

From: [Connie Bernhardt](#)
To: [Planning](#)
Subject: DELO Boom Project
Date: Sunday, June 21, 2026 5:32:18 PM

[EXTERNAL EMAIL] From outside of City of Louisville DO NOT CLICK links or attachments unless you validate the sender and know the content is safe.

Over the years, we've attended a few meetings with the Live Forward Development group to discuss the parcel of land on Cannon Street directly across from the Delo Townhomes. We live on the corner of Cannon and Leonard Lane. The lot directly across the street from our home has been an eyesore since we moved here almost 8 years ago so we have a vested interest in seeing the property developed in an aesthetically and environmentally pleasing way.

We've been impressed with the Live Forward Development team. The quality of their projects elsewhere is noteworthy, as is their interest in finding out what type of development the current residents would like to see. They are aware of our concerns about traffic, as well as our desire to maintain a welcoming but quiet neighborhood, safe for biking and walking.

We've studied the latest draft of their proposed development and there is a lot we like. Their plan includes a row of 2-story townhomes on Cannon Street with a row of 3-story townhomes behind them that would complement our development. Additionally, they would build two 3-story apartment buildings on Courtesy Road which would provide a more affordable housing option. There appears to be ample off-street parking and some green space for the use of their residents.

We agree that our neighborhood does not need more retail. The nearby strip mall already has a variety of shops and downtown is only 2 blocks away. Furthermore, we're committed to supporting the businesses already in existence in town and not adding more competition unnecessarily.

Other developers have come and gone. Numerous proposals have been written and presented. We attended some of those town council meetings to express our concerns. In the end, no project met the bar we had set. While others withdrew their bids, the Live Forward Development group has been patient and persevered. Over these last few years, they've continued to revise their project per requests by the City. We sincerely hope that their work has not been in vain and an agreement can now be reached. As far as we're concerned, it's time to start building.

Connie and Bruce Bernhardt
1079 Leonard Lane



TEBO
P R O P E R T I E S

June 16, 2026

Dear Louisville Planning Commission and City Council:

I am writing to express my support for the Delo Boom development at 1390 Cannon Street and 1301 Courtesy Road in Louisville. This project has been working through the city's entitlement process for nearly three years, and I believe it deserves approval as it moves forward to PUD review.

The project proposes 135 residential units — including 36 build-for-rent townhomes and 99 multifamily apartments — along with a small commercial space on the 4.39-acre site between Cannon Street and Highway 42. The design is consistent with the rezoning approved by City Council in October 2023, and the overall massing, scale, and character of the project have remained the same throughout the process.

Louisville has a real need for attainable housing, and this site — currently underutilized — is one of the few remaining opportunities to add residential density within walking distance of Main Street. New residents in this location will directly support our local businesses by adding foot traffic and everyday customers to the downtown core. Just as importantly, the project's housing will give employees at Louisville's restaurants, shops, and offices the opportunity to actually live in the community where they work — something that is increasingly difficult given housing costs in our area.

The project also includes sustainability features, improved pedestrian and vehicle connectivity through the Caledonia Street extension providing direct access from the property to Highway 42, and activated commercial space that will complement rather than compete with existing businesses.

I urge the Planning Commission and City Council to approve the PUD for Delo Boom. This project has earned the support of neighbors, local businesses, and the broader community over the past three years, and I believe it will be a lasting asset to Louisville.

Thank you for your time and consideration,

Stephen Tebo
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From: [Wendy Appel](#)
To: [Planning](#)
Subject: DELO Boom Mixed Used Development
Date: Thursday, July 16, 2026 4:16:47 PM

[EXTERNAL EMAIL] From outside of City of Louisville DO NOT CLICK links or attachments unless you validate the sender and know the content is safe.

Hello,

Unfortunately, I will be out of town on the 30th and therefore, unable to attend the City Council meeting about this proposed Final Planned Development, but I wanted to make my concerns and views known in hopes that my voice will be heard - and I think I represent the many. Most of us are exhausted and don't know where to put our voice and our energy because our world is changing at such a fiercely rapid pace. Given that this is most immediate for me, I have taken my time right this email and I hope you read what I have to say and take it seriously.

I am an original owner at DELO on Griffith St., and have now lived here for 10 years. In that time, a few great things have happened - the silent train crossings, burying the lines on Griffith St., and better bands at the Louisville Street Fair. All of which have increased our quality of life. Thank you.

What has significantly decreased my / our quality of life is the increasing amount of traffic, pollution, congestion, and noise. Since I have purchased my townhome, a right hand turn lane off Courtesy Rd. / Hwy 42 was created and it has funneled quite a bit of traffic down Griffith as Hwy 42 has gotten much busier. Traffic on S. Boulder Rd and Courtesy Rd. Is so loud that I have to close my windows at night, turn on a fan for white noise, and keep the air conditioning on because I can't open my windows for fresh air due to the noise. Add to that, the constant air traffic over the development (new since Covid) starting at 6am and going all day.

Now, what was originally a planned 66 unit development, is a proposed 135 unit development. This is distressing. You have to take into consideration the other planned development backing into Little Italy, on S. Boulder Rd., (2 blocks away) all of which will add to traffic, traffic congestion, noise, pollution (already I get daily air quality alerts). We are being squeezed on both sides.

When school is in session, the school buses come down Griffith as well as car after car to drop off and pick up their kids. Everything is backed up and I can't get to S. Boulder Rd. When the train goes through, the back up is even worse. I generally can't leave home when drop off and pick-up is happening unless I am heading South on Courtesy Rd. Going North (taking a left off Griffith to Courtesy) is extremely difficult because of the busy-ness of the road. I also have fire trucks and rescue squads regularly passing the house on their way to or from an emergency.

Now imagine what it would be like with an additional 135 people (at minimum because we know it will be at least double that) and their cars, along with the cars from the other planned development coming and going? Parking on Cannon, which is included in the proposal is unworkable. On any normal day, that street is lined with cars. I would say there is no more than 25-30% availability. Griffith St. between Cannon and Courtesy is 100% filled with cars daily from Louisville Tire. Happy to provide pictures if that would be helpful.

The Environmental impact will be felt. Water, birds, trees, bees, ... Who speaks for them? Right now Cannon is lined with volunteer trees that create a lovely green border blocking the view of what is behind them. It is home to many, many birds and small animals. What's going to become of all of those trees and the animals that call them their home?

Many of us feel that our quality of life is being severely diminished by the ongoing, unceasing development in East Boulder County. We are killing the goose that laid the golden egg. What was once a very desirable place to live is losing its luster. There are those of us who are feeling pushed out. I have loved my home and living in Louisville, but I am living in dread of what is to come and what it will take to build these developments- life in a construction zone with trucks coming and going for, who knows how long?

It is much easier to dismiss what I have written if you don't live in the immediate area and won't experience the impacts. Lofty ideals about housing needs (real or theoretical) become the overriding filter for decisions. But if you live right here or have to go through these areas, you might be more considerate of the impacts on people in the neighborhood - and we are many. Imagine for a minute if these developments were going up in your neighborhood?

Thank you for listening and taking this into consideration. It's not too late to scale this back.

My best,
Wendy Appel

Sent from my iPad

June 29, 2026.

To the Louisville Planning Commission and City Council:

As owners of a townhouse at the corner of Griffith Street and Cannon Street in Louisville, we are writing in support of the Delo Boom development that is under your review.

We have examined the documents submitted to the Planning Commission and are confident that the project will benefit the city by offering additional affordable housing. It will also provide increased patronage for businesses in the area, particularly along and adjacent to Main Street and in the area between South Street and Short Street.

As well, we believe that replacing the existing facilities between Cannon Street and Courtesy Road with attractive residential buildings will considerably enhance the appearance of our neighborhood, which currently has an industrial character. Frequent loud noise from the metal fabrication plant, which we often hear while at home, will also be eliminated.

Our review of the developers' traffic study and their responses to our questions have addressed any concerns about parking and traffic. Notably, the planned eastward extension of Caledonia Street will provide an additional exit route, which will be beneficial both day-to-day and during emergencies.

We therefore strongly urge you to approve the Planned Unit Development for Delo Boom.

Sincerely,



Deborah Tessler, RN



Franklin Tessler, MD, CM

1090 Griffith Street
Louisville, CO 80027
ftessler@mac.com

From: [Rob Zuccaro](#)
To: [Matt Post](#)
Subject: FW: Delo Boom, Favorable Public Comment for the Planning Commission
Date: Tuesday, July 21, 2026 4:36:11 PM

Rob Zuccaro, AICP
Community Development Director
303-335-4590
rzuccaro@louisvilleco.gov

Planning | City of Louisville, CO (louisvilleco.gov)
Building Safety | City of Louisville, CO (louisvilleco.gov)
Economic Vitality | City of Louisville, CO (louisvilleco.gov)

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

From: Rick Kron <rickkronco@gmail.com>
Sent: Tuesday, July 21, 2026 4:17 PM
To: Rob Zuccaro <rzuccaro@louisvilleco.gov>
Subject: Delo Boom, Favorable Public Comment for the Planning Commission

[EXTERNAL EMAIL] From outside of City of Louisville DO NOT CLICK links or attachments unless you validate the sender and know the content is safe.

To the Planning Commission
City of Louisville, Colorado

Commissioners:

A favorable vote on the DeLo Boom PUD is appropriate because:

1. Louisville needs housing.
The Project will provide housing.
2. Downtown Louisville needs nearby residents to support Downtown businesses.
The Project provides nearby residents.
3. DeLo needs additional development to further eliminate blight.
The Project eliminates blight.
4. The City needs to improve its reputation as a place to build and grow businesses.
The Project shows City interest in approving projects for infill development in these trying times.

Your favorable vote will move the Project one step closer to fruition.

Thank you,
Rick Kron
Louisville resident since 1987

Sent from my iPhone