than anyone on City Council or from the general public could ever hope to attain.

I urge you to expeditiously approve the Final Plat (with conditions as recommended by Staff) and the Metro District Service Plan (again, thoroughly reviewed by City Staff, outside consultants and outside legal counsel).

This project is vital to the City's future. Though many of us here today will not be here to see it fully completed, it is incumbent upon us to embrace the future. For Louisville residents of today — and tomorrow. Storage Tek closed in 2005.

It is long past time to act.

"The best time to plant a tree is 20 years ago. The second best time is now."

Sincerely,

--

Michael B. Menaker
1827 W Choke Cherry Dr
Louisville, CO 80027
303.588.8781

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From: [Alice Farris](#)
To: [City Council](#)
Subject: Red Tail Ridge Platt
Date: Saturday, August 17, 2024 10:42:36 AM

Thank you very much for the initial approval of the above Platt.
I am very much in favor of it.
I hope it moves forward soon

Alice Farris
128 Springs Cove
Louisville, CO 80027

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From: [Justin Deister](#)
To: [City Council](#)
Subject: Retail development
Date: Saturday, August 17, 2024 5:23:35 PM

City Council,

Please do not proceed with the Redtail project. It would s too far away from town and will not seem to be a part of Louisville.

We need to concentrate on the health of our downtown, making it prosperous and attractive long before we tackle a whole new development. Redtail will divide and destroy our unified community.

Sent from my iPhone

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From: [Norma Anderson](#)
To: [City Council](#); [Christopher Leh](#); [Caleb Dickinson](#); [Tim Bierman](#); [Deb Fahey](#); [Judi Kern](#); [Barbara Hamlington](#); [Dietrich Hoefner](#)
Cc: [Anderson Norma Jean Auer](#)
Subject: Tuesday, August 20th, 6pm meeting about Redtail Ridge and the acceptance of its development plans
Date: Saturday, August 17, 2024 6:02:43 PM

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

I've been informed the City Council has given strong indications that it's going to approve the current Redtail Ridge application, without adequate consideration being given to the well-being of our city and Louisville's citizens' objections in the past. Apparently Mayor Leh, under pressure from the Chamber of Commerce, has indicated his approval of moving this current application along. Mayor Leh and City Council Members, I request you not approve this application, and tell the developers to go back and review their plans with the objective of honoring the wishes of the Louisville community.

Some problems with the developers' current plan:

- The C470/36 interchange is projected to fail in 2040 without the project. With Redtail Ridge traffic, the bridge will need to be widened or major improvements will be needed within 6-7 years to prevent unacceptable backups.
- The application the City Council wants to approve isn't complete. An agreement with the NW Parkway Authority was a condition of approval, but presently there's no agreement. Until this agreement is in place, there shouldn't be a hearing, much less an approval of the developers' plan.
- Tuesday's hearing should be rescheduled until there is a complete application. In addition to needing the NW Parkway agreement, approving the application at this meeting ignores nine other outstanding conditions.
- Instead of providing the standard letter of credit that protects the City if roads, water and sewer lines, trails, and other infrastructure are not completed, this current Redtail Ridge application wants special treatment. They're asking to escrow the money the metro district will raise when it issues bonds. The issue with this is the fact Escrow accounts don't bring any additional resources to the plan's enactment when things don't go as planned, and to the offer as it stands now would be notably irresponsible financially. In another related situation, Sterling Bay recently asked for a loan extension on \$230M of debt on a Chicago office building. The lender said they'd grant it in exchange for a \$40M paydown. Now Sterling Bay is objecting to this stipulation. This creates the impression of an unreliable approach to an agreement that will cost a great deal of money, without the kind of respect and sense of responsibility necessary from the borrower (Sterling Bay).

There's another significant problem in the fact the final plat application differs considerably from the preliminary plat the City Council approved in February. With this considerable difference, Louisville citizens have fewer than four days to review the plat application and consider what impact the differences will cause.

Here are two examples concerning the approved plat in February and the plat as it's to be presented at the August 20th meeting:

1. In the original plat approved by the City Council in February, the developer committed to continuous monitoring of wildlife use, burrowing owl and raptor surveys, migratory bird nest assessments, and pollinator protections. These commitments have been removed from the final plat application under consideration at this August 20th meeting.
2. In the preliminary plat approved by the City Council in February, the developer committed to 2.6 MW of solar power generating facilities. The 2.6 MW committed to in February by the developer has been reduced to 2.16 MW in the application under consideration for approval in this August 20th meeting

As a Louisville resident who values what our community stands for, and the respect I have for wildlife in Louisville as it stands now, I care deeply about our overall quality of life. I expect that any proposed development will respect and act accordingly to the quality of life here in Louisville in the plans they present to our City Council. You, as our City Council Members, have your first obligation to listen to the voice of the community, particularly in a divisive situation such as this has continued to be, over a significant period of time. Please inform the developers they need to review their plans and present them at a future meeting, rather than approving this set of plans. The developers can do better, and our community will be better when the developers listen to the voice of the community

Sincerely,
Norma Jean Anderson
1904 Steel Street
Louisville, Colorado 80027
email: norma22@me.com
landline: 303-954-9373
cell: 720-537-5901

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From: [Susan Robertson](#)
To: [City Council](#)
Subject: Red Tail Ridge
Date: Saturday, August 17, 2024 7:28:24 PM

I am very concerned about the upcoming vote on Red Tail Ridge. I am concerned that the application is not complete. The ongoing issues with C470/36 interchange, Escrow of funds infrastructure from a questionably financial applicant, and the decrease in solar and lack of wildlife habitat monitoring. Seems like the Red Tail Ridge application is taking forever and the developer can't seem to come up with an acceptable proposal. I am not sure its fair to the public to have such a short time to review it.

Susan Robertson
Ward 2 resident since 1991
583 W Sagebrush Ct

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From: [Richard Simpson](#)
To: [City Council](#)
Subject: Red Tail Ridge
Date: Saturday, August 17, 2024 7:32:15 PM

I am writing to object to Council signing off on an approval of Red Tail Ridge proceeding as there are several items that have not been addressed or completed as initially agreed upon.

This is a massive project and not something that should be rushed into just because the City of Louisville has many empty commercial building which I'm sure are effecting the cash flow for the City.

Please don't move forward on approval of RTW Project until the Developer has met his end of the agreement.

This is a project that will effect life in Louisville for the rest of it's future.

My wife and I have enjoyed living in Louisville for 29 years and would hate to see the City compromise and get short changed on this massive project.

Richard Simpson
1560 Ridgeview Dr

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From: [Regina Macy](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Sunday, August 18, 2024 6:48:29 AM

Dear City Council, The redtail Ridge situation has been discussed for years. Developers understand that if they wait it out they can influence a new group of elected officials to vote their way. There has to be a better solution. I understand that investors have put in a great deal of money for this project. Developers can return that money or ask to keep it for a different project. Look around. It is sad to say that Colorado and over development have become synonymous. Please "just say no" for this proposal. There are too many problems with this development. Thank you for your good work. Best, Regina Macy

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From: [Maggie Dailey](#)
To: [City Council](#)
Subject: Vote No on Retail Ridge
Date: Sunday, August 18, 2024 7:40:33 AM

Dear City Council,

We are asking you to please vote no on the Redtail Ridge development.

- The C470/36 interchange is projected to fail in 2040 without the project. With RTR traffic, the bridge will need to be widened or major improvements will be needed within 6-7 years to prevent unacceptable backups.
- The application Council wants to approve isn't even complete! An agreement with the NW Parkway Authority was a condition of approval. Because there's no agreement, there shouldn't be a hearing – much less an approval.
- This hearing should be rescheduled until there is a complete application. In addition to needing the NWP agreement, the approval kicks the can down the road on 9 other outstanding conditions.
- Instead of providing the standard letter of credit that protects the City if roads, water and sewer lines, trails, and other infrastructure are not completed, Redtail wants special treatment: They're asking to escrow the money the metro district will raise when it issues bonds. The issue? Escrow accounts don't bring any additional resources to the table when things go sideways, and accepting this offer would be financially irresponsible in the extreme. (Relatedly: Sterling Bay recently asked for a loan extension on \$230M of debt on a Chicago office building. The lender said they'd grant it in exchange for a \$40M paydown. Sterling Bay is objecting to that stipulation.)

Another big problem: The final plat application differs significantly from the preliminary plat Council approved in February. The public has fewer than 4 days to review it. Two changes (that we've discovered so far) that we want to flag:

- In the preliminary plat, which Council approved, the developer committed to continuous monitoring of wildlife use, burrowing owl and raptor surveys, migratory bird nest assessments, and pollinator protections. These commitments have been removed from the final plat application.
- The commitment to 2.6MW of solar power generating facilities in the preliminary plat has been effectively reduced to 2.16 in the final.

Thank you
Paul and Maggie Dailey
500 W Sycamore Circle

Sent from my iPhone

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From: [Elizabeth Ryterski](#)
To: [City Council](#)
Subject: Red Tail Ridge
Date: Sunday, August 18, 2024 8:52:36 AM

Hello!

Hoping Red Tail Ridge will finally move forward this week.

Thanks for all of your time and effort to move this ahead.

With Gratitude,
Elizabeth Ryterski
941 Garfield Ave, Louisville

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From: [S S](#)
To: [City Council](#)
Subject: No to redtail ridge
Date: Sunday, August 18, 2024 9:17:36 AM

Dear City Council of Louisville,

As a resident of Louisville I would like to say that myself as well as our household are a NO on the redtail ridge application.

Some of (but not limited to) the reasons I disapprove this application include:

- This hearing should be rescheduled until there is a complete application. In addition to needing the NWP agreement, the approval kicks the can down the road on 9 other outstanding conditions.
- The application your Council wants to approve isn't even complete! An agreement with the NW Parkway Authority was a condition of approval. Because there's no agreement, there shouldn't be a hearing – much less an approval.
- I do foresee a possible lawsuit between the city and other environmental groups as well as local advocates considering the above.

Please vote NO on the redtail ridge application.

Sarah Staunton
Ward 2

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From: [Ted Battreal](#)
To: [City Council](#)
Subject: Support for redtail
Date: Sunday, August 18, 2024 9:38:24 AM

We would like to thank council for all the hard work and careful deliberations around redtail. We fully support council's decision to date and hope you can stay the course and move forward with the redtail ranch development to provide a much needed economic stimulus to our town.

Ted & Mari Battreal
316 McKinley park lane

Ted Battreal

Founder and CEO

ted.battreal@bluevector.ai

Mobile: 303-506-0542

[Book time](#) with me

Connect with us:



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From: [Terrerushton](#)
To: [City Council](#)
Cc: [Sisk Charles](#)
Subject: Please approve RedTail Ridge
Date: Sunday, August 18, 2024 9:39:08 AM

Council Members:

You may know that we have been a supporter of this project for many years. The benefits to our community of development of the private, former Storage Tek site into this dynamic new business and community asset have only grown. Keeping Avista Hospital in our community is critical. The new access road for Monarch High School has been need since it's founding. We will reap huge economic benefits. And the developer has answered every concern raised.

Please do this for Louisville's future and to make our community as rich and vibrant as it deserves to be.

Respectfully, Terre Rushton and Charles Sisk

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

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From: [Stephanie Hempen](#)
To: [City Council](#)
Subject: Red tail ridge
Date: Sunday, August 18, 2024 10:31:56 AM

Hello

I d like to let you know I am in FULL support of the Red Tail ridge project. This has many benefits for our community.

Thank you
Stephanie Hempen
Sent from my iPhone

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From: [Emma Hempen](#)
To: [City Council](#)
Subject: Red-Tail Ridge
Date: Sunday, August 18, 2024 10:53:01 AM

City Council,

For sake of Louisvilles economic wellbeing Redtail Ridge is a MUST! It was Voted in and with my fellow downtown members it is crucial for the growth and health of our downtown community!! PLEASE VOTE YES.

-Emma Hempen

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From: [Rick Kron](#)
To: [City Council](#)
Cc: [Tom Horst](#); [Jenni Hlawatsch](#); [Eric Reed](#); [Stephanie Schlageter](#); [Mark Oberholzer](#); [Heather Bingaman](#); [Patrick Walsh](#); [Greg Reedy](#); [Rob Zuccaro](#); [Vanessa Zarate](#); [Austin Brown](#); [Iona Kearney](#)
Subject: Support for Redtail Ridge Resolutions 38 and 39, Series 2024
Date: Sunday, August 18, 2024 10:59:17 AM

Greetings, Mayor and Council:

The Board of Directors of the Downtown Business Association of Louisville (DBA) strongly supports the adoption of Resolution Number 38, Series 2024 (Redtail Ridge Filing 1 Final Subdivision Plat) and Resolution Number 39, Series 2024 (Metropolitan District Amended Service Plans) for the following reasons (among others):

1. A recent City survey showed “Economic Prosperity” as the number one priority of our residents. That is also a primary priority of the DBA. Redtail Ridge, as shown by the EPS and other information in the staff report and attachments that have been supplied to the City, will be a major driver of long term economic prosperity.
2. Avista Hospital must stay in Louisville. Although the hospital is not in Downtown, its continued health is essential to the continued health of our entire community.
3. For fire and other safety reasons, Campus Drive must be completed to 96th Street. Another fire or other disaster requiring evacuation of the school would be tremendously harmful to the City, including the Downtown.
4. Public infrastructure is extremely expensive. The amended service plans provide a mechanism for long term financing of those improvements and the ongoing maintenance of the public improvements retained by the districts.

Please approve the resolutions and move this project forward. Thank you,

By: Rick Kron
As: President of the Downtown Business Association of Louisville, Inc.

And As: Ward 3 Resident since 1987.

Sent from my iPad

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From: [Kyle Kramer](#)
To: [City Council](#)
Subject: Red Tail Ridge
Date: Sunday, August 18, 2024 11:12:56 AM

Hello, as a proud Louisville resident I am emailing you to express the importance, of moving forward with the Redtail Ridge project.

I believe Redtail Ridge can play an absolutely pivotal role in growing and sustaining this lovely town. The positive economic impacts coupled with a much needed lift in demographic vitality are well understood and documented.

There is a cult like faction in this town, an “old guard” of sorts, that has bullied and imposed their will on our local politics for far far too long. We can not stand idly by and watch opportunities pass us by as a community just because a small, but very loud and annoying portion of this town wants to see it preserved in some sort of make believe time capsule.

Change is inevitable, growth is necessary, please do what is best for the future of this town and its people.

Cheers

Kyle Kramer.

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From: [Mark Dayan](#)
To: [City Council](#)
Subject: Red Tail Ridge Development - I vote NO and please reschedule the application until it has a more complete plan
Date: Sunday, August 18, 2024 11:55:03 AM

Dear Council members,

I live around the corner from the proposed development and have owned the property for over 20 years.

I have serious concerns about the increase in traffic both on US 36 and local roads as well the missing details regarding the plan.

Thanks,

-Mark

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From: [Keith Reis](#)
To: [City Council](#)
Subject: Retail Ridge
Date: Sunday, August 18, 2024 1:29:38 PM

Dear City Council,

I cannot stress enough how important approving this development is to the future of this community. If we fail to pass this, it will further solidify in developers, residents, future businesses, tourists etc that Louisville is not a place you want to be because we simply can't get things done.

We need this. Our outlining communities are growing their populations and tax base through thoughtful deliberate development. Louisville can and should do this as well.

Please, please do not fall prey to rumors, highly mobilized yet small constituencies however loud they may be. If they spread rumors or worse rely on those rumors, not is councils responsibility to set the record straight, correct them publicly.

In summary, Redtail Ridge development is WHAT cities do. They use the land and resources available to grow the most prosperous city, for the most people in their community possible. Cities and governments that don't do this and stifle growth and smart, deliberate development will stagnate. Louisville is great of a community to let this go any longer.

Here are some additional details that further this argument. Lastly, if this doesn't pass where is the city going to come up with the estimated \$12.5 million in sales tax? We certainly could put that to good use here.

Thank you for supporting Redtail Ridge development.

Keith Reis

Highlights

- **Northwest Parkway:** The NWP Authority's board has fully approved the development agreement with Sterling Bay. This includes more than \$25 million in offsite improvements, such as new lanes, engineering and safety improvements, new signalization, and so on.
- **Campus Drive:** The Boulder Valley School District's board has approved the agreement with Sterling Bay to expand Campus Drive. In addition, we'll announce next week that we're introducing a new underpass -- the third on the site -- for improved safe passage between Monarch and Redtail.
- **\$4.9 billion in annual economic impact:** A recently concluded economic impact study (the summary is attached) shows that Redtail will account for more than \$4.9 billion annually in direct and indirect economic benefits to Louisville and Boulder County.
- **Plus \$12.5 million annually in new sales tax revenue:** Redtail will generate an estimated \$144 million in retail sales, and much of that money directed toward businesses in Louisville and Broomfield.
- **Avista accounts for \$410 million annually:** In case there was any doubt how valuable Avista is to Louisville, we can now put a number on how much they impact Louisville's economy.

Keith Reis
Sanitas Sales Group
CL: 303-204-3100
keith@sanitassalesgroup.com

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From: [JOE F TURNBOW](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Sunday, August 18, 2024 1:35:55 PM

**Please DO NOT approve the Redtail Ridge agreement that is on the table for Tuesday evening. It has been changed and it is not what we citizens of Louisville want.
Joe Turnbow, M.D.**

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From: [Jerry Glick](#)
To: [City Council](#)
Subject: Final Platt at your August 20 meeting
Date: Sunday, August 18, 2024 1:58:31 PM
Attachments: [Columbia Group LLLP.docx](#)

Please see letter attached

Jerrold L. Glick
Columbia Group LLLP

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From: [Jeff Meier](#)
To: [City Council](#)
Subject: Redtail Ridge Approval
Date: Sunday, August 18, 2024 2:01:10 PM

Dear City Council

Sterling Bay has complied with all the requests and requirements of the city. The development will bring numerous benefits and economic growth to Louisville

Please give it your unanimous approval

Thank you!

Jeff Meier

970 948-6666

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From: t.horst@crystalspringsbrewing.com
To: [City Council](#)
Subject: Please make Redtail Ridge happen!
Date: Sunday, August 18, 2024 2:42:59 PM

Dear City Council,

I am writing this email because of my great concern for our community and the anti-business message that, along with other decisions and delays the council has made regarding small business, the continuing delays on Redtail Ridge are sending . We've already lost Medtronic along with several other businesses around town, and on Main Street - and without your vote on August 20, we risk losing Avista Hospital forever. Please don't believe the people who say Avista won't ever leave Louisville. Like any business, it has to make decisions that assure its survival. Avista will leave if they have no other choice!

I have watched how the same people who have opposed Redtail, and Main Street businesses for years – and who have consistently spread misinformation about Avista, Main Street businesses and this project – are doing everything they can to get you all to delay making a decision at your August 20 meeting. They're now claiming that the Northwest Parkway agreement isn't signed (which is completely untrue as the NWP board approved this at their July 29 board meeting). Please don't again fall to their ploys. Please.

Without a doubt, Redtail Ridge will be the most significant land use decision that our community has made in more than four decades. Please trust the competence of your staff and all the work that they have put into negotiating and resolving the numerous agreements required for your approval. It is time to listen to the voices of logic and common sense.

Redtail Ridge represents one of the single largest revitalization opportunities that we've ever had, and with your approval on Tuesday, we can finally demonstrate that Louisville is supportive of business. Businesses are the lifeblood of any community. They are why people want to live here, raise families and enjoy life. Businesses support the community with more than just paying taxes. We support every charity, city event, public schools, and community activities. We volunteer. We care. It's time to show us your support.

Sincerely,
Tom Horst, Founder/Owner
Crystal Springs Brewing Company
604 Main Street and
657 S Taylor Ave, Unit E
Louisville, CO 80027



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From: [Michael Crowe](#)
To: [City Council](#)
Subject: No More Drlays on the Red Tail Project
Date: Sunday, August 18, 2024 2:59:43 PM

Dear City Council,

I write today out of great concern for our community and the anti-business message that the continuing delays on Redtail Ridge are sending. We've already lost Medtronic, and without your vote on August 20, we risk losing Avista Hospital forever.

We have already seen how the same people who have opposed Redtail for years – and who have consistently spread misinformation about Avista and the project – are doing everything they can to get you all to delay making a decision at your August 20 meeting. They're now claiming that the Northwest Parkway agreement isn't signed (which is completely untrue as the NWP board approved this at their July 29 board meeting).

Without question, Redtail Ridge will be the most significant land use decision that our community has made in more than four decades. Please trust the competence of your staff and all the work that they have put into negotiating and resolving the numerous agreements required for your approval. City staff and Sterling Bay have Please trust that your professional staff has worked with Sterling Bay to address and resolve.

Redtail Ridge represents one of the single largest revitalization opportunities that we've ever had, and with your approval on Tuesday, we can finally demonstrate that Louisville is open to business.

Sincerely,

R. Mike Crowe
296 Harper Street
Louisville, CO 80027
303-359-4581 Mobile
rmikecrowe61@gmail.com

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From: [Melissa DuBois](#)
To: [City Council](#)
Subject: NO on Redtail Ridge Application
Date: Sunday, August 18, 2024 4:01:54 PM

Dear Louisville City Council,

My name is Melissa DuBois, and I am a longtime Louisville resident, residing at 657 Owl Drive.

I would like to encourage you to vote NO on the latest application being submitted by the Redtail Ridge developers. I understand that their current application falls short of what the citizens and City Council of Louisville have previously agreed to in the past. Specifically:

- The C470/36 interchange is projected to fail in 2040 without the project. The added traffic from the Redtail Ridge project would require major improvements/widening within 6-7 years to prevent unacceptable backups.
- The application from the developers is not even complete. An agreement with the NW Parkway Authority was a condition of approval. There is no agreement; therefore, there should not even be a hearing, let alone an approval.
- The developers have not provided the standard letter of credit that protects the City if roads, water and sewer lines, trails, and other infrastructure are not completed. Allowing the developers to escrow the money the metro district will raise when it issues bonds would not bring any additional resources to the table if something were to go wrong. Accepting this offer would be financially irresponsible in the extreme.
- **The final plat application differs significantly from the preliminary plat Council approved in February. The public has fewer than 4 days to review it. Many unacceptable changes have been made, including the following:**
 - In the preliminary plat, which Council approved, the developer committed to continuous monitoring of wildlife use, burrowing owl and raptor surveys, migratory bird nest assessments, and pollinator protections. These commitments have been removed from the final plat application.
 - The commitment to 2.6MW of solar power generating facilities in the preliminary plat has been effectively reduced to 2.16 in the final.

I urge you not to acquiesce to the persistent efforts of this large corporation with expensive attorneys as they try to take advantage of the city and citizens of Louisville.

Thank you for reviewing my objections to the application submitted by the Redtail Ridge developers. I appreciate you representing me on the city council, and I look forward to seeing you at the City Council meeting on Tuesday.

Sincerely,
Melissa DuBois

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From: [Stephanie Schlageter](#)
To: [City Council](#)
Subject: Vote Yes on Red Tail
Date: Sunday, August 18, 2024 4:20:54 PM
Attachments: [image001.png](#)

Dear Louisville City Council Members,

I am writing to ask that you approve Red Tail Ridge at your upcoming Aug 20 meeting. I am not only strongly in support of Red Tail Ridge and the many up-side benefits it will clearly bring to our City and community, but I am very concerned that if Red Tail does not get a yes vote at this week's meeting, we risk losing Avista Hospital, which would be a terrible loss. According to the recent analysis conducted by EPS, Avista Hospital accounts for approximately 1400 jobs in our community and has an annual economic impact of \$409 million. The damage to our community if we were to lose Avista – both economically and in terms of health outcomes – would be severe. Avista's CEO expressed at the February 6 hearing that they were growing impatient and would soon begin looking for new locations outside of Boulder County if Council did not act soon. It is now August, and our City needs to act swiftly and vote yes to allow Red Tail to proceed with its plan.

Please approve Redtail Ridge in your August 20 meeting so Red Tail can move forward, and, among many other benefits, we can keep our largest employer.

Sincerely,

Stephanie Schlageter
Board Member, DBA
Board Member, Louisville Chamber
Property Owner – 916 Main Street
Business Owner and Operator – Radiance Medspa, 916 Main Street



Stephanie Schlageter
Founder and CEO
www.radiancemedspa.com

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From: [Connie Bernhardt](#)
To: [City Council](#)
Subject: Red Tail Ridge vote
Date: Sunday, August 18, 2024 4:52:36 PM

Dear Council Member:

Please, please, please approve the Red Tail Ridge Development Project on Tuesday, August 20 without any further delay. After months of research, extended analysis, and lively pro/con discussions, it is time to seal the deal and move ahead. We all love Louisville so much. To ensure that our small community continues to thrive, we need to support worthy new developments with an eye on the future. We are a community committed to maintaining our Main Street and lovely neighborhoods; to preserving our open spaces for exercise and recreation; to safeguarding our environment with an eye on energy efficiency; and to engaging the active participation of our residents in our small-town life. This takes not only commitment but also money. It takes fiscal responsibility and foresight to move ahead with big projects, but failure to do so could mean missing a great opportunity. This Red Tail Ridge Development will enrich our community by providing fiscal assets, as well as ensuring that Avista Hospital stays in Louisville. The council needs to be forward-thinking. Not everyone may be excited about this expansion, but we think it's safe to say that the majority of Louisville residents think it's time to move ahead with this extremely important project...or lose big time and that would be a disaster for Louisville.

Sincerely,

Connie & Bruce Bernhardt

1079 Leonard Lane




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From: [Peter Grady](#)
To: [City Council](#)
Subject: Redtail Ridge Project
Date: Sunday, August 18, 2024 5:36:48 PM



Eveline Grady

1:49 PM (3 hours ago) 



to me 

Dear Members of the Louisville City Council,

Thank you for your service and the many hours you spend on improving and guiding our community. It is truly appreciated.

We would like you to know that we fully support the passing of the Redtail Ridge project on Tuesday, August 20th. It's a well thought out project that will increase Louisville revenues and solidify our standing as a business friendly community. The fact that the Northwest Parkway Board has approved the needed improvements and that BVSD has given its green light are important aspects of the project that have been resolved. Modernizing Visita Hospital is vital with all the economic implications to our city and we are glad this is part of the project.

Due to our growing federal government debt, and the unlikelihood of a balanced federal budget in the foreseeable future, federal funding streams coming to States are going to continue to be reduced which will impact every community. If Louisville wants to prosper, it is going to need additional revenue for our infrastructure, schools, environment, fire protection and all other services. To deny this project would not be consistent with the needs of our community.

Warm Regards,

Peter and Eveline Grady
302 W.Spruce St

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From: [Jessica Kowalski](#)
To: [City Council](#)
Subject: Vote YES to Redtail Ridge
Date: Sunday, August 18, 2024 6:25:20 PM

Dear City Council Members,

I'm writing to voice my informed and emphatic endorsement of the current plans for the Redtail Ridge Project. Please vote yes Tuesday and let's get this thing going.

Thank you for all you do,

Jessica Kowalski
945 McKinley Ave.
Louisville

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From: [Carolyn H Anderson](#)
To: [City Council](#)
Subject: Redtail ridge
Date: Sunday, August 18, 2024 7:29:11 PM

The Redtail Ridge project won't go away and it should. Many Louisville citizens have opposed this project from the start. I am among them. The city was our home for 21 years, the longest we have lived anywhere. It is still our neighborhood despite having to move to nearby Brookfield because our home in Coal Creek Ranch was destroyed by the wildfire. Were we still there our neighborhood will be impacted but traffic congestion, noise, potential for fire from construction accidents.

I cannot support this project for all the reasons I have stated before. The developer has apparently not complied with his obligations, so don't let him in.

Carolyn H Anderson
200 Summit Blvd., Apt 333
Bloomfield CO 80021

Formerly 354 Troon Court
Louisville

[Sent from the all new AOL app for iOS](#)

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From: [Matt Dahm](#)
To: [City Council](#)
Subject: Letter of support for Redtail Ridge
Date: Sunday, August 18, 2024 9:07:28 PM

City Council of Louisville - I'm writing this in full support for the Redtail Ridge final plat. Clearly this project will financially benefit Louisville in many ways, so please pass this final plat quickly and efficiently during the August 20th meeting.

Thank you for all the time the council members have contributed to this important matter.

Matt Dahm
768 Hoover Ave.
Louisville, CO
mattdahm@mac.com

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From: [Christine Dahm](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Sunday, August 18, 2024 9:38:04 PM

Hello,

I am writing in support of approving Redtail Ridge Plat - again. I understand that for some reason this issue is under review again. I want to express my passionate support of the economic and service benefits that Redtail Ridge Plat will provide. We cannot lose Avista or more businesses to our neighbors. I am really tired of watching our adjacent towns thrive with new businesses and people while Louisville seems to go backward.

Let's move this forward on Tuesday.

Thank you,

Christine Dahm
768 Hoover Avenue
Louisville, CO 80027

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From: [Mark Gasper](#)
To: [City Council](#)
Subject: Please approve Redtail Ridge Development
Date: Sunday, August 18, 2024 11:51:31 PM

Dear City Council

We have reviewed numerous documents with regards to the proposed Redtail Ridge Development and believe that this project would be extremely beneficial to our Louisville community. As such, I'm asking you to please approve Redtail Ridge development project.

Thank you,
Mark and Donna Gasper
1014 Johnson Lane Louisville

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From: [tamar krantz](#)
To: [City Council](#); [Barbara Hamlington](#); [Caleb Dickinson](#); [Christopher Leh](#); [Tim Bierman](#); [Deb Fahey](#); [Dietrich Hoefner](#)
Subject: Postpone the RTR agenda items for a complete application
Date: Monday, August 19, 2024 2:02:16 AM

Dear City Council Members,

I hope you are having a great weekend and fitting in time to read the RTR packet in detail. I appreciate your service to our community.

During your July 9th meeting, the Mayor (you) mentioned that most of us have seen the "Chamber of Commerce's notice about alleged slowdowns in connection with the Redtail Ridge matter" and he (you) asked about the timeline. Rob Zuccaro responded that staff is waiting for a complete application. Please continue to wait for a complete application.

The packet includes 10 conditions, some of which are not minor. Approval without the conditions removes transparency. If the conditions are not met exactly and negotiations are required, the opportunity for public input is gone.

Also, a social media post says Sterling Bay is going to announce plans to add a third underpass on Tuesday. I hope this is true. However, if true, please follow our procedures. The meeting packet available to the public shows a commitment to two underpasses, the road and trail network plans integrate these proposed underpasses, the designs are included, and the costs are included in the agreement. If the applicant indeed comes forward with this change, please ask them to return with a complete application at a later date so you don't have to make decisions on the fly--especially regarding the financial guarantee.

Another problem with this application: The applicant will not share the data and surveys to back up the conclusion in their Natural Resources Assessment. (page 520/754 of your packet). LMC 16.12.075 requires you to consider whether the plat is consistent with applicable state and federal laws. You do not have enough information to consider this. It seems especially odd that the summary says they began prairie dog relocation in 2023 but they won't say how many and where. Based on receiving facility criteria, it seems unlikely to me that relocation occurred. The summary says that they did burrowing owl surveys but they have not shared the data. Please ask for transparency. A complete application should include the surveys.

Most concerning to me is the idea that the financial guarantee is going to come from a yet-to-be-formed Metro District and not from the applicant. This is a big change from the subdivision improvement agreement that you reviewed in February. A google search reveals that SB has \$20B in assets under management. What risk to their assets do they avoid by not providing a letter of credit? What are the risks to our city? According to the agreement (page 61 of 754) the district can issue bonds as soon as the city issues final approval of the plat. Is that the same as passing resolution 38? If so, shouldn't this wait till conditions are met?

Thanks for considering these issues. Please don't rush because of the "Chamber of Commerce notice".

Tamar Krantz,
Louisville

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From: [Greg Maring](#)
To: [City Council](#)
Subject: Please approve Redtail at your August 20 meeting.
Date: Monday, August 19, 2024 5:17:04 AM

Dear Members of the Louisville City Council,

Please approve the Red Tail Ridge project. As you all know, I've been vocal about economic vitality.

Council approved the preliminary plat 6 months ago, so let's continue the momentum and approve the project. Economic vitality should be an important priority for every member on City Council.

I hope you all will review the economic impact studies conducted by EPS that show that Redtail Ridge will have an enormous positive impact on our community. These include:

- An annual economic impact of approximately \$4.9 billion;
- More than 10,500 new jobs, many of which will spend their time and dollars in our local shops and restaurants;
- Approximately \$144 million in annual retail sales across the region; and
- An additional \$1.9 billion impact from construction and related services.

Most importantly, Redtail Ridge will generate significant annual sales tax and property tax revenues to Louisville. EPS calculates that Redtail could generate up to \$12.5 million in annual sales tax revenues while contributing more than \$1.4 million in annual property tax revenues to Louisville (and even more to Boulder County, BVSD, and our fire district, among others).

Council approved Redtail Ridge's preliminary plat six months ago. It is time to approve the Final Plat so we can finally have the benefits that have been denied to our community for so long, including the long-awaited extension of Campus Drive and all the new public parks and open space.

Please approve Redtail at your August 20 meeting.

Cheers,

Gregory Maring
Ward 3 resident

Sent from my iPad

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From: [Genny Kline](#)
To: [City Council](#)
Subject: FW: Tuesday
Date: Monday, August 19, 2024 9:35:02 AM

Genny Kline (*she/her/hers*)

Interim City Clerk
City Clerk's Office

303.335.4574 (office)
720.762.2459 (cell)
GKline@LouisvilleCO.gov

From: Christopher Leh <leh@louisvilleco.gov>
Sent: Saturday, August 17, 2024 10:43 PM
To: Genny Kline <gkline@louisvilleco.gov>
Subject: Fwd: Tuesday

From: Michael B. Menaker <michael@Hostworks.net>
Sent: Saturday, August 17, 2024 2:11 PM
To: Christopher Leh <leh@louisvilleco.gov>
Subject: Tuesday

Chris,
You know as well as anyone that Tuesday night is one of those rare, critical inflection points that influence events for years to come.

The plans before you represent 1,00s of hours of work by true experts in their respective fields...and we're fortunate to have some of the best working for the City. Planners, Public Works mavens, attorneys (lots of attorneys), accountants, financial institutions, consultants, geologists, hydrologists, botanists, environmentalists... Not to mention BVSD, the NW Parkway Authority, fire districts, Avista Hospital, CDOT, and more.

People on both sides of the dais will be drawn to comment, tweak, critique and otherwise twiddle with the complex proposal before you. With the same instinct that draws dogs to fire hydrants.

Well-meaning though they may be, neither Council nor the general public possess an iota of of the expertise needed to evaluate the ripple effects and consequences of changes to this complex proposal.

Trust the professionals. Trust our City Staff.

Resist the urge to “improve” the documents before you and vote “Yes”.

Sincerely,
Michael

--

Michael B. Menaker
1827 W Choke Cherry Dr
Louisville, CO 80027
303.588.8781

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From: [Clif Harald](#)
To: [City Council](#)
Subject: Imperatives for Redtail Ridge Approval
Date: Monday, August 19, 2024 9:52:01 AM

> Members of Council,

>

> Acting on the Redtail Ridge development plan is among the most pivotal decisions you will make this year. Following your unanimous approval of their preliminary plat in February, I urge you now to approve their final plat.

>

> At least four imperatives support final plat approval:

>

> Louisville's Economic Competitiveness. The economic benefits of Redtail Ridge are well understood. They include thousands of direct and indirect jobs, millions of new tax dollars annually, and a new home for our largest employer, AdventHealth Avista. But equally important, final plat approval demonstrates that Louisville is once again economically competitive in the region.

>

> Louisville's Financial Resilience. Council is confronting challenges in adopting its 2025-2026 biennial budget. Expenses are projected to outpace revenues, forcing difficult tradeoffs in both operating and capital budgeting. Redtail Ridge offers the single best opportunity in the foreseeable future to strengthen the city's financial footing and resilience - both in the nearer term during project construction and over the coming decades as it reaches build out.

>

> Louisville's Demographic Vitality. The city's housing needs assessment highlighted troubling demographic trends. Residents over 65 are becoming our dominant age cohort as our school and workforce age groups shrink. Only 7% of city residents have jobs in Louisville, while nonresidents commute in to fill over 90% of jobs within the city. These trends contribute to city business closures, downtown vacancies, workforce shortages, school closures, constrained housing, and concerns about traffic safety and emissions - all of which Redtail Ridge could help mitigate.

>

> Acting with Urgency. In the six months elapsed since Council approved Redtail Ridge's preliminary plat, the applicant not only met the city's approval requirements, it enhanced the community benefits it offered. But we're also seeing growing competition for bioscience tenants, greater volatility in capital markets, and increasingly urgent concerns from the project's anchor tenant, AdventHealth Avista, that Louisville can accommodate its growth. As suggested in the findings of the city's resident survey, community expectations are high that the city will act with an urgency equal to that of our top employer and to the singular opportunity presented by Redtail Ridge.

>

> Thank you for considering these imperatives for supporting Redtail Ridge. I urge Council to approve the project's final plat.

>

> Clif Harald

> Ward 2 Resident

>

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From: [Joshua Cooperman](#)
To: [City Council](#)
Subject: Comments on Redtail Ridge, part 1
Date: Monday, August 19, 2024 12:27:59 PM

Dear Louisville City Councillors,

This email contains my first installment of comments on Redtail Ridge. Let me begin by affirming my primary concern: to make Redtail Ridge the best possible development for Louisville, our region, and the world given the many factors constraining the development's form. We can---and must---still improve Redtail Ridge. I will propose and discuss improvements in further installments.

In this first installment I reflect on City Council's hearings of the Redtail Ridge preliminary plat, drawing lessons for City Council's hearings of the Redtail Ridge final plat. As usual, my reflections are critical: I firmly believe in being forthright even when such candor can be somewhat uncomfortable. Some of my comments are critical of City staff, particularly Rob Zuccaro. I know and like Rob, and, generally speaking, Rob does excellent work for the City. Some of my comments are critical of the Redtail Ridge developer. I typically criticize developers' plans not developers themselves: I am interested in engaging with substantial matters, and the substance lies in their plans. On this occasion, however, I believe that such criticism is warranted.

Prior to City Council's review of the Redtail Ridge preliminary plat, residents warned City Council that its meeting packet did not include all of the documents required for such a review. City staff begged to differ yet responded by providing the missing documents for City Council's second hearing. Mr. Zuccaro stated that the City had these documents on file from previous applications. If the City had these documents, then why were they not included in the meeting packet? Moreover, arguably, documents on file from previous applications are insufficient: an applicant should provide---and City staff should include in the meeting packet---up-to-date versions of all of the required documents.

Mayor Leh inquired with City staff into reasons for the duration between the Planning Commission's hearings on the Redtail Ridge preliminary and final plats and City Council's hearings on the Redtail Ridge preliminary plat; Mayor Leh seemed concerned that the City may have contributed to this arguably long duration. Mr. Zuccaro responded by indicating that negotiations between the developer and the Northwest Parkway Authority had taken considerable time; Mr. Zuccaro did not implicate the City in causing delays. Mr. Zuccaro's response does not tell the whole story in two principal respects. First, the City allowed the Planning Commission to concurrently review the Redtail Ridge preliminary and final plats before the developer's application was complete. Most notably, the developer had yet to secure an agreement with the Northwest Parkway Authority. If the City had separated consideration of the preliminary and final plats for Planning Commission review or waited for a complete application before holding Planning Commission hearings, then the duration between the Planning Commission and City Council's reviews may have been considerably shorter. Second, given that the Planning Commission recommended denial of the Redtail Ridge development application, the developer should have thought long and hard about amending the application, taking the time necessary to incorporate amendments.

The developer's presentation of the Redtail Ridge preliminary plat at City Council's first hearing was most impressive. As I acknowledged in my public comments, the plans for Redtail

Ridge have decidedly improved since the 2022 special election, and the developer has incorporated some of the community's feedback. I was particularly excited by the developer's claim to have reduced site grading in revising plans since the Planning Commission's review. This excitement completely evaporated at City Council's second hearing: in responding to a question from City Council, the developer's technical representative professed unawareness of any such grading reductions. City Council then proceeded to base its assessment of site grading on this representative's testimony. (The meeting packet did not contain documents allowing for a direct assessment.)

What lesson do I draw from these reflections?

- Ensure that City Council and the public have access to complete application materials for the Redtail Ridge final plat and metropolitan district service plan.
- Take sufficient time to thoroughly review the Redtail Ridge final plat and metropolitan district service plan.
- Be ever vigilant and critical.

Thank you for reading and considering my comments.

Best,
Josh

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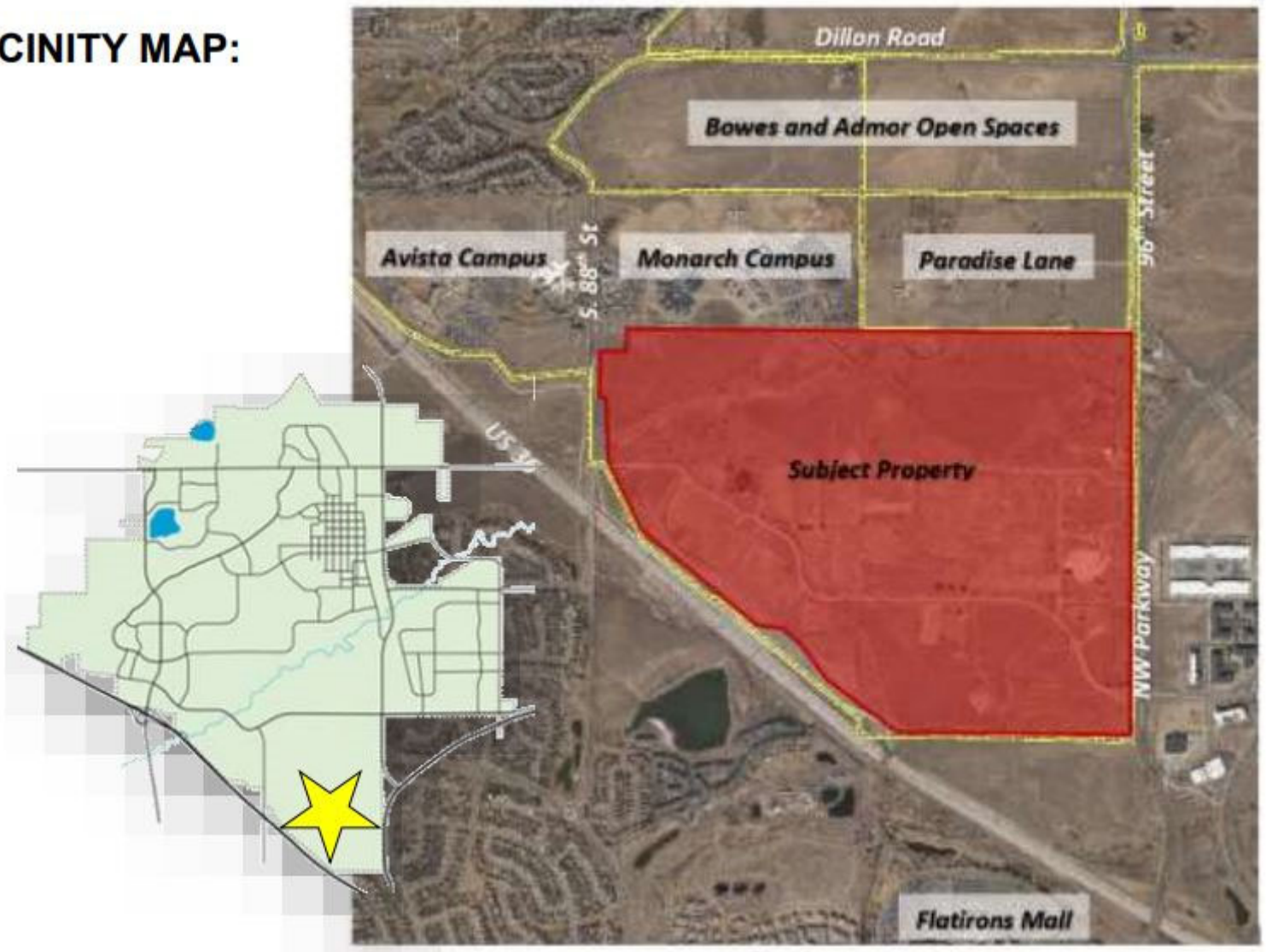
Genny Kline

From: Citizen's Action Council <caclouisvilleco@41875625.mailchimpapp.com>
Sent: Monday, August 19, 2024 12:33 PM
To: City Council
Subject: Redtail Ridge Final Plat Public Hearing Tomorrow

Redtail Ridge final subdivision plat will be heard before Louisville City Council tomorrow evening, 8/20/24. Public comment will be accepted. At full build out, this 389 acre proposed development will bring a traffic increase of an estimated 21,285 daily vehicle trips. Follow this City Council Agenda link for detailed information about the proposed development. Redtail Ridge is item B under regular business. The City Council meeting begins at 6:00 pm at Louisville City Hall, remote participation is also available.

<https://www.louisvilleco.gov/.../42852/638594180166200793>

VICINITY MAP:



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Our mailing address is:

Citizen's Action Council
662 W. Willow St.
Louisville, CO 80027

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From: [Todd Rowan](#)
To: [City Council](#)
Subject: In Support of Redtail Ridge
Date: Monday, August 19, 2024 1:28:39 PM

Hello Council,

I am writing in support of the Redtail Ridge development and urge you to vote in favor of the final plat. The NIMBY crowd has been squawking about all the harm this development will do to our town. Please don't take their bait. It is time for a long forgotten corner of our city to be developed and IMPROVED. I support the plans put forth by Sterling Bay and look forward to seeing their many concessions to the city come to life.

NWP Authority's board has approved the plans, as have you and the citizens on numerous occasions. The fact this has taken so long merely supports the "we are closed for business" reputation Louisville has earned over the past few years. Can we please start moving the needle in the other direction?

We already lost Medtronic and all the tax revenue that would have generated. Let's not lose Avista as well. Let's please avail ourselves of the positive economic impact this development will bring which I would like to point out is measured in BILLIONS of \$s annually (per the economic impact analysis done by the consulting firm EPS).

Please help our city grow. Please re-hang the open for business sign. Please approve the the final plat.

Todd Rowan
Ward 1
Louisville, CO

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From: [Sally Wilkinson](#)
To: [City Council](#)
Subject: Red Tail Ridge Application
Date: Monday, August 19, 2024 2:17:05 PM

As a resident of Louisville for over 25 years I am asking you not to rubber stamp the Red Tail Ridge ("RTR") application. It appears to have multiple problems and is not even complete. RTR is asking for special treatment and it appears to be trying to rush the application through the process. More time and attention needs to be granted to this major application.

Sally Wilkinson
764 Peach Ct.
Louisville, CO

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From: [laurie barr](#)
To: [City Council](#)
Subject: Redtail Ridge vote
Date: Monday, August 19, 2024 2:36:46 PM

It is time to vote yes on Redtail Ridge.

Laurie Barr

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From: [Jamie Schmidt](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Monday, August 19, 2024 3:03:12 PM
Attachments: [Outlook-wbt0svi3.png](#)

I work with Butterfly Pavilion, and I am writing to state my support for the approval of Redtail Ridge by Sterling Bay.

The Butterfly Pavilion has been proud to work alongside Sterling Bays' team on the Redtail Ridge development project in Louisville Colorado. We are honored to be a part of this project as consultants and guide them toward certification as an EcoGuild member. Sterling Bay is relying on counsel from Butterfly Pavilion to develop a scope of work that directly supports native pollinators. Pollinators are in decline in Colorado, and it is our mission to help create habitat for these tiny creatures. The scope of work that we recommend along with other agencies (native plant consultation) will create habitat to help increase the numbers and abundance of pollinators. Butterfly Pavilion has proven time and again effective at increasing the abundance and diversity of native pollinator species through increasing native plant populations and diversity. This directly leads to a healthy, thriving ecosystem.

Redtail Ridge will be the kind of place where tenants can participate in creating healthier environments, and the surrounding community can raise their children in a beautiful, natural environment, knowing their town has taken an active part in helping protect pollinators.

I hope you decide to support Sterling Bay and Redtail Ridge. And thank you for adding this email to the file that Planning Commission will review in advance of the upcoming meeting.

*Sincerely,
Jamie Schmidt
Director of Ecological and Environmental Services
Butterfly Pavilion
Westminster, CO*

Jamie Schmidt
*Director of Ecological & Environmental Services
Butterfly Pavilion
6525 West 104th Avenue Westminster, CO
E: jschmidt@butterflies.org
Cell: 303-726-6099
www.butterflies.org*



"By perseverance the snail reached the ark." ~ Charles Spurgeon-

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From: [Diane Shepard](#)
To: [City Council](#)
Subject: Redtail Ridge & city discussion
Date: Monday, August 19, 2024 3:31:53 PM

Hello,

Thank you for all your review and consideration on the development of the Redtail Ridge property. I have been watching this issue from the beginning and remain basically opposed to the development as it stands at this time. From an environmentalist point of view, I am disheartened at the destruction that will occur on that property in the name of development. Overuse of asphalt and paving over of natural ground will contribute to this area's heat and urban fire risk. Manicured 'open spaces' will undoubtedly be sprayed with herbicides and pesticides altering what has been natural space for decades. In the preliminary plat, which Council approved, the developer committed to continuous monitoring of wildlife use, burrowing owl and raptor surveys, migratory bird nest assessments, and pollinator protections. It's my understanding that these commitments have been removed from the final plat application. I hope you will be discussing this removal and hear that many of us in Louisville do not want what few open wildlife corridors that still exist to be overrun by development. This land is also one of the last unobstructed views to the east, and offers spectacular sunrises which I would much rather look at than the skyline that will be left to us during and after construction. The construction vehicles alone, driving Dillon Road past the sub-division I have lived in for 30 years, will be a huge disruption to us. I'd like to say I'm an avid walker, though since the Marshall Fire (which continues to directly impact Coal Creek Ranch) I quit daily walks in this neighborhood and drive elsewhere to walk. The rebuild construction vehicles are on our street, rumbling and spewing diesel fumes, before 7am daily. Adding Redtail Ridge construction impacts to us means many more years of these constant impediments to our home lives.

I do hope that a solution can be obtained to add an emergency exit route for the Monarch Campus. This is important for the safety of our kids, teachers and staff.

I'm reading different information about where we stand on how our infrastructure will be upgraded to accommodate the significant traffic increases sure to come. Updates will be necessary, and they, too, will alter this end of the city in ways we cannot return from. Please continue to negotiate with these points in mind. We will be monitoring the discussions.

I am not anti-growth. I am for reasonable and responsible growth. I prefer to see existing buildings be reused rather than natural land being dug up and forever lost. Though this may be the way business is currently being done, I do not agree with how the city continues to give such huge incentives and tax cuts to developers. I am for sensible growth providing goods and services that are needed. Many of the businesses in Louisville I can live without. A recent example is the new 7-11 store and gas station on 96th Street near Dillon Road. I have absolutely zero reason to shop at a 7-11 store and find them to be of no value selling nothing but junk. I also don't see the need for Louisville to build yet more gas stations; there's that environmental point of view again. There are plenty of places to buy gas now. The King Soopers super store sounds OK for that location, but again, a new gas station is not something I'd approve. CU Faculty and grad student housing-Fabulous re-use of that space! I mention these other issues to give you a more rounded view of who

your constituents are and what we want for our community. Let's take care of the property we live in. We are stewards of this land and we will impact generations after us.

Thank you for your time and efforts. They are truly appreciated and I learn a lot from listening to your meetings, reading your posts, etc. We have a wonderful city. I just hope my version of wonderful isn't completely lost as we continue to grow.

Diane Shepard

Louisville, Co

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From: [Laura Page](#)
To: [City Council](#); [Christopher Leh](#)
Subject: Redtail Ridge
Date: Monday, August 19, 2024 3:49:30 PM

Dear Mayor and Members of Council,

If it is true that the applicant for the Redtail Ridge project is asking for a waiver from a **letter of credit** that protects the City if roads, water and sewer lines, trails, and other infrastructure are not completed - instead, offering to escrow future money the metro district will raise when it issues bonds - I vehemently object. The City has repeatedly been burned by developers who make promises they don't keep. You must protect the City from potential financial harm.

This is particularly important because, to my knowledge, the applicant does not have any firm tenant commitments, other than Avista. The applicant will need tenants to pay off the bonds. If development is slow, Louisville could be left holding the bag. The spec development at 95th and Dillon doesn't appear to be having much luck filling its buildings. Redtail Ridge could similarly have trouble attracting future tenants, especially in this high interest rate environment.

During the hearing for the preliminary plat, a major concern raised was that the applicant's plans did not demonstrate that their grading plans would **minimize** damage to the environment as required by our Code. "Natural features, historical and archaeological sites, and vegetation of the area, including trees, must be preserved to the extent possible." (LMC 16.16.010.D) The applicant claimed that, in response to those concerns, they had reduced the area to be bulldozed, but not one member of Council asked for details or proof. **Will their new plans preserve from destruction an extra square foot of land or multiple acres?** Will the land scrape truly be minimized?

I am also extremely concerned by reports that promises made in the preliminary plat application are being reneged on. I distinctly recall Councilman Dickenson saying he expected the applicant to make good on all promises. Apparently, in the application for the final plat, the promised **solar energy generation has been reduced** and the promise of ongoing **environmental assessments has been removed**. These changes should not be accepted by the Council.

I also ask that the Council ensure that the amount the developer has agreed to **pay for infrastructure improvements** off site that will be necessary due to the development will be adequate to actually cover the costs. Costs have skyrocketed in the last four years. Whatever was previously agreed upon is unlikely to be enough.

I do hope that this Council will be diligent in reviewing this application. **It must be complete and uphold the promises made previously.**

I believe the City already gave a pass to the applicant by not requiring a new GDP for this property. The original GDP allowed only for a single-user campus - a restriction acknowledged by the applicant - but the City expanded their interpretation to allow for any development permitted by the property's zoning. That decision bypassed the public process and removed all leverage the City had to ensure the highest-quality, most sustainable development possible. Please don't give the applicant any more passes.

Thank you for your service.

Laura Page
920 Rex St

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From: [Bill Hempen](#)
To: [City Council](#)
Subject: Red Tail Ridge
Date: Monday, August 19, 2024 4:04:12 PM

Dear Louisville Town Council,

I have lived in Louisville for 20 plus years and watched it change for the much better than stand still since. I have watched development all around us in Superior, Lafayette Erie while we have a watched business after business move out of our town.

With what I have seen is a small group of well meaning yet non visionary people holding on to the past, standing in the way of our growth as a community. I love Louisville but feel we are stagnant and unwilling to grow with the times. It is not the day of the Blue Parrot and Senior T's which is what I feel we are headed back to.

We absolutely need Redtail Ridge to go forward in tax dollars alone. Also, If Avista goes away, the hospital that saved my life 5 years ago, others in our area may not be as lucky. We want to have the opportunity to see Louisville back as the number 1 town in Colorado to raise a family,

I fully support the Red Tail Ridge project to get us on the move again in a positive direction.

Bill Hempen

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