



Planning Commission

January 9, 2025
Packet Addendum #1

Jeff Hirt

From: tamar krantz <tamarkrantz@gmail.com>
Sent: Saturday, January 4, 2025 1:09 PM
To: Planning Commission
Cc: Steve Brauneis
Subject: Please revise Future Land Use Map Recommendations. The Community Wants Something New.

Dear Planning Commissioners,

Thanks for your continued volunteer service to Louisville.

The Community Engagement Summary of December 2024 in your packet includes an important message: ***Participants were not satisfied with the scenarios presented and want to see something new.*** Please ask for survey results to be included in the consultants conclusions and ask staff to revise the Future Land Use Map Recommendations to reflect survey results.

The first sentence of the Community Engagement Summary says:

“The City of Louisville has conducted community-wide engagement to understand the community’s preferred growth scenarios as a part of the process to create a new Comprehensive Plan. Once understood, these will inform the City’s Future Land Use Map.”

Please take the time to understand the feedback on the growth scenarios before diving into the Future Land Use Map recommendations.

The community’s preferred growth scenarios were “none of the above” followed by the lowest growth scenario, scenario A.

When asked “What is your preferred scenario? A, B,C, or none”, 40% selected "none ". Since the largest number of participants chose neither A, B, or C, it seems clear to me that residents are looking for something new. Please look at the pie charts on page 21 of the community engagement summary and copied below. The survey included a long answer box for respondents to say why they preferred their selected scenario. These answers are summarized on page 21 and 22 and copied below. A new scenario should be developed to represent the majority who chose "none of the above".

The overall results presented on page 33 and the “key findings” on page 34 of the Community Engagement Summary ignore these results. **Please review the data and ask the consultant to revise their conclusions to better reflect the data.**

I would expect the future land use map recommendations to incorporate the findings of community engagement. However, the recommendations included in the table on page 3 of your staff packet also ignore the survey results.

For example, the recommendations focus heavily on the density and number of stories while the scenarios were presented in terms of the number of new housing units and jobs. One of the recommendations for the McCaslin area is “ High-density residential/mixed use near US 36; consider 4 stories, possibly up to 5 stories at locations along US 36.” The scenario descriptions in the survey did not include any mention of the number of stories. For the map activity, participants did place stickers that had a picture of two purple buildings with the

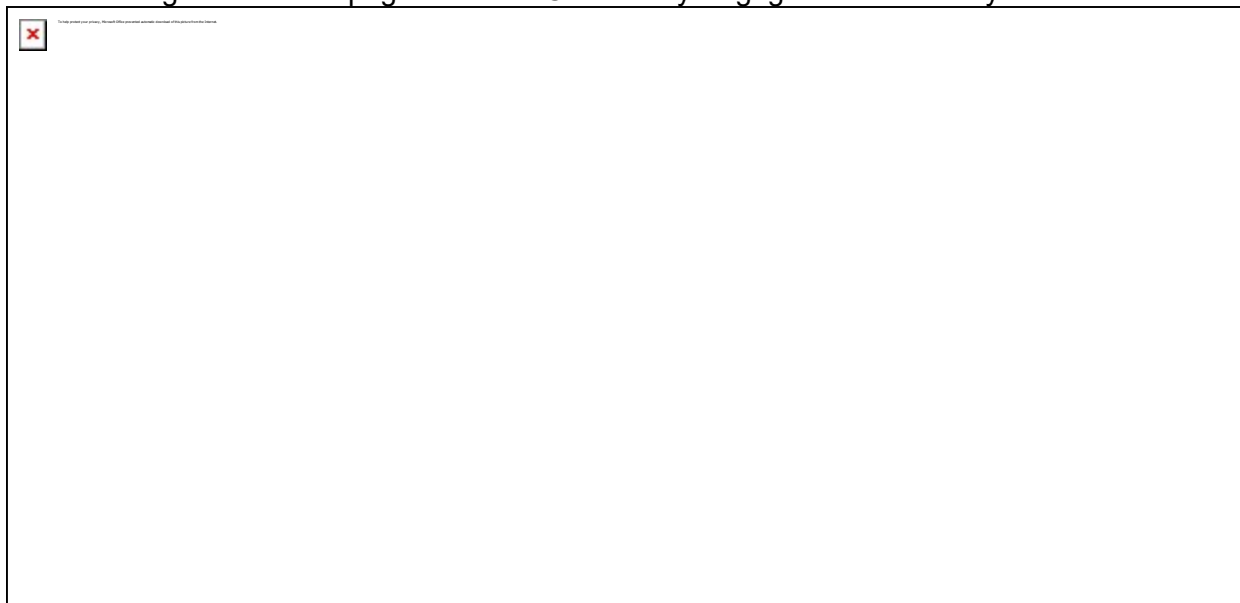
text “250 units/120 Jobs.” but the sticker didn't show density or height. The placement of stickers by map activity participants cannot lead to the conclusion that most residents are in favor of up to 5 stories in the McCaslin area. If the Future Land Use Map recommendations are going to focus on the number of stories allowed in each area, this should have been one of the questions asked in the survey! The scenarios did include specifics on jobs and housing. This information should be included in the recommendations. The most popular growth scenario included 234 new housing units and 2,230 new jobs in the McCaslin area. This should be in Table 1.

Please request a new table of Future Land Use Map recommendations reflective of survey results and community desires.

Respectfully,

Tamar Krantz.
Ward 3.

The following data is from page 21 of the Community Engagement Summary:



WHY THE MOST PREFERED SCENARIOS WERE SELECTED (page 21 and 22)

“Participants who selected “Other” within the online survey generally expressed dissatisfaction with the proposed scenarios, citing concerns about overdevelopment, urban sprawl, and a departure from Louisville’s small-town character. Many preferred preserving green space and wildlife habitats, particularly at Redtail Ridge, and advocated for limiting growth to within already developed areas. Infrastructure capacity, such as traffic congestion and city services, was a frequent concern, with participants emphasizing the inability to support additional housing or jobs without degrading quality of life. Suggestions included focusing on infill development along transit corridors, maintaining affordability, and ensuring sustainability.”

“Scenario A (Open House) Supporters appreciate its alignment with Louisville’s small-town scale, valuing minimal growth and its potential to maintain the city’s character. Some see it as a plan that works well for jobs and aligns with their preference for “less is more” in community development. However, others find it uninspiring, with insufficient housing options and a failure to address key issues such as affordability, economic diversity, and transportation. Concerns include lack of vibrant commercial spaces and fears of creating a commuter city. Some call for a greater focus on inclusivity, housing affordability, and improved public

infrastructure to better meet the city's future needs. (Online Survey) Participants who preferred Scenario A emphasized their desire for lower residential/housing density and more open space, aligning with their reasons for moving to or appreciating the area. They valued features like fewer stoplights and less parking congestion, which contribute to the town's unique charm. Some appreciated the mixed-use focus but stressed preserving commercial zones to support fiscal health rather than adding residential developments. Additionally, they saw the scenario as a way to maintain livability and preserve the community's identity."

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Jeff Hirt

From: Jeff Hirt
Sent: Wednesday, January 8, 2025 11:23 AM
To: Planning Commission
Subject: FW: Comp Plan Process

This was intended for the Planning Commission inbox FYI.

Jeff Hirt

From: John Leary <johntleary@comcast.net>
Sent: Wednesday, January 8, 2025 10:56 AM
To: Planning <planning@louisvilleco.gov>
Cc: City Council <Council@louisvilleco.gov>
Subject: Comp Plan Process

Members of the Planning Commission,

As an elder citizen of our town, my well-being is something I need to protect. I don't need to get involved in things I lose sleep over. I initially intended to observe the housing and comprehensive plan processes from a distance and stay on the "sidelines." However, I did go to an early meeting that was ostensibly set up, as part of the public process, for the purpose of giving input to the consultants doing the housing study. I left the meeting frustrated. The meeting was with a couple of the consultant company's staff who, while being open and friendly, clearly had no understanding of my concerns. I said to myself "enough is enough," and quit participating in the process, until now.

I have reviewed the information for your January 9th meeting and I am very concerned about the process being used to evaluate potential comp plan land-use alternatives. Different land-use scenarios have been created for the public to prioritize, but absent is the information needed by the public to make intelligent judgments about the scenarios. This needed information is driven by a combination of statutory requirements and common-sense factors for assessing land-use impacts. Exercises with sticky colored dots may be interesting and engaging, but they are no substitute for data-based decision making.

Here are a few examples of needed information:

- 1) Impacts from traffic congestion. Levels of service changes should be assessed for each scenario.
- 2) Impacts on the historical character of our downtown. This should be done in the context of the downtown design guidelines which have been incorporated into the City Code.

- 3) Parking impacts. Will adjoining neighborhoods bear the “costs” of new developments? How would underground parking impact already high construction costs? What would be the costs of building and maintaining parking structures?
- 4) Market studies for varying land uses. Would mixed-use commercial components be feasible? Some of you favored an inward facing retail component of the DELO apartment development. The applicant refused, arguing the vast majority of business would come from Highway 42. The City Council agreed with the applicant. I also note, the original plan developed by the Commission called for a core area which would have 1st floor commercial with residential above. This was also deemed to be economically infeasible.
- 5) View impairment. For over 140 years, Louisville has gone without more than three story buildings. This has given Louisville a special character by preserving views, tree top canopies, and protected against the many impacts of overcrowding. We need to know which view corridors would be threatened. I note that the City survey found that 2/3’s of the public opposes allowing 4 and 5 story buildings.
- 6) Short and long-term fiscal sustainability. Each scenario needs to be modeled for fiscal impacts. But, only after the model is updated to reflect lasting COVID impacts and the repeal of the Gallagher Amendment. I cringe every time I hear some say use the term “under-performing” commercial property. It takes years to develop commercial property. Years ago, the possibility of building residential units on “under- performing” land in the Colorado Technological Center was discussed. It was rejected because of its long term negative fiscal impacts. It has taken over 40 years to develop the CTC. Vacant commercial land is like money in the bank.

Some may say that the above types of analyses should be left to be done in the subdivision approval process. That would be after the fact, and the antithesis of comprehensive planning. It would not be fair to the development community nor the public. Most importantly, our Municipal Code requires that a development must be consistent with the Comprehensive Plan. The Plan must give meaningful guidance upon which the public can rely. We cannot make it up as we go along. Doing so would not be “comprehensive.”

Now, the provision of affordable housing and the desire for live/work possibilities seem to be driving forces in the comp plan process. Affordable housing is a credible goal that may require tradeoffs if this endeavor is to be successful. We need to know what these tradeoffs will be so we can choose wisely.

Live/work is a much more complicated, and therefore more questionable goal. As background for this issue, in the last 40 plus years, Louisville’s population has roughly grown 4 times. During this same period job growth has increase roughly 5 times. During this period the percentage of people who live and work in the city has stayed around 10%. People live in Louisville for a number of reasons. Live/work is not near the top. A couple of years ago I had a conversation with a person who heads one of the consulting firms the City has used for market studies and other fiscal issues. He told me that Broomfield, who seems to subscribe to a “build, build, build” philosophy for everything (my view not his), has a live/work percentage of 13. In Boulder it is 18%. How much should we give up in pursuit of an ambiguous goal?

In sum, in striving for more affordable housing, our land-use goals must be made on the basis of data and information, not on speculative ideologies. Ideological based change may or may not serve our interests well. Good data and information will.

Thanks,

John Leary
1116 LaFarge Ave

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Jeff Hirt

From: Laura Pederson <lppederson@comcast.net>
Sent: Thursday, January 9, 2025 8:06 AM
To: Planning Commission; Planning
Subject: No More Changes to RTR Development Plan

Why is it that no matter how clearly the residents of Louisville make their preferences known about RTR, the development plan is continuously under pressure to increase density and erode the green space provisions?

The answer is corporate greed and increased profits.

PLEASE respect the wishes of the citizens of Louisville:

No increased building height allowances.

No rezoning to allow residential development.

Thanks and Regards,

Laura Parks-Pederson

2297 Cliffrose Lane

Louisville, Co. 80027

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Jeff Hirt

From: Kat Anderson <kat.little99@gmail.com>
Sent: Thursday, January 9, 2025 10:43 AM
To: Planning
Subject: Redtail Ridge

Dear Planning Commission,

I'm in favor of plan A which allows 45 residences at at RedTail Ridge. I'm in agreement with Preserve Louisville's suggestion below.

Thank you,
Katherine Anderson
Louisville resident

- No height increases unless they are very clearly coupled a requirement to cluster buildings and parking lots, thus increasing green space at the site.
- No rezoning to allow residential development at RTR unless it is 1) coupled with clear affordability requirements, and 2) unless overall site density is maintained.

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Jeff Hirt

From: richardtarde@gmail.com
Sent: Wednesday, January 8, 2025 11:21 PM
To: Planning
Subject: Comments on Redtail Ridge

Categories: Jeff Reviewing

Hi,

I have been a resident of Louisville for more than 40 years. I have watched the trials and tribulations of the Storage Tech property with much concern. Our city has always prioritized quality of life, and we need to continue this.

I would like to weigh in on the Comprehensive Plan growth scenarios. I support the lowest growth we can do, that is Scenario A, 1,500 units. I do not support excess growth.

Also, I do not support residential development or the increase of maximum height on the redtail ridge property. We need to concentrate the residential units where they are needed, i.e. in the McCaslin corridor. We need lower income housing to support our business.

If you need to add residential growth to Redtail Ridge, the green space needs to be maximized. This area is a beautiful resource for the city, lets no ruin it in the misguided pursuit of commercialization.

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

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Jeff Hirt

From: Laura Page <lpage53@gmail.com>
Sent: Wednesday, January 8, 2025 9:39 PM
To: Planning
Subject: Redtail Ridge

Categories: Jeff Reviewing

Dear Members of the Planning Commission,

Regarding possible changes to development standards on the Redtail Ridge property, we are opposed to any increase in allowed height from three stories to four unless the grading plan is adjusted such that the horizontal height of a 4-story building would match that of a 3-story building on the same development. ConocoPhillips' plan was going to work with the natural topography. The current plans for Redtail Ridge call for essentially bulldozing the terrain flat.

We are also opposed to residential development on the property because the detached nature of the property from the core of Louisville will likely result in most of the purchasing power of any future residents going to closer retail in Broomfield. Louisville will be stuck with the costs of residential growth without revenues from retail.

Better to add residential units nearer the transit center, as the State calls for. There appear to be many undeveloped lots or unused buildings in the Centennial Valley Business Park. Why not change zoning there to allow for residential development? It makes sense to add it near retail and potential employers.

If you do pursue residential growth at Redtail Ridge, we ask that you restrict it to the type of senior housing that is in high demand in Louisville, and mandate affordability. The juxtaposition to existing and future health services would be beneficial as would the proximity to schools that could foster intergenerational interactions.

If we *had* to choose to add any residential units, of the three scenarios proposed by the Comprehensive Plan Project Team, we would select Scenario A.

Please do NOT allow for any more building coverage on the property than was promised by the developers when the development of Redtail Ridge was approved. Do not allow any less solar energy development nor any other backpedaling on environmental standards.

Thank you for your consideration.

Laura Page
Celeste Niehaus
920 Rex St

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Jeff Hirt

From: joy brook <joyalbrook@hotmail.com>
Sent: Thursday, January 9, 2025 1:07 PM
To: Planning
Subject: No more destruction!

Please do my make any changes which will create more destruction of our town. The citizens voted to limit red tail Ridge and the council has refused to listen to our citizens. This used to be such a beautiful town and continues to be densified and destroyed creating horrible traffic and air pollution. Please do not give control to the developers and do not make anything more dense.

No height increases!!
Increase green space.

No rezoning to allow residential development at RTR!

When buildings are put right on the street and height is increased, It destroys any view of the mountains we might have. Having the parking lot on the street and the building back with low height at least gives us some view of the mountains.

Help preserve our small town character!!

I worked hard all my life to retire and enjoy my home and now my town is being destroyed and my quality of life diminished.

Please think of the citizens and their needs, not the developers. They continue to take more and more and lie.

🌲 Tane Mahuta E Tu! 🌲

🌍 Blessings to the Creator, trees! Stand Tall! 🌊 🏔️ 💥

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