

## Lisa Ritchie

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**From:** Leslie Aaholm <aaholmleslie@gmail.com>  
**Sent:** Wednesday, June 23, 2021 4:27 PM  
**To:** Planning  
**Subject:** Mass Equities Proposal

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

We live in The Lanterns at Steel Ranch and are not in favor of Mass Equities “Foundry” proposal.

The increase in housing units for this property seems unreasonable and a large increase from the original proposal. I understand that housing is a better return on developer’s money, but it would be a major on our neighborhood.

Given the number of empty commercial sites and office space in Louisville (see Delo), I’m not sure the commercial side would garner much ROI either.

Please consider the adjacent neighborhoods as you review this new proposal.

Thank you,  
Leslie Aaholm

## Lisa Ritchie

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**From:** Meredyth Muth on behalf of Open Records  
**Sent:** Thursday, June 24, 2021 8:01 AM  
**To:** Planning  
**Subject:** FW: ZON-03530-2021 Takoda General Development Plan, 7th Amendment

**From:** Tanya Accurso [mailto:accursoft@icloud.com]  
**Sent:** Thursday, June 24, 2021 7:22 AM  
**To:** City Council <Council@louisvilleco.gov>  
**Subject:** ZON-03530-2021 Takoda General Development Plan, 7th Amendment

June 24, 2021  
Louisville City Council

I recently reviewed the proposal for the Foundry, Takoda General Development Plan and we are concerned about the number of residential units proposed, up to 59, and therefore recommend that this development be denied.

The previous development proposal of 32 units from 2016 is much more appropriate to the area, consistent with the area's goals, keeping Louisville a highly desirable city.

I am concerned that the goal of maximizing profit of the developers may impair the desirability of the "entry way" to Louisville and reduce the quality of life that we so very much enjoy. This is not an unachievable goal. High density townhomes and 2 story homes would be less consistent with the current existing homes. I also understand that there is greater potential for a commercial taxable income if there is an appropriate commercial space.

We appreciate the time and effort you put into making this decision.  
Thank you for considering an alternative to the current proposal.

Tanya and Frank Accurso  
1119 Summit View Drive  
Louisville, CO 80027

## Lisa Ritchie

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**From:** Meredyth Muth on behalf of Open Records  
**Sent:** Thursday, June 24, 2021 8:02 AM  
**To:** Planning  
**Subject:** FW: Foundry

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

From: Laura Dirks [mailto:laura.m.dirks@gmail.com]  
Sent: Wednesday, June 23, 2021 10:28 PM  
To: City Council <Council@louisvilleco.gov>  
Subject: Foundry

Please reconsider the implications of this project, especially density and traffic issues.  
Please do not pass this project as it is.

Thank you.

Laura Dirks  
1172 Summit View Dr.  
Louisville, CO 80027

Sent from my Laura

**Lisa Ritchie**

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**From:** Meredyth Muth on behalf of Open Records  
**Sent:** Thursday, June 24, 2021 8:02 AM  
**To:** Planning  
**Subject:** FW: Foundry Project

**From:** Dave Ireland [mailto:direland@80027.co]  
**Sent:** Wednesday, June 23, 2021 10:06 PM  
**To:** City Council <Council@louisvilleco.gov>  
**Subject:** Foundry Project

I would hope that this project is not approved in its current configuration.

My objection is that the commercial to residential ratio is much reduced compared to the original 2016 proposal. It seems that the developer wants to maximize their profit (which they are entitled to) at the expense of the needs of the city and the community.

Thanks for your consideration.

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Dave Ireland  
303.834.7827

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**Lisa Ritchie**

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**From:** Meredyth Muth on behalf of Open Records  
**Sent:** Thursday, June 24, 2021 8:03 AM  
**To:** Planning  
**Subject:** FW: The Foundry - we are residents of "Lanterns" and do not agree with the builder's plan for construction and development of the property referred to as "The Foundry". We request you

**From:** Elda Karkut [mailto:tiltenemk@gmail.com]  
**Sent:** Wednesday, June 23, 2021 5:21 PM  
**To:** City Council <Council@louisvilleco.gov>  
**Subject:** The Foundry - we are residents of "Lanterns" and do not agree with the builder's plan for construction and development of the property referred to as "The Foundry". We request you

vote NO. ed and elda karkut 1160 Summit View Drive Louisville cColo 80027

## Lisa Ritchie

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**From:** James Lopez <James.P.Lopez@Colorado.EDU>  
**Sent:** Wednesday, June 23, 2021 6:51 PM  
**To:** Lisa Ritchie  
**Cc:** Planning Commission  
**Subject:** The Foundry

Ms. Richie,

I/we (spouse) are residents of Steel Ranch right next to the proposed Foundry project. We urge Staff, Planning Commission and City Council to approve the Foundry project. We are in support of Mass Equities plan to build attached housing and townhomes as well as a neighborhood gathering place with commercial uses, restaurant, services, and retail. This project will be a great addition to the community.

Some of the other residents expressed concerns about having a drive through business there and they did not want a dispensary located there. We would welcome a drive through in the hopes of Starbucks wanting to lease it. We know that you can't predict what businesses will lease space there, but perhaps some of our more vocal neighbors would benefit from a dispensary right across the street.

Thank you for your consideration,

Jim

James Lopez  
2312 West Hecla Drive  
Louisville, CO 80027  
303/523/8775  
lopezjp@colorado.edu

**Lisa Ritchie**

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**From:** Roswita Niessner <roroniessner@gmail.com>  
**Sent:** Wednesday, June 23, 2021 2:08 PM  
**To:** Planning  
**Subject:** The Foundry

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I am against the current proposal by Mass Equities, it is not compatible with our neighborhood.

Roswita Niessner  
1144 Paschal Dr.

## Lisa Ritchie

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**From:** Sue Rancis <susanrancis@gmail.com>  
**Sent:** Thursday, June 24, 2021 9:16 AM  
**To:** Planning; City Council  
**Subject:** ZON-0353-2021

June 24, 2021

I am a current homeowner in the Steel Ranch phase 1 development and I request that the planning commission deny the Mass Equities proposal under current review. I moved into Louisville in 2016 and was in favor of the Foundry Proposal for this parcel of land. Unfortunately the Mass Equities plan is for a much higher density project with significant traffic flowing onto Kaylix as well as Paschal and Summit View Drive.

Louisville is a wonderfully eclectic community with diverse neighborhoods. This high density multi-story project removes the charm of the existing neighborhood catering to a population needing main floor master bedrooms. The goal of Mass Equities is not in this neighborhood's best interest.

Thank you for considering other alternatives for this parcel of land.

Susan Rancis  
2155 Park Lane  
Louisville CO 80027

## Lisa Ritchie

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**From:** Meredyth Muth on behalf of Open Records  
**Sent:** Thursday, June 24, 2021 8:02 AM  
**To:** Planning  
**Subject:** FW: Citizen comment of Mass Equities' proposal for developing the Foundry property to be discussed tomorrow.

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**From:** Joseph Reid [mailto:jos.reid@outlook.com]  
**Sent:** Wednesday, June 23, 2021 9:25 PM  
**To:** Planning <planning@Louisvilleco.gov>; City Council <Council@Louisvilleco.gov>  
**Subject:** Citizen comment of Mass Equities' proposal for developing the Foundry property to be discussed tomorrow.

To Whom It May Concern:

I am a Louisville voter and part-time resident at 2258 Park Lane in the Steel Ranch community near to the proposed Foundry property development being discussed at the Thursday hearing. I am in strong opposition to Mass Equities' (ME) proposal for developing the property. I am opposed to the plan detail, and I am opposed to allowing ME's uncollaborative planning process to go further.

ME is a Las Vegas organization without concern for the Louisville community. ME has not demonstrated a willingness to work with the impacted residents of Steel Ranch or of Louisville. The development ME proposes will result in higher traffic and higher loads on Louisville public services and utilities, increased noise pollution, and will decrease property values and quality of life in our community. A community you are responsible for and to. I know of no informed community member that supports the ME development especially considering their rejection of meaningful citizen participation.

Since August of last year, the Steel Ranch and The Lanterns communities and other concerned Louisville citizens have provided ideas, and proposed plan elements to ME for their consideration. It is clear from their behavior and attitude that ME was not and is not interested in the community's concerns or suggestions. They appear to expect the power of money to bulldoze the interests of our community and that the Louisville Planning Commission and City Council will act as their enablers.

ME's proposed plans are incompatible with Louisville's stated support for low-density, age-restricted, non-rental units. To the best of my understanding ME has been allowed to unilaterally change critical elements of the original 2016 plan. That plan process involved a more collaborative approach with critical community engagement. M.E.'s current change of plan goes from responsible development to "high-density mixed use" involving four tall buildings that fail to fit with the rest of the community.

ME's violating of the line that was established in the earlier collaborative process and which addressed Louisville's stated objectives is not "just business" on ME's it is corruption in my view. In addition to failing on the low-density, age-restricted, non-rental and low-income standards of development, ME's plans fly in the face of Louisville's existing very real problems of vacant lots, empty buildings, and unaffordable rents. Specifically, the development of additional commercial space is not in the best interests of Louisville. Many of us moved to Louisville because of a community character that ME proposal violates.

Most importantly, we are aware that there are credible local developers who would be delighted to present conscious, community-oriented, development plans for the Foundry property. These plans can be based on

development of 30 or so homes consistent with the current character of Steel Ranch and The Lanterns. Louisville has nothing to gain and much to lose in yielding to ME. You must consider first the impact on the residents of Steel Ranch and The Lanterns. It is possible (I don't know) that ME is not currently the owner of the property and that rejecting their development plan might allow a local developer to do something more appropriate and keep the jobs and revenue in Louisville. Alternatively, if they own the property, denial of their plan might motivate them to cash out in favor of such a local developer.

ME's proposal of 59 dwelling units and 15,000 sf of commercial development is destructive of the property values in Steel Ranch and The Lanterns. It unnecessarily violates the aesthetics of the neighborhood. It is inconsistent with the Small Area Plan. In addition, the property is along the gateway to Louisville and additional commercialization of questionable quality and aesthetics will not enhance the appeal of Louisville. Furthermore, 15,000 sf of commercial space will inevitably require significant security lighting resulting in a significant decline in the quality of life for the people along on Kaylix adjacent to the development. The residents of Steel Ranch and The Lanterns deserve better consideration. They comprise a significant block of voters and this is a decision that can leave either a persistent positive attitude if ME's proposal is rejected as it currently stands or a persistent negative attitude that will not go away. This is not a "one-and-done". It will be an offense on their legitimate interests that they will not forget. The financial interests of ME's investors are insignificant and frankly irrelevant in comparison with the investments of our residents – not just in property but in participation in our town. I urge you to remember that you legitimately represent both the Louisville's legal obligations and corporate interest - but also the specific interests of the subset of citizens directly impacted by this decision. Reject ME's proposed development and force them into a clear and legally defensible collaborative process including the residents of Steel Ranch and The Lanterns plus any other concerned Louisville citizens. ME is entitled to due process but nothing more.

Sincerely,

Joseph Alan Reid

**Lisa Ritchie**

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**From:** KEITH RENSBERGER <krensberger@comcast.net>  
**Sent:** Wednesday, June 23, 2021 12:50 PM  
**To:** Planning  
**Subject:** Mass Equities' proposal for The Foundry

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

As residents of Steel Ranch Patio Homes, adjacent to the 6 acre vacant lot, we are writing to share our opinion about the most recent proposal for development of the Foundry.

We are opposed to the high-density, multi story and lower-value residential buildings, believing that they will lessen the value of the homes in our neighborhood. We also anticipate a significant increase in traffic and parking issues. We prefer single-level dwellings like the Boulder Creek homes already in existence at Steel Ranch.

If there is to be commercial use of the Highway 42 side of the land, we oppose multiple story concrete buildings with nondescript businesses and prefer more neighborhood services like coffee shop, restaurant, dry cleaners, small scale businesses.

Please decline the current proposal from Mass Equities.  
Thank you.

Keith and Mary Beth Rensberger  
2214 West Hecla Drive