

Lisa Ritchie

From: chaoticnot@aol.com
Sent: Tuesday, August 24, 2021 7:37 PM
To: Lisa Ritchie
Subject: Foundry

Dear Ms. Richie & Planning Commission Members:

I am writing to you not in support of the Foundry GDP and future PUD Amendment proposed by Mass Equities for the property located at the southwest corner of Hwy 42 and Paschal Road. We have waited many years to see the mountain of dirt and weeds on the Foundry site transform into the final phase of the Steel Ranch neighborhood. Last fall the Mass Equities team presented options to our community and worked with us to craft a development scheme that fits with the character of our neighborhood and community. The prior approved residential plan was too tall, the commercial was too dense and would create additional traffic and congestion in the neighborhood. The Mass Equities plan is not consistent with the neighborhood needs and design direction and we are anxious to not see this project move forward.

We will be directly affected by this project, living on the corner of Paschal and Kaylix. What Mass Equities has planned is not what was originally planned for this site. Please reject their plan.

Thank you,
Teri Fry
1178 Paschal Dr.

Lisa Ritchie

From: David Bannon <david.s.bannon@gmail.com>
Sent: Tuesday, August 24, 2021 1:38 PM
To: Planning
Subject: Input on Plans for "Foundry" Development in Louisville

This message is intended to provide citizen input on the pending development of the lot at Colorado Highway 42 and Paschal Street in Louisville (aka The Foundry).

I live in the neighborhood adjacent to this lot, and know the residents support a quality development of this lot. We were excited for the original Foundry concept that was previously approved, but unfortunately that fell through. Mass Equities has made attempts to secure resident input. They have made notable progress but they still have fallen short in a few areas:

- I may be mistaken, but I believe the density of the development is greater than originally anticipated and approved as part of the Louisville "small neighborhood plan".
- The plan to build multi-story townhomes along Highway 42 will most certainly make a negative impression on people entering our city via the major gateway from the North. Essentially, they will be coming through a "tunnel" on the south side of the corridor which is not indicative of quality development in our city. In addition, the proposed designs lack character. They are plain and generic and not reflective of other quality development that exists in other places in our city.
- The landscape plan is lacking and very important to the final development approval. The development at the SE corner of 95th and Arapahoe seems to contain a nice mix of varied properties with attractive architecture and landscape accents. They got that right.
- Please NEVER allow construction that could be conducive to a drive through facility. Mass Equities thankfully backed off that concept that was contained in their original plan. That sort of development is not needed and severely degrades the adjacent neighborhoods.
- The housing plan proposed by Mass Equities lack main floor master bedrooms that attracts "empty nesters" which is the predominant demographic in the adjacent neighborhoods in the area. This sort of housing option is currently lacking in our community and we should promote "empty nester" development to retain long-term residents who desire that housing product.

A company has the right to develop a property and realize a reasonable return from their investment. The City has a right to promote, require, (and approve) responsible, attractive development that will serve as the gateway to our community well beyond the lifetimes of most of our residents. Let's make sure we strike that balance and do it right!

Thank you

David Bannon
2318 Park LN
Louisville, CO 80027
email: david.bannon@gmail.com

Lisa Ritchie

From: Will Fry <willfrymd@gmail.com>
Sent: Tuesday, August 24, 2021 8:48 AM
To: Planning
Subject: The Foundry plans

I have previously expressed my objection to the high density housing proposed by Mass Equities. I agree with Gary Larson's counter proposal to eliminate the 25 townhomes and replace them with restaurant/community stores.

Additionally, as we face more and more drought and less availability of water, it does not seem environmentally responsible to put in more high density housing. At some point growth needs to be limited to not outstrip resources. How can we sustain what we have, much less another increased level of growth with finite resources?

Thank you,
Will Fry

Lisa Ritchie

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Sent: Tuesday, August 24, 2021 7:37 PM
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We will be directly affected by this project, living on the corner of Paschal and Kaylix. What Mass Equities has planned is not what was originally planned for this site. Please reject their plan.

Thank you,
Teri Fry
1178 Paschal Dr.

Lisa Ritchie

From: Jeffrey Gass <jeffreygass19@gmail.com>
Sent: Wednesday, August 25, 2021 4:46 PM
To: Lisa Ritchie
Subject: Foundry Project

Lisa,

I am a resident of Steel Ranch Patio homes 784 Meadowlark Lane.

I have written many times in support of the proposal presented by Mass Equities and spoke at the first Planning Board meeting in June to counter the negative views by some homeowners. Unfortunately, I will not be able to attend the meeting virtually on 8/26 but I want to reinforce my support for this project and counter some of the misleading if not deliberate scare tactics by homeowners who are opposed to this project.

Here are some of the reasons I like the project

1) The direct tax base increases when something is built versus the property as a dirt pile. Since 2013, when this lot was zoned all commercial to the first change of mixed use in 2015 to 2021 proposal many changes have occurred in Louisville. We are over stocked with empty retail space(don't know the exact square footage) but empty space brings down the entire community both aesthetically and moral wise. New residents bring anew vibrancy to a neighborhood along with the potential of more dollars being spent in our existing retail operations which brings in more sales tax to the city plus then makes the existing commercial areas worth more so the city then gets its higher tax base from these thriving retail centers at the new tax rate for commercial properties, versus half filled centers paying less since the property value for these commercial areas is a lot less.

2)Mass Equities has worked with the community from the beginning, listening to homeowners and different board members from local HOA's in the SteelRanch neighborhood. Some of the changes made by ME from community input are basements for the patio homes, similar front facing facades on the patio homes to blend in with the existing Steel Ranch patio homes, reduce the height on the townhomes, one way entry from Kaylix only into development and no exit onto Kaylix leaving the new project, eliminated the drive thru, etc.

3) reducing commercial footprint REDUCES traffic since the footprint for commercial is for smaller community needed retail and commercial, and the design proposed is not your typical strip mall look. The center street within the development gives it a downtown feel plus with many homes within 1/2 mile,it is a walking destination so hopefully the problem is too much foot traffic.

4) comments made that there is a developer out their willing to do the project with the zoning change of 2015; where are they and have you seen any preliminary inquiries about that in 2021. Not sure if anyone would build 75000 sq ft of retail/commercial space on spec right now and 32 homes, so if their is someone wanting to built based on 2015 approvals at the going rate of the land and building costs in 2021, please have them present by 8/26 the plans, otherwise I am assuming it is all a pipe dream.

I am sure the present owner of the land now would love to have more than one developer in a bidding war for this lot but no one besides Mass Equities has presented something to the city. Economics of 2021 are a lot different from 2015, let alone 2013, that more commercial is not the answer but helping the smaller commercial footprint proposal thrive plus helping our underutilized neighboring retail areas have a better chance of success with new residents in Louisville(I am assuming about 81 more residents, assumption I am making average 3 people per household, based on the original 32 homes(96 people) versus the 59(177people)homes helps alot more with the tax base for the city, county and school district let alone the homes that also pay the Metro tax compared to what these entities collect from a dirt pile

5) When I heard one of the commissioners at the June meeting projecting commercial needs 15-20 years down the road, this person has no concept of reality, and what retail will look like in the next two generations. Their concern about traffic thru the neighborhood street is bogus also, since all people that live outside of the Steel Ranch community would use the quickest way to Highway 42 and the traffic patterns from this development lead directly to 95th Street

and not through our existing neighborhoods Thank you and I hope my statement can be entered into the minutes for the meeting tomorrow with the packet to the commissioners or can be read into the record during public comment

Jeffrey Gass

Sent from my I-phone

Lisa Ritchie

From: JAN HARKINS <jan.harkins@comcast.net>
Sent: Thursday, August 26, 2021 5:10 PM
To: Lisa Ritchie
Cc: Christopher Leh
Subject: Support for the Mass Equities Foundry Proposal

Lisa,

I am a resident of Steel Ranch Patio homes at 2240 W Hecla Drive.

I am writing in support of the proposal presented by Mass Equities for the Foundry site. I hope to attend the meeting virtually on August 26th. and in addition, I want to reinforce my support for this project with the following statement.

These are the main reasons for my support:

1. The City of Louisville and our Steel Ranch homes will benefit when the vacant land is developed. The Mass Equity proposal would bring new housing to our neighborhood and the design being proposed has been carefully revised to compliment our patio home designs and exteriors. In addition, this new housing and small commercial area would add to the tax base for the Takoda Metro District which would help ease the burden of the high mill levies on our homes.
2. Mass Equities has reached out to our community and listened to feedback from all the areas and homeowners association in the Steel Ranch neighborhood. For example: two of the changes which I strongly support resulting from community input are basements for the patio homes and reducing the height of the proposed townhomes.
3. By reducing commercial area included in the proposal, this will reduce traffic. Our neighborhood would love to have a walking destination for small shops right in our neighborhood. I have heard many residents comment favorably about the potential for a coffee shop and bistro style restaurant with outdoor patio dining. Our neighborhood has had many happy hour get-togethers in the past and having a close by place to gather would be a welcome addition!
4. The current vacant land and dirt pile have been an eyesore for our neighborhood for too long! The proposal would be a welcome addition for us!

Thank you for welcoming community input in your process. If allowed, please read this statement of support and have it entered into the meeting minutes and included with the packet which will be given to the commissioners.

Jan Harkins
2240 W. Hecla Drive
Louisville, CO

Lisa Ritchie

From: Kathleen Israelson <kathleen.israelson@gmail.com>
Sent: Wednesday, August 25, 2021 9:57 AM
To: Planning
Subject: Plans for 95th & Kaylix

My name is Kathy Israelson and my address is 1107 Summit View Drive. Louisville 80027. I do not support the Mass Equities proposal
I do support the Small Area Plan with an anchor restaurant and duplex units with main floor master Bedrooms.
Please keep the best interests of our community in mind when making your decisions. Thank you.
Kathy

Lisa Ritchie

From: James Kehl <jim-kehl@comcast.net>
Sent: Tuesday, August 24, 2021 10:53 AM
To: Planning
Subject: The Foundry on 95th.

What Mass Equities plan boils down to for me, and a lot of the adjacent properties, is the project is designed for too many people to inhabit a relatively small piece of ground.

What they are planning would move approximately 120 people into the area, plus 120 cars, and with the current rate, between 50 and 70 dogs. This is so unlike Louisville, I can't believe this could go through. Plus Mass Eq. Is planning some building for rentals, which, again, lowers the outlook for the area.

I would propose a larger, attractive commercial area, with paired homes, similar to the Lanterns on Summit View Drive.

Or, another alternative, if the city is feeling there are too many open commercial spaces in the city, that will possibly remain vacant due to the times, allow building all paired homes in the entire plot.

Basically, what is planned is a terrible entrance way into our fantastic city.

Thank you,

Jim Kehl
1156 Paschal Drive.

Lisa Ritchie

From: Russ Meller <russ@russmeller.com>
Sent: Wednesday, August 25, 2021 9:19 AM
To: Planning
Cc: Gary Larson
Subject: Foundry - Planning Commission Mtg - Thursday Aug. 26 at 6:30

Planning Commission Meeting,

It is difficult to better express the sentiments of the Lanterns development (Steel Ranch) than Gary has done below.

I will just note that as President of the Lanterns Lifestyle HOA I hear a lot of conversations around this development and the concerns about ending up with something that is too heavily focussed on residential as well as “non-descript retail.” As Gary notes, there are examples of good development (the Forest Park Plaza example — just try to go to dinner on a weekend night!) and poor development (the recent development along Hwy 42 with the bagel shop comes to mind). Obviously, we are hoping for good development and the current proposal does not meet that criteria in our view.

Thanks,
Russ

Russ Meller
Louisville, CO
russ@russmeller.com
479.409.1042

Begin forwarded message:

From: "Gary Larson" <GaryLarson@Q.com>
Subject: Foundry - Planning Commission Mtg - Thursday Aug. 26 at 6:30
Date: August 23, 2021 at 8:20:24 PM EDT
To: "Gary Larson" <GaryLarson@Q.com>

- *If you don't want to receive these Foundry Updates, Please respond STOP -*

Steel Ranch #1 and Lanterns,

The 8/12 Planning Meeting was postponed to this Thursday at 6:30. It is still Very Important to register your feelings about what we would like to see on this lot, so please send a brief email to: planning@louisvilleco.gov

If you want to log into the Zoom call, on Thursday at 6:30, click on: <https://www.louisvilleco.gov/localgovernment/government/boards-commissions/planning-commission>

Mass Equities builds high-density residential and generic commercial buildings. They're including only 2 generic commercial "boxes", similar to Delo on Hwy 42 on this lot. They are not designing attractive, unique buildings that would attract an anchor restaurant. The predominant feature along Hwy 42 would be 4 large townhome buildings with 6 to 7 units in each. One of the Planning Commissioners was concerned about the "Townhouse Tunnel Effect" when entering the city. The city wants more commercial use that will be successful.

I'm still composing my letter, but here's what I envision for this lot, that's best for the City and us:

1. Eliminate all of the 25 townhomes along Hwy 42, and replace with creatively designed buildings for an Anchor Restaurant, community stores, and office/retail space (dental, local crafts, dry-cleaning, wine store, etc). No Strip-Mall. This would bring the most revenue into the city and serve our community.
2. Build all 17 Duplex units (34 total) along Kaylix, but make them with Main Floor Master Bedrooms. The city needs to retain empty-nesters.
3. The commercial area would have a meandering sidewalk connecting the various stores and restaurant, with plenty of trees, benches, and grass areas, and lead into the residential portion as well as Steel Ranch Park.

For an example of how the Foundry lot could be successful, I encourage everyone to visit Forest Park Plaza, at the SE corner of Arapahoe and 95th in Lafayette. The different sized buildings are attractive. It has 2 thriving restaurants (95a and Moring Glory Café), many community stores, a winding sidewalk through its park, and a significant investment in trees that provide shade and are welcoming.

Thanks, Gary

Gary Larson
2189 Park Lane, Louisville, CO 80027
M: 303.717.5555
E: GaryLarson@Q.com

Lisa Ritchie

From: Jim POLLICITA <pollicita@comcast.net>
Sent: Tuesday, August 24, 2021 3:10 PM
To: Planning
Subject: Foundry Proposal

My name is James R. Pollicita and I live at 2256 W. Hecla Dr., Louisville, less than 300 yards west of the proposed Foundry development. We built our home at this address in 2012 and have been Louisville residents since 2004.

Louisville has been a wonderful place to live for longer than the seventeen years we have lived here; however, the proposed development would diminish rather than enhance quality of life in Louisville in a number of ways. I am writing to express my concern and dismay about the Foundry proposal being considered by the Planning Commission at your meeting this week. I view the proposed development as inappropriate in numerous ways and hope the Commission will ultimately agree and decide against this plan.

- The proposed development would be too densely populated and not in keeping with the character of the neighborhood in terms of design. While duplex structures could be complementary to the neighborhood, as they have been on Summit View, large townhome structures would not.
- Commercial development in this area should be carefully considered and planned. The proposed generic box structures promise reduction rather than enhancement of both amenities for residents and character for the city.
- Resulting traffic patterns within the neighborhood and on CO42/96th Street/Courtesy Road would be congested and increasingly hazardous for autos, cyclists, and pedestrians. Indeed, if completed as currently described, the Foundry development promises untenable traffic patterns, especially when viewed in light of proposals being considered by the City of Lafayette for the north side of Paschal Drive.
- I am not positively impressed with the track record of Mass Equities as I understand it. Even their own [website](#) highlights projects that demonstrate high density, low style, and no evident linkage with the history or direction of the community.

I hope and trust that the Planning Commission will fully consider what has made Louisville a great place to live and what it would take to enhance our community. The desire to complete projects and move onto the next must not be paramount. You get one chance to develop this property well to benefit our community. Rejecting the current proposal would be a step in the right direction.

Sincerely,

James R. Pollicita
2256 W. Hecla Drive
Louisville, CO 80027