

**Addendum 10.13.22 - 525 McCaslin Blvd
PUD Amendment Public Comments**

Ellie Hassan

From: Katie Lacz <lacz.katie@gmail.com>
Sent: Monday, October 10, 2022 8:25 PM
To: Planning
Subject: Opposed to gas station development at Cherry and McCaslin

To the planning committee,

I am writing to voice my strong opposition to the construction of a gas station at McCaslin and Cherry. Beyond being redundant (with a Conoco essentially across the street), it is completely out of line with our city's excellent efforts to mitigate climate change and be a leader as a "green" city. Further supporting the use of fossil fuels only contributes to the climate crisis, which will intensify disasters like the Marshall Fire more and more frequently. (I live on Mulberry St - half of the houses on my street are gone.)

As someone who lives close to that intersection - four-tenths of a mile away - I do not want the emissions that come part and parcel with a gas station in my neighborhood, a neighborhood that includes the young children at Fireside Elementary. In addition, the funds for this gas station could be put to much better use making McCaslin a more walkable, pedestrian-friendly corridor. There must be better, more sustainable investments in the infrastructure in that area, and I urge City Council to oppose this development. Thank you for your time.

Sincerely,

Katie Lacz
874 W. Mulberry St.

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Ellie Hassan

From: Laura Levesque-Catalano <lauralevesque@hotmail.com>
Sent: Tuesday, October 11, 2022 2:17 PM
To: Planning
Subject: NO to a new gas station on McCaslin

Hello Planning Commission,

On Thursday, 13 October, you will consider a proposal for the construction of a gasoline station at the southwest corner of the intersection of McCaslin Boulevard and Cherry Street.

I urge you NOT TO APPROVE the new gas station project.

1. There are already plenty of gas stations in our town. Another is not needed.
2. There are fugitive emissions from gas stations thus increasing Greenhouse Gas Emissions
3. Louisville's future is with electric vehicles not gas powered vehicles
4. More gas stations are not congruent with Louisville's Sustainability Action Plan

Louisville needs to consider long-term climate-friendly investments.

This proposal is a short-term, narrow-minded venture that will continue to pigeon-hole us in our bad habits of ICE engine dependence. I oppose the build-out of this proposed gas station and I hope you do as well.

Thank you,
Laura Levesque
642 West St.

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Ellie Hassan

From: Tiffany Boyd <tiffboyd@gmail.com>
Sent: Tuesday, October 11, 2022 10:13 PM
To: Planning; City Council
Subject: We DON'T need a new gas station in Louisville

Dear Louisville Planning Commission and Louisville City Council,

I am writing to encourage you to consider banning new gas stations in the City of Louisville.

Transportation is one of the largest contributors to GHG emissions in Colorado. We need to be making local land use decisions based on supporting our transition to renewable energy and electric cars, not on the burning of more fossil fuels.

Other cities in the United States are taking local climate action and banning new gas stations. Louisville should join them. [Santa Rosa, CA approves BAN on gas stations](#)

If this new gas station is built on McCaslin and Cherry, please insist that the owner **include infrastructure for 8 electric car charging stations** AND, encourage them to construct **a building that is the most efficient possible** with on-site renewable energy.

Thanks for making your decisions based on [the energy roadmap in Colorado](#) and what is best for the air quality in our state. We need your leadership to question the status quo and to map out a plan for our town that acknowledges that land use decisions that you rubber stamp today, will have consequences for years to come.

Thanks for your time,
Tiffany Boyd
550 Grant Ave.

Ellie Hassan

From: Katie Doyle Myers <kdmyers425@gmail.com>
Sent: Wednesday, October 12, 2022 11:09 AM
To: City Council; Planning
Subject: Opposed to new gas station

Hello City Council and Planning Commission:

I am writing today to express my opposition to approving a new gas station that is proposed to be built on the corner of McCaslin and Cherry. My family and I are opposed for various reasons, including:

1. *We do not believe that a new gas station is appropriate as we are trying to address the climate crisis in our communities.* We ARE interested in investments that support the City of Louisville to transition to reducing our carbon footprint and creating jobs in the green energy sector.
2. *We do not have ample evidence that a new gas station is needed or desired by the local community.* We ARE interested in pursuing more communication with community members about bringing business to Louisville that support both our local economy AND our social and environmental values.

Thank you for your attention,

Katie Doyle Myers

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katie doyle myers

::fon:: 303.919.4486

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Ellie Hassan

From: Elizabeth Kay Marchetti
Sent: Thursday, October 13, 2022 8:52 AM
To: Ellie Hassan
Subject: FW: Comments on Murphy Express Planned Unit Development

Importance: High

FYI

Elizabeth Kay Marchetti, AICP
ekaymarchetti@louisvilleco.gov
Office Phone: 303-335-4593
Cell: 720-813-9142

From: Joshua Cooperman <jhcooperman@gmail.com>
Sent: Wednesday, October 12, 2022 10:37 PM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Comments on Murphy Express Planned Unit Development

Dear members of the Louisville Planning Commission,

This Thursday evening I will urge you not to approve the proposed Planned Unit Development amendment that would allow for the construction of a gasoline station and convenience store along McCaslin Boulevard. I set forth a series of arguments against this development application in the following two blog posts.

<https://www.sustainablelouisvillecolorado.com/blog/opposemurphyexpressonmccaslinboulevard>

<https://www.sustainablelouisvillecolorado.com/blog/boycottlouisvillesnewconoco7eleven>

Best,
Josh

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Ellie Hassan

From: Elizabeth Kay Marchetti
Sent: Thursday, October 13, 2022 10:35 AM
To: Ellie Hassan
Subject: FW: No New Gas Station on McCaslin Blvd

Importance: High

FYI

Elizabeth Kay Marchetti, AICP
ekaymarchetti@louisvilleco.gov
Office Phone: 303-335-4593
Cell: 720-813-9142

From: Laura Pederson <lpederson@comcast.net>
Sent: Thursday, October 13, 2022 9:30 AM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: No New Gas Station on McCaslin Blvd

Louisville Planning Commission Members:

I am strongly opposed to the development of a new gas station, which is incompatible with the critically urgent need to mitigate climate change. It is not needed - there is already a gas station and convenience store directly across McCaslin Boulevard from the proposed development site. A new gas station would further compromise our air quality through its emissions, and the convenience store's offerings would not fit with the City's commitments to local agriculture and food.

The proposal conflicts with aspects of the Comprehensive Plan's vision statement. The development of a gas station is **not forward-thinking**. The gas station would worsen climate change and degrade air quality, **failing to preserve and enhance Louisville's quality of life**. The gas station and convenience store **would not contribute to a livable, innovative, and economically diverse community**.

I strongly oppose the development of a new gas station and convenience store along McCaslin Boulevard.

I am in favor of and would support a sensible and sustainable redevelopment proposal, but unfortunately this is NOT sensible or sustainable.

Thanks and Regards,

Laura Parks-Pederson

2297 Cliffrose Lane

Louisville, Co. 80027

Ellie Hassan

From: Elizabeth Kay Marchetti
Sent: Thursday, October 13, 2022 10:38 AM
To: Ellie Hassan
Subject: FW: Public Comment - 10/13 Agenda
Attachments: 20221013 Planning Commission.pdf

Importance: High

FYI

Elizabeth Kay Marchetti, AICP
ekaymarchetti@louisvilleco.gov
Office Phone: 303-335-4593
Cell: 720-813-9142

From: RJ Harrington <transitionrj@gmail.com>
Sent: Thursday, October 13, 2022 10:01 AM
To: Planning <planning@Louisvilleco.gov>
Cc: City Council <Council@louisvilleco.gov>
Subject: Public Comment - 10/13 Agenda

Dear Neighbors,

Please see attached and embedded message.

Louisville Planning Commission,

I'm writing with regard to items #6 & 7 on this evening's agenda. I will not be able to attend.

#6 – Thank you. Council will be hearing more detail to support your recommendation for denial.

#7 – Part of me wants to remain silent and wait for the applicants to lose their imprudent investment in additional fossil infrastructure.

That part is tiny compared to our understanding that new supply for continued extraction & combustion of fossil fuels are killing ours and most other species. The air we breathe is poisoned due to pollution from the supply of fracked gasoline inputs. The fact that our city staff recommends approval indicates the complete disconnect that they, City policy and our process has from required protections for our collective biosphere.

However, despite that lack, please also deny this PUD. There are too many reasons, but most importantly is the science.

According to the United Nation's International Panel on Climate Change, the amount of carbon in the ground is vastly greater than the carbon budget civilization has left to burn to stay $\leq 2^{\circ}\text{C}$ atmospheric temperature. Removing investments from fossil fuels indicates Louisville is not willing to sacrifice our children's future to an increasingly unstable climate that burning all of that carbon will lead.

Divestment and socially responsible decisions are not impossible and the benefits are clear. Many of us missed the opportunity to ask the City not to approve the 7-11 and adding two DC EV chargers will not be enough to offset the environmental catastrophe of that decision.

I trust that you will deny the application for another environmental travesty within our City limits. The Marshall Fire is a big enough signal that extraction and combustion of fossil fuels must end.

Thank you,

RJ Harrington, Jr.
457 E Raintree Ct

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Ellie Hassan

From: Elizabeth Kay Marchetti
Sent: Thursday, October 13, 2022 4:04 PM
To: Ellie Hassan
Subject: FW: Gas station
Attachments: Dear Planning Commissioners 101122.docx

FYI

Elizabeth Kay Marchetti, AICP
ekaymarchetti@louisvilleco.gov
Office Phone: 303-335-4593
Cell: 720-813-9142

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

From: Michiko Christiansen <chikochrist@gmail.com>
Sent: Thursday, October 13, 2022 12:03 PM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Gas station

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Dear Planning Commissioners.

Thank you for your service and continuing to follow the motto is on the wall in the chamber room.

Please deny the development of the new gas station. This will bring numbers of issues within the city itself.

1. Traffic- it is already started to stack up.
2. This area is heat vulnerable
3. Demolishing creates unnecessary pollution harming in all aspect of environments
4. Gas is not the answer to present day needs – Right now the cities across in the USA are now focusing removing gas stations. All cars will be modified in either hybrid or electric with in 10 years from now.
5. The city of Louisville has enough gas station and there is no need to have more.
6. This area is considered a fire zone – reminder Marshall Fire incident.

Resolutions to this area:

1. Bring natural environment, convert the cement into native plant growing area. A mini outdoor park for the visitors staying at the hotels/motels on Dillion Road or Senior citizens who resides at the Balfour.
2. Bring small local business to support the other business in McCaslin area such as indoor Farmer's Market, a unique business: using solar to roast coffee on the roof top and offering Coffee tasting rooms (very popular in the NW), Food trucks station, and many other environmental conscious businesses.
3. Involve the community to seek their inputs - not what the outsiders want.
4. Net zero and reduce the numbers of cars – EV station only

It is important to upcycle, recycle and reuse any empty location that fits to the environmental needs. Please deny their plans and find someone else that fits into the substantiality and environmental aspects.

Thank you.

M. Christiansen
543 Adams Ave
Louisville CO 80027

Ellie Hassan

From: Elizabeth Kay Marchetti
Sent: Thursday, October 13, 2022 4:04 PM
To: Ellie Hassan
Subject: FW: Murphy Express Proposal

FYI

Elizabeth Kay Marchetti, AICP
ekaymarchetti@louisvilleco.gov
Office Phone: 303-335-4593
Cell: 720-813-9142

From: sherry sommer <hellosberry2@yahoo.com>
Sent: Thursday, October 13, 2022 1:13 PM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Murphy Express Proposal

Members of the Planning Commission,

Sustainability is the stated top priority of the City of Louisville, tragically, our building code updates are lagging. That means that when you look at the proposal for a new gas station in McCaslin, you don't have all the tools you need to make this use less environmentally damaging. This is a serious problem as the air quality along the Front Range is classified as severely out of attainment by the EPA and where the heat island effect contributes to ever increasing temperatures.

With this in mind I would like to advocate for a conversation with the applicant to find places where our goals as a community and the applicant's goal of running a successful business overlap.

1) the roof is flat with a view that solar could be installed. If the roof was, at a minimum built to be solar ready, taking the next step to solar would be much less expensive for new construction and retrofitting.

2) the roof should also be bright white to minimize solar absorption. This will reduce cooling costs for the applicant and make the area less uncomfortable in summer.

3) Fueling stations will soon be less and less useful as more electric cars are used. It would be a waste of resources to build an expensive building that will only be relevant for a few years.

Please ask that construction include wiring for high speed electric charging stations that can replace gasoline pumps easily. That way the station can make the switch to electric seamlessly and in step with demand.

4) Please make all new tree and other plantings drought tolerant/pollinator friendly. This will save the business money on water.

6) per our code require 2 electric charging parking spots (section 17) please make sure this requirement is met.

Also, please ask what steps will be taken to reduce fugitive emissions from spills and ask what will be done to prevent gasoline from leaking into the ground.

Thank you,

Sherry Sommer
910 South Plaisade Court

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