



City Council

August 20, 2024
Packet Addendum #3

From: [John Musinsky](#)
To: [City Council](#)
Subject: Redtail Ridge development
Date: Tuesday, August 20, 2024 10:34:22 PM

To whom it may concern,

While I do not object to reasonable and sustainable development in Louisville, per se, before voting to approve the Redtail Ridge development, as a resident in the City of Louisville I would like to request that all of the outstanding issues regarding the application be properly completed before the City Council rules on the application. These include completion of the agreement with the NW Parkway Authority; ensuring that the City of Louisville is not financially responsible for any future costs of the development, even if costs should exceed current estimates; commitments to the monitoring and protecting of sensitive wildlife habitat; and commitment to the 2.6 MW of solar power generating capacity, as originally envisioned.

Thank you.

John Musinsky

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From: [Terry Bierwiler](#)
To: [City Council](#)
Subject: Fwd: Redtail project
Date: Tuesday, August 20, 2024 5:50:29 PM

This got kicked back. Resending it

Terry Bierwiler

Sent from my iPhone

Begin forwarded message:

From: Terry Bierwiler <terry581@gmail.com>
Date: August 20, 2024 at 4:43:42 PM MDT
To: council@louisvillco.gov
Subject: Redtail project

Greetings City Council.

I am a 30+ year resident of Louisville. This has historically been a great place to live but of late it seems too easy for developers to take advantage of our fair town.

I would like to go on record as opposing the approval of the Redtail project tonight. It is way to late to continue when it appears you and the developer have not sufficiently protected the residents and citizens here from the megaliths that don't get tenants, grossly increase traffic and huge impact on our structure.

The developer is not vested in the best interests of the City like long term residents like me. They destroy our pristine lands with forever impact to the residents while they leave.

Please do not approve this project tonight.
Sent from my iPhone

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From: [psim1560](#)
To: [City Council](#)
Subject: Red Tail Ridge Feedback
Date: Tuesday, August 20, 2024 5:49:18 PM

Have things changed in red tail ridge plan, are plans concrete or are you just worn down and willing to go ahead. This doesn't sound like a plan that everyone will benefit from. Louisville atmosphere is definitely changing -- and not for the better. Our nice little town is getting too crowded, too much traffic and the council seems to make decisions before all feedback is considered. Please consider all comments on this project!!

Peggy Simpson
1560 Ridgeview Dr.
Louisville

Sent from my T-Mobile 5G Device

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From: [Mike Williams](#)
To: [City Council](#)
Subject: Save Avista-Vote Yes on Redtail
Date: Tuesday, August 20, 2024 5:37:09 PM

Dear Louisville City Council Members,

I am writing to express my concern for the continuing delays on this decision along with the misinformation being thrown around including that the Northwest Parkway agreement isn't signed (which is completely untrue as the NWP board approved this at their July 29 board meeting). I do believe that Avista will relocate if this decision is delayed further or denied altogether. This would be a massive loss for the city of Louisville as well as Boulder County.

Please approve Redtail Ridge in your August 20 meeting so we can keep our largest employer.

Sincerely,
Michael Williams
2351 Senator Ct

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From: [M.J](#)
To: [City Council](#)
Subject: please reject the Redtail Ridge project as proposed.
Date: Tuesday, August 20, 2024 5:31:41 PM

Dear Mayor and city Council of Louisville, Colorado,

There was an election where the citizens of this town were very clear that they do not want this development. The developer seems to be more important to the city council and the mayor than the citizens and their needs.

We care about our quality of life and economic future And I hope our government makes decisions in our best interest for the environment and our children's future as well as our quality of life. I want to breathe clean air.

- 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.

Please vote no on Retail Ridge.

Marcus Janoski
Garfield Ave.

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From: [Richard Tarde](#)
To: [City Council](#)
Subject: Redtail Ridge
Date: Tuesday, August 20, 2024 4:12:54 PM

Hi to the city council,

Please do not approve retail ridge until the plans are finalized. Please advocate for the citizens while these plans are develop and make clear to the developers what the citizens want. We have made it clear in the past that we want a more integrated plan. We believe:

- The project is too large
- Traffic will be worse
- Net fiscal benefit is minimal
- Stress on our city infrastructure and nothing to gain
- Approval is based on too many conditions
- Planning commission denied the application

Please let me know you received this,
Thanks,

Richard Tarde
421 W Sycamore CT
Louisville, CO
80027
720-903-6206

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From: [Charlene Bandurian](#)
To: [City Council](#)
Subject: Redtail ridge
Date: Tuesday, August 20, 2024 4:01:14 PM

Sirs and Madames,

We oppose the plan as presented.

Too much traffic, light pollution, but especially not preserving wildlife. Prairie dogs and plants are living things that our earth has produced.

The plan needs reworking to be feasible for our community.

We don't understand why the City Council members approved this plan when the Planning Committee ruled against it. Guess we elected the wrong people for City Council.

Charlene and Peter Bandurian
139 Lincoln Circle
Louisville CO 80027
Louisville residents for 40 years
[Yahoo Mail: Search, Organize, Conquer](#)

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From: [Laura Pederson](#)
To: [City Council](#)
Subject: VOTE NO on Redtail Ridge Plan
Date: Tuesday, August 20, 2024 3:56:07 PM

Louisville City Council,

The citizens of Louisville, who you were elected to represent, do not want the Redtail Ridge plan to be implemented. It either needs to be denied or significantly amended. It is too large in scope, and would irreparably damage the small time atmosphere in Louisville that we all treasure.

Louisville traffic has already gotten much worse in recent years, leading to worsening air quality, noise pollution, safety concerns, and a general degradation of our everyday quality of life. This project would add exponentially to the already troubling traffic related issues.

The Louisville Planning Commission has already denied this application. Louisville residents gathered signatures for a ballot initiative to reject the Redtail Ridge development plan. The ballot campaign was successful, and the ballot initiative passed.

What are we even doing here, and why are we again revisiting a failed proposal yet again? Are Big Money and Corporate Influence putting so much pressure on the Council that you are ready to ignore the will of the people, which has been made clear to you repeatedly? Have you forgotten that you are elected officials sworn to represent the wishes of the citizens of Louisville? Are you ready to turn your back on all that makes Louisville such a treasured gem of a town?

SHAME ON YOU if you approve this plan. It is a decision that would haunt you the rest of your days, as you would witness the erosion of Louisville's precious way of life.

Thanks and Regards,

[Laura Parks-Pederson](#)

[2297 Cliffrose Lane](#)

[Louisville, Co. 80027](#)

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From: [joy brook](#)
To: [City Council](#)
Subject: NO redtail Ridge
Date: Tuesday, August 20, 2024 3:32:22 PM

Regarding Redtail Ridge

- Add wildlife studies or management plans to the agreement
- Revert to the solar commitment of 2.6 MW as promised in the preliminary plat.
- Revert to the financial guarantee in the preliminary plat.
- Incorporate the Open Space Advisory board comments regarding trails
- Do more to alleviate traffic on 88th street
- Ask Sterling Bay to contribute to the HWY36/NWP interchange improvements necessitated by the development.
- Add more robust and specific commitments to preventing light pollution
- Allow community rescue of native plants before grading
- Preserve some habitat for prairie dogs
- I want to be able to breathe and have some dark night sky.
- I want to be able to go to Denver without sitting in traffic for hours.

Just say no, our citizens had a potential petition and one and election because they do not want our city to be given away to developers who are not willing to follow our laws. Give them no exceptions give them more requirements.

Tane Mahuta E Tu!

Blessings to the Creator, trees! Stand Tall!

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