

City Council

Agenda

Tuesday, March 24, 2026
Council Chambers
749 Main Street
6:00 PM

Members of the public are welcome to attend and give comments remotely. However, the in-person meeting may continue even if technology issues prevent remote participation.

- You can call in to +1 719 359 4580 or 877 853 5247 (toll free) Webinar ID #876 9127 0986.
- You can log in via your computer. Please visit the [City's website](#) to link to the meeting.

City Council considers written and oral comments equally. [Email comments to the Council](#) received after the packet is posted online and before 3pm the day of the meeting will be included in the Council addendum and provided to each Council member prior to the meeting. If you prefer to address Council in person, you may attend the meeting either in person or virtually.

- 1. Call to Order & Roll Call**
- 2. Pledge of Allegiance**
- 3. Approval of Agenda**
- 4. Public Comments on Items Not on the Agenda and Items on the Consent Agenda**

Public comments are limited to 3 minutes per speaker. When several people wish to speak on the same position on a given item, a spokesperson may be used to state that position.

- 5. Consent Agenda**

The following items on the City Council Agenda are considered routine by the City Manager and shall be approved, adopted, accepted, etc., by motion of the City Council and voice vote unless the Mayor or a City Council person specifically requests an item be considered under "Regular Business." In such an event the item shall be removed from the "Consent Agenda" and Council action taken separately on said item in the order appearing on the Agenda. Those items so approved under the heading "Consent Agenda" will appear in the Council Minutes in their proper order.

- A. Approval of Minutes**

- B. Resolution No. 21, Series 2026 — A Resolution Regarding Fire Restrictions for the City of Louisville
- C. Resolution No. 22, Series 2026 — A Resolution of City of Louisville, Colorado Expressing Its Intent to be Reimbursed for Certain Expenses Relating to the Acquisition and Construction of Certain City Facilities and Improvements
- D. Resolution No. 23, Series 2026 — A Resolution Approving an Annual Contract with Spronk Water Engineers for Water Rights Engineering Consulting
- E. Resolution No. 24, Series 2026 — A Resolution Approving a Contract with FAST Hosting Services, LLC
- F. Resolution No. 25, Series 2026 — A Resolution Approving a Purchase Contract to Buy and Sell Real Estate for the Sale of Property Located at 101 W. Cherry Street
- G. Resolution No. 26, Series 2026 — A Resolution Approving a Contract for Automated Material Handler Replacement with Bibliotheca, LLC
- H. Resolution No. 27, Series 2026 — A Resolution Approving a Contract with TischlerBise, Inc. for a Development Impact Fee and Public Use Dedication Study

6. Council Informational Comments and Committee Reports

7. City Manager's Report

8. Regular Business

- A. Resolution No. 28, Series 2026 — A Resolution Approving the 2026 Louisville Comprehensive Plan
This will be the only reading of this item and final action may be taken. There will be one round of public comment.
- B. Ordinance No. 1918, Series 2026 — An Ordinance Amending Title 15 of the Louisville Municipal Code Concerning Wildland Urban Interface - 1st Reading, Set Public Hearing
1st Reading includes the Staff Presentation and questions from Council. There is no opportunity for public comment. The Public Hearing (2nd Reading) will be set on this item for a later date. The Public Hearing will allow 2 rounds of public comment.
- C. Ordinance No. 1919, Series 2026 — An Emergency Ordinance Authorizing the Sale and Conveyance of the City-Owned Property at 1016 Main Street - Public Hearing
This is the Public Hearing for this item. Two rounds of public comment will be taken, along with Council questions and discussion. Final action may be taken on this item. If adopted, this ordinance will become effective immediately.

9. City Attorney's Report

10. Upcoming Agenda Items and Identification of Future Agenda Items

11. Adjourn

**Upcoming Agenda Items
April 7, 2026 Meeting**

This list is not inclusive; items are subject to change; additional items may be added.

- 811 Walnut Downtown Overlay Ordinance - 1st Reading
- Retail Ridge Easement Vacation Ordinance — 1st Reading
- ADU Compliance Revision - 1st Reading
- Short-Term Rental Ordinance - 1st Reading
- WUI Code — 2nd Reading, Public Hearing
- Contract for 2026 Concrete Replacement Project
- Budget Amendment for Computer Servers
- Contract for Geotechnical Services
- Contract for Playground Replacement at Memory Square Park
- Contract for Playground Replacement at Recreation Center
- Marshall Fire Rebate Program and Credit for Remaining Rebuilds
- Approve Agreement for Services with Louisville Chamber of Commerce
- AdventHealth Development Agreement

Resident Information

If you wish to speak at the City Council meeting in person, please fill out a sign-up card and present it to the City Clerk at the meeting. If you are attending remotely, please use the “raise hand” icon to show you wish to speak in appropriate public comments section.

Persons planning to attend the meeting who need sign language interpretation, translation services, assisted listening systems, Braille, taped material, or other accommodation should [email the City Clerk's Office](#) or call at 303.335.4574

A forty-eight-hour notice is requested.

Si requiere una copia en español de esta publicación o necesita un intérprete durante la reunión del Consejo, por favor llame a la Ciudad al 303.335.4574 o [email](#)



City Council
Special Meeting Minutes
Wednesday, February 25, 2026
Council Chambers
749 Main Street
6:00 PM

Mayor Leh called the meeting to order at 6:00 p.m. Roll Call was taken, and the following members were present:

City Council:

Mayor Chris Leh
Mayor Pro Tem Barbara Hamlington
Council member Josh Cooperman
Council member Caleb Dickinson
Council member Deborah Fahey
Council member Dietrich Hoefner
Council member Judi Kern

Revitalization Commission:

Barbie Iglesias
Jeff Lipton
Robert Tofte
Alexis Adler
Clif Harald
Corey Hoffman, LRC Attorney

Staff Present:

Diana Langley, City Manager
Samma Fox, Deputy City Manager
Rob Zuccaro, Community Development Director
Kurt Kowar, Public Works Director
Vanessa Zarate, Economic Vitality Manager
Brian Holihan, Economic Vitality Specialist
Kathleen Kelly, City Attorney
Genny Kline, City Clerk

REGULAR BUSINESS

JOINT MEETING WITH REVITALIZATION COMMISSION (00:01:05)

DISCUSSION / DIRECTION: FOURTH AMENDED AND RESTATED COOPERATION AGREEMENT BETWEEN THE CITY OF LOUISVILLE AND THE LOUISVILLE REVITALIZATION COMMISSION

Mayor Leh introduced the item and introductions were made.

City Manager Diana Langley presented the Staff Report.

Corey Hoffman, Attorney, Louisville Revitalization Commission introduced himself and provided an overview on responsibilities of the Urban Renewal Authority.

Council, Commission Members and staff engaged in discussion regarding the agreement and the Urban Renewal Authority.

Public Comment

- None

Council gave direction for City Attorney Kelly and LRC Attorney Hoffman to draft a new agreement and present it at a future meeting for approval.

DISCUSSION / DIRECTION: FRONT & CENTER PROJECT - 30% DESIGN (01:54:10)

Mayor Leh introduced the item.

Public Works Director Kowar provided the Staff Report.

Council and staff engaged in discussion regarding the item.

Council provided their comments and feedback.

City Manager Langley provided an overview of Council's direction, noting that Council is willing to consider additional funding to support the current project; staff should first identify potential reductions before accessing those funds, and that any requests for added project elements should be brought back to Council for consideration.

Public Comment

- Gillian Millar

Council had no further discussion.

DISCUSSION / DIRECTION: NEW URBAN RENEWAL AREA PLANS (03:11:18)

This matter was held in conjunction with the Discussion / Direction: Fourth Amended and Restated Cooperation Agreement Between the City of Louisville and the Louisville Revitalization Commission.

ADJOURN (03:11:48)

Council member Hoefner moved to adjourn the meeting; seconded by Mayor Pro Tem Hamlington.

Aye: Leh, Hamlington, Cooperman, Dickinson, Fahey, Hoefner, Kern

Nay: None

Absent: None

The meeting adjourned at 9:13 pm.

Christopher M. Leh, Mayor

Genny Kline, City Clerk

City Council

Meeting Minutes

**Tuesday, March 3, 2026
Council Chambers
749 Main Street
6:00 PM**

Mayor Leh called the meeting to order at 6:00 p.m. Roll Call was taken, and the following members were present:

City Council:

**Mayor Chris Leh
Mayor Pro Tem Barbara Hamlington
Council member Josh Cooperman
Council member Caleb Dickinson
Council member Deborah Fahey (attended remotely)
Council member Judi Kern**

Absent:

Council member Hoefner

Staff Present:

**Diana Langley, City Manager
Samma Fox, Deputy City Manager
Rob Zuccaro, Community Development Direction
Kurt Kowar, Public Works Director
Grace Johnson, Communication Manager
Derek Cosson, Communications Specialist
Jeff Hirt, Planning Manager
Kathleen Kelly, City Attorney
Genny Kline, City Clerk**

APPROVAL OF AGENDA (00:02:01)

Council member Kern moved to approve the agenda; seconded by Mayor Pro Tem Hamlington.

Aye: Leh, Hamlington, Cooperman, Dickinson, Fahey, Kern
Nay: None
Absent: Hoefner

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA AND ITEMS ON THE CONSENT AGENDA (00:02:13)

- John McDermott – Spoke on the Golf Fees item on the Consent Agenda
- Dan Ewing – Spoke on the Golf Fees item on the Consent Agenda
- Mark Cathcart – Spoke about addendums to the packet

APPROVAL OF CONSENT AGENDA (00:11:33)

- A. Approval of Minutes
- B. Resolution No. 17, Series 2026 - A Resolution Approving a Subaward Agreement with the Denver Regional Council of Governments ("DRCOG") Concerning a Climate Pollution Reduction Grant from the Environmental Protection Agency ("EPA")
- C. Resolution No. 18, Series 2026 – Resolution Approving an Independent Contractor Agreement with Ruby Balo Events LLC for Concession Services at the Golf Course
- D. Resolution No. 19, Series 2026 - A Resolution Amending Certain Fees, Rates and Charges for the City of Louisville, Colorado
- E. Marshall Fire Fee Refund Program
- F. 2026 City Council Committee Assignments
- G. 2026 March for Meals Proclamation

Council member Kern moved to approve the Consent Agenda; seconded by Mayor Pro Tem Hamlington

Aye: Leh, Hamlington, Cooperman, Dickinson, Fahey, Kern
Nay: None
Absent: Hoefner

COUNCIL INFORMATIONAL COMMENTS AND COMMITTEE REPORTS (00:11:50)

Mayor Leh spoke to the negative community discourse toward staff in recent months.

Mayor Pro Tem Hamlington expressed her appreciation for the acquisition recommendations provided by the Open Space Advisory Board.

CITY MANAGER'S REPORT (00:17:20)

City Manager Langley announced there would be two playground drop-in events on March 4 to provide input on the proposed design of replacement equipment. One at the recreation center at 11am and the other at Memory Square Park at 3pm.

On March 12 there are two Open House sessions at the recreation center for the Parks, Recreation, and Open Space (PROS) guidebook – one at 12:30pm and the other at 5pm. That same evening the Mayor's Community Evening will be in conjunction with the 5pm PROS Open House.

The monthly Community Update was sent out today with a lot of great events noted.

The latest edition of the Louisville Lantern has been printed and is being sent out. Thank you to Louisville Fire Protect District Chief Milan for agreeing to an interview for the Lantern.

Also, on March 4 at 2pm there is public meeting on the South Street Underpass at Rocky Mountain Tap and Garden.

Finally, the Revitalization Commission plans to have an extended meeting next week to continue discussions on the Front and Center project.

REGULAR BUSINESS

DISCUSSION / DIRECTION: WILDLAND URBAN INTERFACE (WUI) MAP (00:19:06)

Mayor Leh introduced the item.

Community Development Director Rob Zuccaro presented the Staff Report.

Council members asked questions about the decision-making process for extending the WUI map to McCaslin; concerns regarding new construction on the north side of town; how the map and standards would apply to existing homes; and if staff had any

familiarity with Boulder's WUI map. Council also asked Louisville Fire Protection District Chief Milan for his thoughts.

Public Comment

- Tawnya Samaroo

After a brief discussion, Council gave staff direction to proceed with a WUI map that extends the boundary for Class 1 standards from the west side of the City to McCaslin Boulevard.

PURCHASE OF 101 SOUTH TAYLOR AVENUE (01:28:18)

RESOLUTION NO. 20, SERIES 2026 — A RESOLUTION APPROVING A CONTRACT TO BUY AND SELL REAL ESTATE FOR THE PROPERTY LOCATED AT 101 S TAYLOR AVE

PROPOSED COMMUNITY ENGAGEMENT STRATEGY

Mayor Leh introduced the item.

City Manager Langley presented the staff report on the contract to purchase 101 S Taylor.

Communication Manager Grace Johnson provided the report on the community engagement strategy.

Council members posed questions regarding the financial structure of the purchase and backup offers.

Public Comment

- Mark Cathcart

Council appreciates the lenient contract for staff to get public comments on the purchase.

Public Comment

- Mark Cathcart

Council expressed appreciation for the community engagement plan and provided

direction to staff to move forward with plan and include polling of residents.

Mayor Pro Tem Hamlington moved to approve Resolution No. 20, Series 2026; seconded by Council member Dickinson.

Aye: Leh, Hamlington, Cooperman, Dickinson, Fahey, Kern
Nay: None
Absent: Hoefner

ORDINANCE NO. 1917, SERIES 2026 — AN ORDINANCE AMENDING TITLE 17 OF THE LOUISVILLE MUNICIPAL CODE CONCERNING ELECTRONIC VEHICLE ("EV") CHARGING STATIONS — 2ND READING, PUBLIC HEARING (ADVERTISED CITY OF LOUISVILLE WEBSITE 02/18/26) (02:40:02)

Mayor Leh introduced the item and opened the public hearing.

Planning Manager Jeff Hirt presented the staff report.

Council asked questions regarding parking standards; primary land use in nonresidential area and if Planning commission had approved staff's recommendation.

Public Comment - None

There were no additional questions from Council.

Public Comment - None

There were no additional comments from Council.

Council member Kern moved to approve Ordinance No. 1917, Series 2026; seconded by Council member Cooperman

Aye: Leh, Hamlington, Cooperman, Dickinson, Fahey, Kern
Nay: None
Absent: Hoefner

CITY ATTORNEY'S REPORT (02:51:55)

City Attorney Kelly indicated there was no report.

**UPCOMING AGENDA ITEMS AND IDENTIFICATION OF FUTURE AGENDA ITEMS
(02:52:03)**

None

ADJOURN

Mayor Pro Tem Hamlington moved to adjourn the meeting; seconded by Council member Kern.

Aye: Leh, Hamlington, Cooperman, Dickinson, Fahey, Kern

Nay: None

Absent: Hoefner

The meeting adjourned at 8:53 pm.

Christopher M. Leh, Mayor

Genny Kline, City Clerk

Subject: Resolution No. 21, Series 2026 — A Resolution Regarding Fire Restrictions for the City of Louisville

Date: March 24, 2026

Prepared By: Diana Langley, City Manager

Presented By: Diana Langley, City Manager

Summary:

Staff is recommending that the City of Louisville's Fire Restrictions align with Boulder County's Fire Restrictions so that when Boulder County implements fire restrictions for the Unincorporated Area adjacent to the City of Louisville, the City of Louisville will automatically implement the same.

Background / Prior Discussions:

The Front Range continues to experience high fire danger due to above-average warm and dry conditions, low humidity, drought conditions, and high winds. When these conditions occur, the Board of County Commissioners of Boulder County and Boulder County Sheriff often issue orders declaring fire restrictions to reduce the danger of fires.

In order for fire restrictions to apply in Louisville, the Mayor may make an emergency declaration or the City Council may adopt a resolution. If the Mayor declares an emergency to implement fire restrictions and the dangerous conditions remain in effect for more than seven days, the City Council must adopt a resolution to continue the emergency declaration and corresponding fire restrictions. If the City Council adopts a resolution to implement fire restrictions, they must define in the resolution how long the restrictions shall remain in effect.

On August 1, 2024, based on competent evidence of high fire danger, the Board of County Commissioners of Boulder County and Boulder County Sheriff issued an order Declaring Stage 2 Fire Restrictions for all Unincorporated Areas in Boulder County. Due to the threat of the spread of wildfire to properties within the City, Mayor Leh, as principal executive officer of the City, on August 1, 2020, unilaterally declared a local disaster pursuant to § 24-33.5-709, C.R.S. and Section 2.32.010 of the Louisville Municipal Code and imposed certain measures to protect the health, safety and welfare of the City and its residents (the "Declaration"), and which Declaration was amended on August 2, 2024, at 1:07 p.m. to include an exception regarding welding and to provide for the opportunity of written waivers to be issued by the City upon consultation with the Louisville Fire Protection District ("Amended Declaration"). On August 6, 2024, the City Council adopted Resolution No. 33, Series 2024, to continue in effect the Amended

Declaration until terminated by resolution of the City Council. Such Stage 2 Fire Restrictions have not been terminated by resolution of the City Council.

On December 22, 2025, the Board of County Commissioners of Boulder County and Boulder County Sheriff issued an order, Resolution No. 2025-065, declaring Stage 1 Fire Restrictions for the plains area of Unincorporated Areas in Boulder County (2025 Boulder County Order). Also on December 22, 2025, Mayor Leh issued a Declaration of Stage 1 Fire Restrictions for the City of Louisville, which declaration continued in effect for seven (7) days pursuant to Section 2.31.010.D.

Development Proposal:

N/A

Analysis:

As a municipality located wholly within Boulder County, it is in the interest of the public health, safety and welfare that the City fire bans run concurrent with the fire bans imposed by Boulder County for the Unincorporated Areas adjacent to Louisville. Automatically aligning Louisville's fire restrictions with Boulder County will make it easier for residents and the Louisville Fire Protection District to know which stage of fire restrictions are in place for Louisville and when they are in effect.

The attached Resolution provides that the City Council will extend the Stage 1 Fire Declaration entered by the Mayor on December 22, 2025. Such Declarations shall be continued in effect until the 2025 Boulder County Order is terminated, rescinded or downgraded from Stage 1, at which time the City's Declaration of Stage 1 Fire Restrictions shall terminate. Thereafter, fire restrictions imposed by declaration of Boulder County and the Boulder County Sheriff shall be effective within the City of Louisville as if approved by separate resolution of the City Council.

Council Work Plan:

This aligns with the City Council's Safety priority and supports emergency preparedness.

Fiscal Impact:

None.

Alternatives:

Do not align Louisville's fire restrictions with Boulder County and continue with the current process of the Mayor and City Council setting the fire restrictions as needed.

Recommendation:

Adopt a Resolution continuing Stage 1 Fire Restrictions in Louisville until the 2025 Boulder County Order is terminated, rescinded, or downgraded from Stage 1, at which time the City's Declaration of Stage 1 Fire Restrictions shall terminate. Thereafter, fire restrictions imposed by declaration of Boulder County and the Boulder County Sheriff

for Unincorporated Areas adjacent to Louisville shall be effective within the City of Louisville as if approved by separate resolution of the City Council.

Attachments:

1. Resolution No. 21, Series 2026

**RESOLUTION NO. 21
SERIES 2026**

**A RESOLUTION REGARDING FIRE RESTRICTIONS FOR THE
CITY OF LOUISVILLE**

WHEREAS, Chapter 2.32 of the Louisville Municipal Code and C.R.S. § 24-33.5-801, *et seq.* authorizes the Mayor of the City of Louisville to declare that a disaster emergency has occurred or the threat of such event is imminent from any natural cause or cause of human origin, including but not limited to fire; and

WHEREAS, on August 1, 2024, based on competent evidence of high fire danger, the Board of County Commissioners of Boulder County and Boulder County Sheriff issued an order Declaring Stage 2 Fire Restrictions for all Unincorporated Areas in Boulder County, finding such measure necessary to reduce the danger of wildfire, forest or grass fires in unincorporated Boulder County; and

WHEREAS, as a municipality wholly contained within Boulder County, there was a threat of the spread of wildfire to properties within the City, and on August 1, 2024 at 8:30 p.m., the Mayor of the City of Louisville, as principal executive officer of the City of Louisville, unilaterally declared a local disaster pursuant to § 24-33.5-709, C.R.S. and Section 2.32.010 of the Louisville Municipal Code and imposed certain measures to protect the health, safety and welfare of the City and its residents (the “Declaration”), and which Declaration was amended on August 2, 2024 at 1:07 p.m. to include an exception regarding welding and to provide for the opportunity of written waivers to be issued by the City upon consultation with the Louisville Fire Protection District (“Amended Declaration”); and

WHEREAS, by Resolution No.33, Series 2024, adopted on August 6, 2024, the City Council continued in effect the Amended Declaration until terminated by resolution of the City Council; and

WHEREAS, such Stage 2 Fire Restrictions have not been terminated by resolution of the City Council and so are still in effect; and

WHEREAS, on December 22, 2025, the Board of County Commissioners of Boulder County and Boulder County Sheriff issued an order, Resolution No. 2025-065, Declaring Stage 1 Fire Restrictions for the plains area of Unincorporated Areas in Boulder County (the “2025 Boulder County Order”), finding such measure necessary to reduce the danger of wildfire, forest or grass fires in the plains area of unincorporated Boulder County; and

WHEREAS, also on December 22, 2025, at 5:00 p.m., the Mayor issued a Declaration of Stage 1 Fire Restrictions for the City of Louisville, which declaration continued in effect for seven (7) days pursuant to Section 2.32.010.D; and

WHEREAS, the City Council finds that, as a municipality located wholly within Boulder County, it is in the interest of the public health, safety and welfare that City fire bans run concurrent with fire bans imposed by Boulder County in the Unincorporated Area adjacent to the City, as set forth herein.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO:

Section 1. Pursuant to Section 2.32.010.D of the Louisville Municipal Code, the City Council hereby extends the Stage 1 Fire Declarations entered by the Mayor on December 22, 2025. Such Declarations shall be continued in effect until the 2025 Boulder County Order is terminated, rescinded or downgraded from Stage 1, at which time the City's Declaration of Stage 1 Fire Restrictions shall terminate. Thereafter, fire restrictions imposed by declaration of Boulder County and the Boulder County Sheriff shall be effective within the City of Louisville as if approved by separate resolution of the City Council.

Section 2. The effect of this Resolution shall be to continue in effect the measures set forth in the 2025 Boulder County Order, the activation, as may be required, of the response and recovery aspects of any and all applicable local and inter-jurisdictional disaster emergency plans and to further authorize the furnishing of aid and assistance under such plans, and for the Mayor, City Manager, and other appropriate City staff to exercise those functions and be vested with such authority as set forth in Section 2.32.010 of the Louisville Municipal Code and C.R.S. § 24-33.5-709.

Section 3. The City Manager shall forthwith:

A. Publish and disseminate information to the public regarding this Resolution and the continuation of Stage 1 Fire Restrictions for the City of Louisville authorized hereby, including but not limited to on the City's website and social media accounts maintained by the City;

B. File a copy of this Resolution with the City Clerk;

C. File a copy of this Resolution with the Colorado Division of Emergency Management; and

C. Distribute a copy of this Resolution to the appropriate representatives of the news media.

PASSED AND ADOPTED this 24th day of March 2026.

Christopher M. Leh, Mayor

ATTEST:

Genny Kline, City Clerk

Subject: Resolution No. 22, Series 2026 — A Resolution of City of Louisville, Colorado Expressing Its Intent to be Reimbursed for Certain Expenses Relating to the Acquisition and Construction of Certain City Facilities and Improvements

Date: March 24, 2026

Prepared By: Ryder Bailey, CPA, Director

Presented By: Ryder Bailey, CPA, Director

Summary:

As the City continues to consider and seek Community feedback on the 101 S Taylor Avenue Property, the Finance Department is preparing to issue Certificates of Participation to fund the purchase. This process generally takes 90-120 days; adopting a reimbursement resolution would authorize the repayment of certain eligible costs incurred prior to the issuance of tax-exempt financial instruments.

Background / Prior Discussions:

On March 3, 2026, City Council approved Resolution 20, Series 2026 - A Resolution Approving a Contract to Buy and Sell Real Estate for the Property Located at 101 S Taylor Ave as well as a Community Engagement Strategy.

As City Staff collects and compiles community feedback and information for the City Council's pending decision on the aforementioned purchase, the Finance Department is preparing to issue Certificates of Participation to fund the purchase. As part of this process, the attached Resolution is required to authorize repayment of costs incurred prior to the issuance of the tax-exempt Certificates of Participation.

Development Proposal:

N/A

Analysis:

This resolution ensures certain capital-related costs are eligible for reimbursement from future Certificate of Participation proceeds, should they be issued.

Council Work Plan:

The purchase opportunity was not anticipated and is not included in the Work Plan.

Fiscal Impact:

Not applicable. There is no fiscal / budget impact for this item. There are no budgetary impacts resulting from adopting the proposed resolution. This resolution does not require the City to issue Certificates of Participation, but would provide an opportunity for the City to be reimbursed for certain eligible and related costs incurred prior to their issuance.

Alternatives:

No alternatives are being presented. The adoption of the proposed resolution ensures certain capital-related costs are eligible for reimbursement from future Certificate of Participation proceeds, should they be issued.

Recommendation:

City Council Approve Resolution No. 22, Series 2026 — A Resolution to be reimbursed for certain eligible expenses using potential future Certificate of Participation proceeds, if issued.

Attachments:

1. Resolution No. 22, Series 2026

**RESOLUTION NO. 22
SERIES 2026**

**A RESOLUTION OF CITY OF LOUISVILLE, COLORADO EXPRESSING ITS INTENT
TO BE REIMBURSED FOR CERTAIN EXPENSES RELATING TO THE
ACQUISITION AND CONSTRUCTION OF CERTAIN CITY FACILITIES AND
IMPROVEMENTS**

WHEREAS, the City of Louisville, Colorado (the "City") is a duly organized and existing home rule municipality of the State of Colorado, created and operating pursuant to Article XX of the Constitution of the State of Colorado and the home rule charter of the City (the "Charter"); and

WHEREAS, the members of the City Council of the City (the "Council") have been duly appointed and qualified; and

WHEREAS, it is the current intent of City to acquire, construct, install, equip and improve a new City Hall facility and other capital improvements of the City (the "Project"); and

WHEREAS, the City has determined that it is in the best interest of the City to finance the Project through the execution and delivery of a lease purchase agreement; or by any other means legally available to the City (the "Financial Obligations"); and

WHEREAS, the Council has determined that it is necessary to make capital expenditures to acquire and construct the Project prior to the time that the City arranges for the specific financing of such Project; and

WHEREAS, it is the City's reasonable expectation that when such financing occurs, the capital expenditures will be reimbursed with the proceeds of the financing; and

WHEREAS, in order to comply with the provisions of the Internal Revenue Code of 1986, as amended (the "Code"), it is the City's desire that this resolution shall constitute the "official intent" of the Council to reimburse such capital expenditures within the meaning of Treasury Regulation §1.150-2.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF
THE CITY OF LOUISVILLE, COLORADO:**

Section 1. All action (not inconsistent with the provisions of this resolution) heretofore taken by the Council and the officers, employees and agents of the City directed toward the Financial Obligations is hereby ratified, approved and confirmed.

Section 2. The City intends to finance approximately \$20,000,000 to pay the costs of the Project, including the reimbursement of certain costs incurred by the City prior to the receipt of any proceeds of a financing, upon terms acceptable to the City, as authorized in a resolution to be hereafter adopted and to take all further action which is necessary or desirable in connection therewith.

Section 3. The officers, employees and agents of the City shall take all action necessary or reasonably required to carry out, give effect to and consummate the transactions contemplated hereby and shall take all action necessary or desirable to finance the Project and to otherwise carry out the transactions contemplated by the resolution.

Section 4. The officers and employees of the City are hereby authorized and directed to take all action necessary or appropriate to effectuate the provision of this resolution.

Section 5. The City shall not use reimbursed moneys for purposes prohibited by Treasury Regulation §1.150-2(h).

Section 6. This resolution is intended to be a declaration of “official intent” to reimburse expenditures within the meaning of Treasury Regulation §1.150-2.

Section 7. If any section, paragraph, clause or provision of this resolution shall for any reason be held invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this resolution.

Section 8. All acts, orders and resolutions of the City, and parts thereof, inconsistent with this resolution be, and the same hereby are, repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any act, order or resolution, or part thereof, heretofore repealed.

Section 9. The resolution shall be in full force and effect upon its passage and approval.

PASSED AND ADOPTED this 24th day of March 2026.

Christopher M. Leh, Mayor

ATTEST:

Genny Kline, City Clerk

Subject: Resolution No. 23, Series 2026 — A Resolution Approving an Annual Contract with Spronk Water Engineers for Water Rights Engineering Consulting

Date: March 24, 2026

Prepared By: Cory Peterson, Deputy Director of Utilities

Presented By: Kurt Kowar, Director

Summary:

Staff is recommending entering into a sole source contract with Spronk Water Engineers (Spronk) for water rights engineering consulting services for 2026.

The City has a complex water rights portfolio with an estimated value exceeding \$150 million. These water rights provide the entire supply for the City's residents, businesses, visitors, and the City's own needs. This portfolio contains rights that place a variety of conditions on raw water diversion, including limitations on diversion dates and minimum stream flow requirements, as well as stream flow replenishment timing and locations. Additionally, the City's water rights vary seasonally, with excess water available in the spring and few diversions available in the winter. Administration of this portfolio requires thorough knowledge of Colorado water law, an understanding of its application in daily operations, and a significant planning effort to ensure a constant water supply throughout the year. Supplemental tasks include daily monitoring of stream conditions, water right priorities, reservoir levels, City water demands, coordination with the Water Commissioner and City staff, as well as meeting reporting requirements set by the Colorado Division of Water Resources (CDWR).

Background / Prior Discussions:

Spronk has been providing assistance in the administration of the City's water rights since 2012 and successfully assumed the lead role in 2017. This long-term relationship has distinct advantages to the City in the operation of a complex water system. Spronk is able to analyze impacts based on their familiarity, allowing for greater precision and reserves budget for more in-depth evaluations. In addition, the number of potential replacement consulting firms are limited as a result of the conflict of interest and availability associated with this type of work. Lastly, the collaboration between Spronk and the City's water attorneys (Curtis, Justus & Zahedi) is a valuable relationship that has allowed for the successful completion, defense, and protection of the City's water rights and system.

Development Proposal:

N/A

Analysis:

The proposed contract's term is from the effective date through December 31, 2026, unless terminated sooner. The scope of work includes the following:

- Task A - Daily Water Rights Administration
- Task B - State of Colorado Accounting Audit and Revisions
- Task C1 - On-Call Engineering Services
- Task C2 - On-Call Engineering Services (Water Court)
- Task D - City Water Rights Change Case Support

Each of the tasks have a not-to-exceed amount.

Council Work Plan:

The program goal for Utilities is to ensure safe, reliable, great tasting water. The effective management of the City's water rights is critical to the reliability of the water supply.

Fiscal Impact:

The Agreement with Spronk is for \$169,000 and will be paid from the 2026 Water Fund operational budget line items 501462-540910. This budget line item was established at \$245,000 and includes \$55,000 for the water conservation program. Staff collect and participate in occasional surveys of water engineering fees with surrounding communities and find Spronk to remain competitive.

Alternatives:

Alternative 1: Execute a limited short-term extension of the existing engineering services contract to maintain continuity while staff conducts a competitive replacement search and procurement process over the next 3 to 5 months.

Alternative 2: Evaluate opportunities to perform more routine engineering tasks with additional in-house staff and reserve consultant support for specialized services or periods of peak workload.

Recommendation:

Approve the Consulting Services Agreement with Spronk Water Engineers for water rights administration.

Attachments:

1. Resolution No. 23, Series 2026
2. Annual Contract for Water Rights Engineering Consultant

**RESOLUTION NO. 23
SERIES 2026**

**A RESOLUTION APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH
SPRONK WATER ENGINEERS**

WHEREAS, an Agreement for Consulting Services has been proposed between the City and Spronk Water Engineers, Incorporated for water rights engineering services; and

WHEREAS, by this Resolution, the City Council desires to approve such Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO:

Section 1. The City Council hereby approves the Agreement by and between City and Spronk Water Engineers, Incorporated (the "Agreement") in substantially the same form as the copy of such Agreement accompanying this Resolution.

Section 2. The Mayor is hereby authorized to execute the Agreement on behalf of the City, and the Mayor is hereby further authorized to negotiate and approve such revisions to the Agreement as the Mayor determines are necessary or desirable for the protection of the City, so long as the essential terms and conditions of the Agreement are not altered.

PASSED AND ADOPTED this 24th day of March 2026.

Christopher M. Leh, Mayor

ATTEST:

Genny Kline, City Clerk

Resolution No. 23, Series 2026
Page 1 of 1

**AN AGREEMENT BY AND BETWEEN THE CITY OF LOUISVILLE
AND SPRONK WATER ENGINEERS, INCORPORATED
FOR CONSULTING SERVICES**

1.0 PARTIES

This AGREEMENT FOR CONSULTING SERVICES (this "Agreement") is made and entered into this ____ day of _____, 2026 (the "Effective Date"), by and between the **City of Louisville**, a Colorado home rule municipal corporation, hereinafter referred to as the "City", and **Spronk Water Engineers, Incorporated.**, a Colorado corporation, hereinafter referred to as the "Consultant".

2.0 RECITALS AND PURPOSE

- 2.1 The City desires to engage the Consultant for the purpose of water rights engineering consulting services as further set forth in the Consultant's Scope of Services (which services are hereinafter referred to as the "Services").
- 2.2 The Consultant represents that it has the special expertise, qualifications and background necessary to complete the Services.

3.0 SCOPE OF SERVICES

The Consultant agrees to provide the City with the specific Services and to perform the specific tasks, duties and responsibilities set forth in Scope of Services attached hereto as **Exhibit A** and incorporated herein by reference.

4.0 COMPENSATION

- 4.1 The City shall pay the Consultant for services under this agreement a total not to **One Hundred and Sixty-Nine Thousand Dollars (\$169,000)** as set forth in **Exhibit A** attached hereto and incorporated herein by this reference. For Services compensated at hourly or per unit rates, or on a per-task basis, such rates or costs per task shall not exceed the amounts set forth in **Exhibit A**. The City shall not pay mileage and other reimbursable expenses (such as meals, parking, travel expenses, necessary memberships, etc.), unless such expenses are (1) clearly set forth in the Scope of Services, and (2) necessary for performance of the Services ("Pre-Approved Expenses"). The foregoing amounts of compensation shall be inclusive of all costs of whatsoever nature associated with the Consultant's efforts, including but not limited to salaries, benefits, overhead, administration, profits, expenses, and outside consultant fees. The Scope of Services and payment therefor shall only be changed by a properly authorized amendment to this Agreement. No City employee has the authority to bind the City with regard to any payment for any services which exceeds the amount payable under the terms of this Agreement.

- 4.2 The Consultant shall submit monthly an invoice to the City for Services rendered and a detailed expense report for Pre-Approved Expenses incurred during the previous month. The invoice shall document the Services provided during the preceding month, identifying by work category and subcategory the work and tasks performed and such other information as may be required by the City. The Consultant shall provide such additional backup documentation as may be required by the City. The City shall pay the invoice within thirty (30) days of receipt unless the Services or the documentation therefor are unsatisfactory. Payments made after thirty (30) days may be assessed an interest charge of one percent (1%) per month unless the delay in payment resulted from unsatisfactory work or documentation therefor.

5.0 PROJECT REPRESENTATION

- 5.1 The City designates Cory Peterson as the responsible City staff to provide direction to the Consultant during the conduct of the Services. The Consultant shall comply with the directions given by such person and such person's designees.
- 5.2 The Consultant designates Katie Leone as its project manager and as the principal in charge who shall be providing the Services under this Agreement. Should any of the representatives of Consultant be replaced, and such replacement require the City or the Consultant to undertake additional reevaluations, coordination, orientations, etc., the Consultant shall be fully responsible for all such additional costs and services.

6.0 TERM

- 6.1 The term of this Agreement shall be from the Effective Date until December 31, 2026, unless sooner terminated pursuant to Section 13, below. The Consultant's Services under this Agreement shall commence on the Effective Date and Consultant shall proceed with diligence and promptness so that the Services are completed in a timely fashion consistent with the City's requirements.
- 6.2 Nothing in this Agreement is intended or shall be deemed or construed as creating any multiple-fiscal year direct or indirect debt or financial obligation on the part of the City within the meaning of Colorado Constitution Article X, Section 20 or any other constitutional or statutory provision. All financial obligations of the City under this Agreement are subject to annual budgeting and appropriation by the Louisville City Council, in its sole discretion. Notwithstanding anything in this Agreement to the contrary, in the event of non-appropriation, this Agreement shall terminate effective December 31 of the then-current fiscal year.

7.0 INSURANCE

- 7.1 The Consultant agrees to procure and maintain, at its own cost, the policies of insurance set forth in Subsections 7.1.1 through 7.1.4. The Consultant shall not be relieved of any liability, claims, demands, or other obligations assumed pursuant to this Agreement by reason of its failure to procure or maintain insurance, or by reason of its failure to procure or maintain insurance in sufficient amounts, durations, or types. The coverages required below shall be procured and maintained with forms and insurers acceptable to the City. All coverages shall be continuously maintained from the date of commencement of services hereunder. The required coverages are:
- 7.1.1 Workers' Compensation insurance as required by the Labor Code of the State of Colorado and Employers Liability Insurance. Evidence of qualified self-insured status may be substituted.
- 7.1.2 General Liability insurance with minimum combined single limits of ONE MILLION DOLLARS (\$1,000,000) each occurrence and TWO MILLION DOLLARS (\$2,000,000) aggregate. The policy shall include the City of Louisville, its officers and its employees, as additional insureds, with primary coverage as respects the City of Louisville, its officers and its employees, and shall contain a severability of interests provision.
- 7.1.3 Comprehensive Automobile Liability insurance with minimum combined single limits for bodily injury and property damage of not less than FOUR HUNDRED THOUSAND DOLLARS (\$400,000) per person in any one occurrence and ONE MILLION DOLLARS (\$1,000,000) for two or more persons in any one occurrence, and auto property damage insurance of at least FIFTY THOUSAND DOLLARS (\$50,000) per occurrence, with respect to each of Consultant's owned, hired or non-owned vehicles assigned to or used in performance of the services. The policy shall contain a severability of interests provision. If the Consultant has no owned automobiles, the requirements of this paragraph shall be met by each employee of the Consultant providing services to the City of Louisville under this Agreement.
- 7.1.4 Professional Liability coverage with minimum combined single limits of ONE MILLION DOLLARS (\$1,000,000) each occurrence and ONE MILLION DOLLARS (\$1,000,000) aggregate.
- 7.2 The Consultant's general liability insurance, automobile liability and physical damage insurance, and professional liability insurance shall be endorsed to include the City, and its elected and appointed officers and employees, as additional insureds, unless the City in its sole discretion waives such requirement. Every policy required above shall be primary insurance, and any insurance carried by the City, its officers, or its employees, shall be excess and not contributory insurance to that provided by the Consultant. Such policies shall contain a severability of interests provision. The Consultant shall be solely responsible for any deductible losses under each of the policies required above.

- 7.3 Certificates of insurance shall be provided by the Consultant as evidence that policies providing the required coverages, conditions, and minimum limits are in full force and effect, and shall be subject to review and approval by the City. No required coverage shall be cancelled, terminated or materially changed until at least 30 days' prior written notice has been given to the City. The City reserves the right to request and receive a certified copy of any policy and any endorsement thereto.
- 7.4 Failure on the part of the Consultant to procure or maintain policies providing the required coverages, conditions, and minimum limits shall constitute a material breach of contract upon which the City may immediately terminate this Agreement, or at its discretion may procure or renew any such policy or any extended reporting period thereto and may pay any and all premiums in connection therewith, and all monies so paid by the City shall be repaid by Consultant to the City upon demand, or the City may offset the cost of the premiums against any monies due to Consultant from the City.
- 7.5 The parties understand and agree that the City is relying on, and does not waive or intend to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, § 24-10-101 et seq., C.R.S., as from time to time amended, or otherwise available to the City, its officers, or its employees.

8.0 INDEMNIFICATION

- 8.1 To the fullest extent permitted by law, the Consultant agrees to indemnify and hold harmless the City, and its elected and appointed officers and its employees, from and against all liability, claims, and demands, on account of any injury, loss, or damage, which arise out of or are connected with the services hereunder, if and to the extent such injury, loss, or damage is caused by the negligent act, omission, or other fault of the Consultant or any subcontractor of the Consultant, or any officer, employee, or agent of the Consultant or any subcontractor, or any other person for whom Consultant is responsible. The Consultant shall investigate, handle, respond to, and provide defense for and defend against any such liability, claims, and demands. The Consultant shall further bear all other costs and expenses incurred by the City or Consultant and related to any such liability, claims and demands, including but not limited to court costs, expert witness fees and attorneys' fees if the court determines that these incurred costs and expenses are related to such negligent acts, errors, and omissions or other fault of the Consultant.
- 8.2 The City shall be entitled to its costs and attorneys' fees incurred in any action to enforce the provisions of this Section 8.0. The Consultant's indemnification obligation shall not be construed to extend to any injury, loss, or damage which is caused by the act, omission, or other fault of the City.

- 8.3 If the Consultant is providing architectural, engineering, surveying or other design services under this Agreement, the extent of the Consultant's obligation to indemnify and hold harmless the Town may be determined only after the Consultant's liability or fault has been determined by adjudication, alternative dispute resolution or otherwise resolved by mutual agreement between the parties, as provided by C.R.S. § 13-50.5-102(8)(c).

9.0 QUALITY OF WORK

Consultant's professional services shall be in accordance with the prevailing standard of practice normally exercised in the performance of services of a similar nature in the Denver metropolitan area.

10.0 INDEPENDENT CONTRACTOR

It is the expressed intent of the parties that the Consultant is an independent contractor and not the agent, employee or servant of the City, and that:

- 10.1. Consultant shall satisfy all tax and other governmentally imposed responsibilities including but not limited to, payment of state, federal, and social security taxes, unemployment taxes, worker's compensation and self-employment taxes. No state, federal or local taxes of any kind shall be withheld or paid by the City.
- 10.2. **Consultant is not entitled to worker's compensation benefits except as may be provided by the Consultant nor to unemployment insurance benefits unless unemployment compensation coverage is provided by the Consultant or some entity other than the City.**
- 10.3. Consultant does not have the authority to act for the City, or to bind the City in any respect whatsoever, or to incur any debts or liabilities in the name of or on behalf of the City.
- 10.4. Consultant has and retains control of and supervision over the performance of Consultant's obligations hereunder and control over any persons employed by Consultant for performing the Services hereunder.
- 10.5. The City will not provide training or instruction to Consultant or any of its employees regarding the performance of the Services hereunder.
- 10.6. Neither the Consultant nor any of its officers or employees will receive benefits of any type from the City.
- 10.7. Consultant represents that it is engaged in providing similar services to other clients and/or the general public and is not required to work exclusively for the

City.

- 10.8. All Services are to be performed solely at the risk of Consultant and Consultant shall take all precautions necessary for the proper and sole performance thereof.
- 10.9. Consultant will not combine its business operations in any way with the City's business operations and each party shall maintain their operations as separate and distinct.

11.0 ASSIGNMENT

Consultant shall not assign or delegate this Agreement or any portion thereof, or any monies due or to become due hereunder without the City's prior written consent.

12.0 DEFAULT

Each and every term and condition hereof shall be deemed to be a material element of this Agreement. In the event either party should fail or refuse to perform according to the terms of this Agreement, such party may be declared in default.

13.0 TERMINATION

- 13.1 This Agreement may be terminated by either party for material breach or default of this Agreement by the other party not caused by any action or omission of the other party by giving the other party written notice at least thirty (30) days in advance of the termination date. Termination pursuant to this subsection shall not prevent either party from exercising any other legal remedies which may be available to it.
- 13.2 In addition to the foregoing, this Agreement may be terminated by the City for its convenience and without cause of any nature by giving written notice at least fifteen (15) days in advance of the termination date. In the event of such termination, the Consultant will be paid for the reasonable value of the services rendered to the date of termination, not to exceed a pro-rated daily rate, for the services rendered to the date of termination, and upon such payment, all obligations of the City to the Consultant under this Agreement will cease. Termination pursuant to this subsection shall not prevent either party from exercising any other legal remedies which may be available to it.

14.0 INSPECTION AND AUDIT

The City and its duly authorized representatives shall have access to any books, documents, papers, and records of the Consultant that are related to this Agreement for the purpose of making audits, examinations, excerpts, and transcriptions.

15.0 DOCUMENTS

All computer input and output, analyses, plans, documents photographic images, tests, maps, surveys, electronic files and written material of any kind generated in the performance of this Agreement or developed for the City in performance of the Services are and shall remain the sole and exclusive property of the City. All such materials shall be promptly provided to the City upon request therefor and at the time of termination of this Agreement, without further charge or expense to the City. Consultant shall not provide copies of any such material to any other party without the prior written consent of the City.

16.0 ENFORCEMENT

- 16.1 In the event that suit is brought upon this Agreement to enforce its terms, the prevailing party shall be entitled to its reasonable attorneys' fees and related court costs.
- 16.2 This Agreement shall be deemed entered into in Boulder County, Colorado, and shall be governed by and interpreted under the laws of the State of Colorado. Any action arising out of, in connection with, or relating to this Agreement shall be filed in the District Court of Boulder County of the State of Colorado, and in no other court. Consultant hereby waives its right to challenge the personal jurisdiction of the District Court of Boulder County of the State of Colorado over it.

17.0 COMPLIANCE WITH LAWS

- 17.1 Consultant shall be solely responsible for compliance with all applicable federal, state, and local laws, including the ordinances, resolutions, rules, and regulations of the City; for payment of all applicable taxes; and obtaining and keeping in force all applicable permits and approvals.
- 17.2 Consultant acknowledges that the City of Louisville Code of Ethics provides that independent contractors who perform official actions on behalf of the City which involve the use of discretionary authority shall not receive any gifts seeking to influence their official actions on behalf of the City, and that City officers and employees similarly shall not receive such gifts. Consultant agrees to abide by the gift restrictions of the City's Code of Ethics.

18.0 INTEGRATION AND AMENDMENT

This Agreement represents the entire Agreement between the parties and there are no oral or collateral agreements or understandings. This Agreement may be amended only by an instrument in writing signed by the parties.

19.0 NOTICES

All notices required or permitted under this Agreement shall be in writing and shall be given by hand delivery, by United States first class mail, postage prepaid, registered or

certified, return receipt requested, by national overnight carrier, or by facsimile transmission, addressed to the party for whom it is intended at the following address:

If to the City:

City of Louisville
Attn: City Manager
749 Main Street
Louisville, Colorado 80027
Telephone: (303) 335-4533
Email: dlangley@louisvilleco.gov

If to the Consultant:

Attn: Katie Leone
1000 Logan Street
Denver, Colorado 80203
e-mail: KLeone@spronkwater.com

Any such notice or other communication shall be effective when received as indicated on the delivery receipt, if by hand delivery or overnight carrier; on the United States mail return receipt, if by United States mail; or on facsimile transmission receipt. Either party may by similar notice given, change the address to which future notices or other communications shall be sent.

20.0 EQUAL OPPORTUNITY EMPLOYER

- 20.1 Consultant will not discriminate against any employee or applicant for employment because of race, color, religion, age, sex, disability or national origin. Consultant will take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to their race, color, religion, age, sex, disability, national origin, sexual orientation, gender identify or expression, marital status or any other protected basis. Such action shall include but not be limited to the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. Consultant agrees to post in conspicuous places, available to employees and applicants for employment, notice to be provided by an agency of the federal government, setting forth the provisions of the Equal Opportunity Laws.
- 20.2 Consultant shall be in compliance with the applicable provisions of the American with Disabilities Act of 1990 as enacted and from time to time amended and any other applicable federal, state, or local laws and regulations. A signed, written certificate stating compliance with the Americans with Disabilities Act may be requested at any time during the life of this Agreement or any renewal thereof.

21.0 NO THIRD PARTY BENEFICIARIES

It is expressly understood and agreed that enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to City and Consultant, and nothing contained in this Agreement shall give or allow any such claim or right of action by any other third party on such Agreement. It is the express intention of the parties that any person other than City or Consultant receiving services or benefits under this Agreement shall be deemed to be an incidental beneficiary only.

22.0 SUBCONTRACTORS

Consultant may utilize subcontractors identified in its qualifications submittal to assist with non-specialized works as necessary to complete projects. Consultant will submit any proposed subcontractor and the description of its services to the City for approval. The City will not work directly with subcontractors.

23.0 AUTHORITY TO BIND

Each of the persons signing below on behalf of any party hereby represents and warrants that such person is signing with full and complete authority to bind the party on whose behalf of whom such person is signing, to each and every term of this Agreement.

In witness whereof, the parties have executed this Agreement to be effective on the date first above written.

CITY OF LOUISVILLE,
a Colorado Municipal Corporation

By: _____
Christopher M. Leh, Mayor

Administration
Attest: _____
Genny Kline, City Clerk

CONSULTANT:
SRPONK WATER ENGINEERS, INCORPORATED

By: Katryn Leone

Name: Katryn Leone
Title: Principal and Sr. Water Resources Engineer

Exhibit A – Scope of Services and Fees

Task A – Daily Water Rights Administration

This task includes managing the daily operations of the City's raw water supply. The work to be performed under this task shall consist of coordination and meeting with City staff, Coal Creek Golf Course staff, Colorado Division of Water Resources Division 1 Engineer's office, Water District 6 water commissioner, and other local municipalities and ditch companies for the purpose of diverting, storing, and administering water rights pursuant to the terms and conditions of the various City decrees. The work shall include managing the City's water right entitlements and obligations as they apply to return flow requirements, reuse capabilities, and all reporting obligations with Northern Water Conservancy District and Farmers Reservoir and Irrigation Company ("FRICO"). This task's deliverable shall include the submittal of a complete set of monthly water accounting to the Division 1 Engineer, FRICO, and the City's Public Works staff. The deliverable shall be submitted to the City on or before the 20th day of each month.

Task B – State of Colorado Accounting Audit and Revisions

This task includes the modernization/transition of the City's water rights accounting process from the current "Water Manager" software to a customized EXCEL spreadsheet format conforming to the State's accounting protocol. Integration of the City's Marshall Lake accounting into the newly developed EXCEL spreadsheet accounting forms. Coordinate and collaborate with the Division 1 Engineer's office to ensure approval of the City's modified accounting forms and procedures. This includes meetings, teleconferences, memorandums, and any other form of negotiation and compliance standards. Given the uncertainty and full extent of the State's review and audit process, the cost estimate for this task is based on time and materials.

Task C1 – On-Call Engineering Services

The Consultant will provide additional engineering services as requested by the City in 2026. Work under this task will include assisting the City with its opposition to other entities' water court applications, protection of the City's water rights in Federal, State, and local permitting, water resource planning and projections. Opposition work will generally include a review and comment on the applicants' engineering reports, proposed decrees, and accounting. Depending on the Water Court Trial Schedule for each applicant, the work may include a review of the applicant's 26(a)2 Expert Report(s), preparation of the expert report(s) on behalf of the City of Louisville, review and comment on the proposed decree, and participation in settlement negotiations.

Task C2 – On-Call Engineering Services (Water Court)

The level of participation in the Water Court Trial(s) is currently unknown. Efforts could include assisting legal counsel with prosecuting the case(s), preparation of court exhibits, attending the Water Court trial, and providing expert testimony. Due to the uncertainty of the level of effort needed for water court trials, any time expended in Part 2 of the On-Call Engineering Services will be billed separately from this contract on a time and material basis and will be based on the rate below.

Task D – City Water Rights Change Case Support

The Consultant shall provide professional engineering services to support the City in the evaluation, preparation, and prosecution of a replacement plan or augmentation plan including general technical support to the City and its legal counsel, review and analysis of relevant water rights, historical operations, and available data, development of engineering analyses and methodologies necessary to support the proposed plan, preparation and review of technical documentation and exhibits required for filing and review, participation in meetings and coordination with stakeholders as requested, and ongoing technical and expert support throughout the administrative and judicial process including responses to comments, oppositions, or information requests and preparation of final documentation consistent with any approved plan or decree.

Consultant shall be compensated for work described above at the rates and not-to-exceed totals specified below.

Task	Not-to-Exceed Amount
A	\$125,000
B	\$3,000
C	\$19,000
D	\$22,000
TOTAL	\$169,000

GENERAL HOURLY WAGE RATES for 2026

Principal Engineer	\$250
Senior Engineer II	\$215
Senior Watershed Scientist	\$200
Senior Engineer I	\$190
Staff Engineer	\$175
Assistant Engineer	\$135
Technician	\$75
Administrative	\$50

Subject: Resolution No. 24, Series 2026 — A Resolution Approving a Contract with FAST Hosting Services, LLC

Date: March 24, 2026

Prepared By: Ryder Bailey, CPA, Director

Presented By: Ryder Bailey, CPA, Director

Summary:

Staff is seeking Council approval to execute a multi-year service agreement with Fast Hosting Services, LLC, for Tax Administration Software-as-a-Service (SaaS).

Background / Prior Discussions:

On November 7th, 2025, staff posted a Request for Proposals (RFP) for Tax Collection and Administrative Software on our City website and the City's Official Bidding Site to solicit bids for comprehensive Tax Collection and Administration software. The proposed System should support existing City of Louisville rules and accounts while enhancing customer service capabilities and improving staff productivity.

The City received five (5) responses by the deadline, December 22nd. After reviewing all submissions for submittal requirements and completeness, the Selection Committee (comprised of Staff from the following departments: Finance, City Manager's Office, Community Development, and Information Technology) interviewed the top two (2) firms.

The Selection Committee recommends engaging the firm Fast Hosting Services, LLC, (FHS) beginning on the contract execution date, through the calendar year 2035. This is a recurring and planned expense. The recommended software would replace the software the City uses for Tax Collection, American Data Group (ADG), which the City has used since approximately 2007. The annual cost of the existing software is approximately \$15,000.

Development Proposal:

N/A

Analysis:

After an extensive request for proposal and selection process, staff is recommending the execution of a contract for Tax Collection and Administration Services with FHS.

Background on the Firm: FHS, a government-focused firm founded in 1997, has 2,500+ Employees worldwide. They have over 65 Tax and Revenue clients, including 37 US States (Including the State of Colorado), 18 US Municipalities, 7 International Countries, and 3 Canadian Provinces. The implementation team proposed each had over a decade with the Firm and assisted in multiple successful implementations.

Background on the Consortium of Participating Cities (CPC) The SaaS Tax Software used by the CPC is a locally shared platform that is Colorado Home Rule Specific, utilizes shared infrastructure, shared support, and shared governance. Current CPC members include Lakewood, Aurora, Boulder, Westminster, Grand Junction, and Colorado Springs.

A significant advantage for the City is joining the Consortium of Participating Cities (CPC), which provides access to a peer group (CPC) that faces shared concerns and challenges within the Sales Tax Landscape. This relationship can increase proactivity, promote collaboration, and support staff development by providing access to peers with relevant experience. The CPC holds bi-weekly meetings attended by Consortium Members. This enables collaboration, team problem-solving, and a deeper local network, allowing for the City's Sales Tax Division to be on the leading edge of Tax Compliance and Administration.

Customer Service, Communications, and Free Filing and Payment Option.

The Software, which mirrors the State's Platform, was well received by taxpayers and staff for its ease of use. The platform's interface was modern and mobile-friendly, and it offered robust self-service options for filing, payments, account management, correspondence, and real-time notifications.

It enabled taxpayer correspondence and robust notifications within the software, allowing all members of the sales tax team to view previous inquiries and answers related to the business to better assist the taxpayer. When the City sends a letter or message via the platform, the taxpayer receives an email directing them to the web portal, but the email does not include details. This feature allows for more robust security of taxpayer information.

This software provides free Debit ACH functionality, enabling a Free Filing and Payment option not currently offered. This feature eliminates the cost-to-file-and-pay barrier, which drives paperless filing adoption. FHS has seen some of its CPC clients achieve 90%+ online filings.

Automation and Efficiency Improvements

FHS's Software is renowned for automating compliance, which is critical to managing tax accounts. Previously a manual process, the software automatically sends a reminder letter to a non-filer, then a non-filer estimate, and then a demand for payment, based on the City-established timelines. It can automate payment plans for delinquent accounts.

Following an extremely successful 18 months for the City's Sales Tax Division, which yielded over \$4M in audit revenue, the proposed software further enhances audit functionality and processes. It allows for a central, secure portal for all correspondence and documents. It also includes proprietary risk analysis that helps staff select audits by highlighting detailed variance analysis, anomalies, and pending statute-of-limitations issues.

In addition to the free ACH Debit filing payment option mentioned previously, FHS's software interfaces seamlessly with the City's Bank, significantly reducing time reconciling payment variances and automatically applying rejected payments to the tax filer's return.

Robust reporting is standard with the FHS product. In addition to the many Ad Hoc reports within the system, customization and easy sharing and saving of reports will enhance reporting and reduce administrative time spent preparing them.

IT Requirements:

The proposed solution met all the Information Technology Department's Security and Functional requirements.

Council Work Plan:

Core Services – Tax Administration and Collections are critical to the City's fiscal sustainability and stewardship. Annual tax revenues collected through the system are nearly \$30M annually. As a percentage of collected revenues, the combined Sales Tax Division and proposed software are between 2-3%.

Fiscal Impact:

Partially Budgeted - funds / resources for this item have been partially budgeted, but additional funding is being requested. Staff is seeking a budget amendment to increase 2026 appropriations within the Capital Fund by \$250,000.

Staff is requesting an additional \$250,000 in 2026, bringing the total year 1 cost, including implementation, to \$750,000. In future years, the CIP project will be adjusted to align with the proposed annual costs, resulting in an annual cost range of approximately \$215,000 to \$261,500. The total cost of ownership for the 5-year term is \$1.7M, as outlined below.

CIP Project 301221-650128 is budgeted for 2026 in the City's Capital Fund and within the current Capital Improvement Program through 2030.

Table 1: Total Cost of Ownership, 2026-2030

	2026	2027	2028	2029	2030	TCO (26-30)
Budgeted	500,000	200,000	206,000	212,180	218,545	1,336,725
Proposed	750,000	225,500	237,000	249,000	261,500	1,723,000

Delta/Shortfall (250,000)**	(25,500)	(31,000)	(36,820)	(42,955)	(386,275)
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**** - This Budgetary Request**

Staff recommends including years 6-10 as annual City renewal options, with a proposed 5% annual increase, which will provide further clarity on pricing over those years. This would bring the total cost of ownership over the 10-year period, from 2026 to 2035, to approximately \$3.2M.

Tax Collection and Administration Software collects nearly \$30,000,000 annually and supports funding of the City's Critical Core and Quality of Life Services.

Alternatives:

After an extensive request-for-proposal and selection process no alternatives are being offered for consideration. However, City Council or the Finance Committee could direct Staff to re-issue Request for Proposals. Staff does not recommend this alternative as this would significantly delay implementation. Additionally, it has been determined that the existing software platform is at the end of its useful life.

Recommendation:

Staff recommends the Council authorize the execution of an agreement for Tax Administration Software as a Service with Fast Hosting Services, LLC.

Attachments:

1. Resolution No. 24, Series 2026
2. Contract with FAST Hosting Services, LLC

**RESOLUTION NO. 24
SERIES 2026**

**A RESOLUTION APPROVING AN AGREEMENT WITH FAST HOSTING SERVICES,
LLC**

WHEREAS, an Agreement has been proposed between the City and F Hosting Services, LLC for Tax Administration Software as a Service (SaaS); and

WHEREAS, by this Resolution, the City Council desires to approve such Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO:

Section 1. The City Council hereby approves the Agreement by and between City and Fast Hosting Services, LLC (the "Agreement") in substantially the same form as the copy of such Agreement accompanying this Resolution.

Section 2. The Mayor is hereby authorized to execute the Agreement on behalf of the City, and the Mayor is hereby further authorized to negotiate and approve such revisions to the Agreement as the Mayor determines are necessary or desirable for the protection of the City, so long as the essential terms and conditions of the Agreement are not altered.

PASSED AND ADOPTED this 24th day of March 2026.

Christopher M. Leh, Mayor

ATTEST:

Genny Kline, City Clerk

Resolution No. 24, Series 2026
Page 1 of 1



Consortium of Participating Cities Louisville, CO

March 24, 2026

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1 General Terms and Conditions

This Agreement is made this _____ day of _____, 2026 by and between Fast Hosting Services, LLC (“FHS”) and the City of Louisville, Colorado (the “Client” or the “City”), for the provision of implementation and hosting services by FHS to the Client. FHS has its principal office at 7229 S. Alton Way, Centennial, CO 80112. The Client has its principal office at 749 Main Street, Louisville , CO 80027.

The parties agree as follows:

1. **SERVICES.** FHS agrees to provide Hosting and other Services under this Agreement as detailed in Sections 2 and 3 (FHS Services).
2. **AGREEMENT TERM AND RENEWAL OPTIONS.** The initial term of this Agreement will begin on March 24, 2026, and will continue for five (5) years and may be extended for five (5) additional one-year terms subject to Client’s annual budget approval process as referenced in Section 26 of this Agreement (the “Term”). Any such amendment to extend for a renewal term may be executed by the Client’s City Manager on behalf of the Client.
3. **COSTS INCLUDED IN THIS AGREEMENT.** Costs for FHS Services are detailed in Section 4 of this Agreement.
4. **FAST SOFTWARE.** “FAST Software” is software owned and licensed by Fast Enterprises, LLC and shall be provided by FHS to Client on a subscription basis. This Agreement provides no permanent license purchase or conveyance.
5. **CLIENT DATA**
 - 5.1. “Client Data” means all data, including Personally Identifiable Information, Federal Tax Information, and other legally defined and regulated types of data, that is provided to FHS by, or on behalf of, Client through the use of FHS Services.
 - 5.2. Client agrees to allow FHS, for the sole purpose of its performance hereunder, to receive, store, transmit and process Client’s Data. FHS shall not edit, modify or add information to Client’s data without the consent of Client except that FAST performs system administration tasks on behalf of all CPC clients such as table maintenance, running data modification scripts en-mass, etc.
 - 5.3. Client retains all right, title and interest in Client Data, and FHS is not granted any ownership rights, title, or license thereto. Client will secure and maintain all rights in Client Data necessary for FHS to provide FHS Services without violating the rights of any third party or otherwise obligating FHS to Client or to any third party. FHS exercises only as much control over Client Data as is necessary for the provision of FHS Services and will not assume any obligations with respect to Client Data other than as expressly set forth in this Agreement or as required by law.
6. **SECURITY.** FHS’s sole obligations with respect to security of a hosted system are identified in Section 3.10 - Security. Further, Client agrees to comply with all security procedures in place at any FHS owned or leased data center and shall, to the extent permitted by law, be liable for any loss or damage caused by the Client not following such procedures.

7. **WARRANTY EXCLUSIONS.** FHS Services are provided “as-is”, with no warranties, express or implied, other than those specifically listed in this Agreement. FHS specifically disclaims any warranties related to quality, non-infringement, accuracy, completeness, and any warranties that might be implied from a course of performance, dealing, or trade usage. Warranties related to timeliness, response times, uptimes, and application availability are listed in Section 3, and those warranties are the extent of FHS’s obligation related to those subjects.
8. **LIMITATION OF LIABILITY; INSURANCE.**
 - 8.1. FHS’s entire aggregate liability to Client under this Agreement is limited to direct damages not exceeding the fee paid by Client for the FHS Services which give rise to any first such claim during the 12 months before the action arose that gave rise to the first such claim. In no event will FHS be liable for any consequential, incidental, indirect, special, or punitive damages incurred by client and arising out of performance of this Agreement, including, but not limited to, loss of good will and lost profits or revenue, whether or not such loss or damage is based in contract, warranty, tort, negligence, strict liability, indemnity, or otherwise, even if FHS has been advised of the possibility of such damages. The foregoing limitation of liability shall not apply to: (1) FHS’s third-party indemnification obligations; and (2) damages resulting from FHS’s gross negligence, willful misconduct.
 - 8.2. **Data/Confidentiality Breach.** The maximum aggregate FHS liability for any data/confidentiality breach is \$5,000,000.
 - 8.3. This Agreement does not transfer from Client to FHS any liability Client has or would have under applicable State or Federal laws.
 - 8.4. FHS shall carry insurance of the type and in amounts sufficient to cover its indemnification obligations under this Agreement.
 - 8.5. The parties understand and agree that Client is relying on, and does not waive or intend to waive by any provision of this contract, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, § 24-10-101 et seq., C.R.S., as from time to time amended, or otherwise available to Client, its officers, or its employees.
9. **TERMINATION**
 - 9.1. **TERMINATION FOR CONVENIENCE.** Either party may terminate the Agreement upon one hundred twenty (120) days written notice to the other party.
 - 9.2. **TERMINATION FOR CAUSE.** Either party may terminate the Agreement for cause (and/or any order issued pursuant to the Agreement) when the other has been provided written notice of default or non-compliance and has failed to cure the default or non-compliance thirty (30) calendar days after receipt of such notice.
 - 9.3. In the event of Termination, FHS will provide the means to securely transfer all active Client Data to a new hosting provider. FHS will work collaboratively with the Client in the migration process to minimize downtime and ensure data integrity. If Client’s exit from FHS Services is for any reason other than a material breach of this Agreement by FHS, which is left uncured for more than 30 days after Client provides FHS with notice, FHS is entitled to keep all fees paid and is not obligated to provide a refund for any unused portion of the contract period unless agreed upon by the parties in writing.

10. **INDEPENDENT CONTRACTORS.** The parties hereby acknowledge and agree that each is an independent contractor, that no party shall be considered to be the agent, representative, employer or employee of any other party for any purpose whatsoever, and that no party has any authority to enter into any contract, assume any obligations or to give any warranties or representations on behalf of any other party. Nothing in this Agreement shall be construed to create a relationship of partners, joint venturers, fiduciaries, or any other similar relationship between the parties. **FHS's employees are not entitled to Client workers' compensation benefits or unemployment benefits, except as may be provided by FHS or some other entity, and FHS is obligated to pay federal and state income tax on money earned pursuant to this Agreement, if applicable.**
11. **TAXES.** If any of the services or products provided under this Agreement are subject to any Taxes payable by a purchaser, such Taxes will be payable by the Client if applicable. If, after the effective date of this Agreement, a governmental entity or any political subdivision thereof assesses, or attempts to assess, Taxes not applicable or in existence at the time this Agreement becomes effective, the Client will be responsible for such Taxes, after reasonable time to appeal.
12. **FHS RESPONSIBILITY.** FHS shall assume responsibility for production and delivery of all services offered as a result of this Agreement. Further, FHS will be the sole point of contact on contractual matters, including payment of charges resulting from this Agreement.
13. **ASSIGNMENT/SUBCONTRACTING.** This Agreement may not be assigned, transferred, or sublicensed by Client, in whole or in part. FHS may assign, subcontract, transfer or sublicense this Agreement upon the prior written consent of Client. Consent is not required if the assignment, subcontract, transfer, or sublicense is to another entity in FHS's corporate family, including Fast Enterprises, LLC, whether existing now or created in the future.
14. **CONFIDENTIAL INFORMATION.** Pursuant to this Agreement, FHS and the Client may disclose to each other information that each may regard as proprietary or confidential and it is hereby agreed as follows:
- 14.1. **Definitions.**
- 14.1.1. "Confidential Information" will mean, as provided by the Colorado Open Records Act (CORA) or other applicable laws and/or regulations, any non-public information that the disclosing party (the "Disclosing Party") specifically marks and designates, in writing, as confidential or which, under the circumstances surrounding the disclosure, ought to be treated as confidential. "Confidential Information" includes, but is not limited to, Client Data, designs, inventions, specifications, techniques, models, data, source code or object code, trade secrets, know-how and information relating to the technology, customers, business plans, promotional and marketing activities, pricing policies, finances, and other business affairs of the Disclosing Party. For avoidance of doubt, FAST Software and its associated documentation ("Documentation") are Confidential. Further, information related to FHS's co-location data center provider(s) is also Confidential under this Agreement.
- 14.1.2. "Confidential Information" will not include any information which the receiving party (the "Receiving Party") can demonstrate: (i) was, at the time of disclosure, generally available to the public; (ii) was, at the time of disclosure, known to the Receiving Party and not subject to an existing agreement of confidentiality between the parties; (iii) is furnished by the Disclosing Party to third parties without restriction; (iv) is furnished to the

Receiving Party by a third party who legally obtained said information and the right to disclose it; (v) is approved for release by written authorization of the Disclosing Party; (vi) is developed independently by the Receiving Party where the Receiving Party can document such independent development; or (vii) this Agreement.

- 14.1.3. "Confidential Materials" will mean all tangible materials containing Confidential Information, including but not limited to drawings, schematics, written or printed documents, computer disks, tapes, and compact disks, whether machine or user readable.
- 14.1.4. Any information which falls within the definitions of Confidential Information or Confidential Materials and which was disclosed or provided to the Receiving Party by the Disclosing Party or an agent of the Disclosing Party prior to the Receiving Party's signing of this Agreement will be deemed to be included in and covered by the terms and conditions of this Agreement.

14.2. Restrictions

- 14.2.1. The Receiving Party will hold all Confidential Information and Confidential Materials in confidence, will use the Confidential Information and Confidential Materials only for the purpose for which they are disclosed, will reproduce the Confidential Information and Confidential Materials only to the extent necessary for such purpose, and will not disclose the Confidential Information or Confidential Materials to any third party without the Disclosing Party's prior written consent and/or pursuant to an order by a court of competent jurisdiction.
- 14.2.2. The Receiving Party will take reasonable security precautions, at least as great as the precautions it takes to protect its own confidential information, to keep confidential the Confidential Information and Confidential Materials.
- 14.2.3. The Receiving Party may disclose Confidential Information or Confidential Materials only to the Receiving Party's employees or consultants for the purpose of performing its obligations under this Agreement, including any addendum hereto. The Receiving Party will have executed or will execute appropriate written agreements with its employees and consultants sufficient to enable it to comply with all the provisions of this Agreement.
- 14.2.4. If the Receiving Party becomes legally obligated to disclose Confidential Information or Confidential Materials by any governmental entity with jurisdiction over it, the Receiving Party will give the Disclosing Party prompt written notice sufficient to allow the Disclosing Party to seek a protective order or other appropriate remedy. The Receiving Party will disclose only such information as is legally required and will use its reasonable best efforts to obtain confidential treatment for any Confidential Information or Confidential Materials that it so discloses.
- 14.2.5. It is understood that the foregoing obligation of confidentiality does not apply to materials and information that (i) was already known to the receiving party prior to the disclosure of same hereunder, as evidenced by the receiving party's written records prepared prior to such disclosure; (ii) was in or hereafter comes within the public domain, other than by the receiving party's failure to fulfil its obligations hereunder, (iii) is made available to the receiving party by a third party who does not have any direct or indirect obligations of secrecy to the disclosing party, (iv) is developed by the receiving party

independent of any disclosure under this Agreement as evidenced by its written records, or (v) is ordered to be released by a court of competent jurisdiction.

- 14.2.6. The Receiving Party will not reverse engineer, decompile or disassemble any of the Confidential Materials without the prior written consent of the Disclosing Party.
- 14.2.7. At no time, under any circumstance, will any FHS Confidential Materials be removed from Client property without the prior written consent of FHS.
- 14.2.8. These provisions should be read to reconcile with applicable Public Records or Freedom of Information laws including but not limited to CORA, and the restrictions listed here apply to the maximum extent allowable under such laws.

14.3. Rights and Remedies

- 14.3.1. The Receiving Party will notify the Disclosing Party within 24 hours upon discovery of any unauthorized use or disclosure of the Confidential Information or Confidential Materials (including an imminent disclosure compelled by applicable Public Records or Freedom of Information laws), or any other breach of this Agreement by the Receiving Party, and will cooperate with the Disclosing Party in every reasonable way to help the Disclosing Party regain possession of the Confidential Information or Confidential Materials and prevent its further unauthorized use. This includes not opposing any motions for preliminary or permanent injunction filed for the protection of Confidential Information or Confidential Materials.
- 14.3.2. All Confidential Information and Confidential Materials will remain the sole and exclusive property of the Disclosing Party. Receiving Party will upon written request from the Disclosing Party: (i) cease using the Confidential Information and Confidential Materials; (ii) return the Confidential Information and Confidential Materials and all originals, copies, reproductions and summaries of Confidential Information and Confidential Materials to the Disclosing Party within sixty (60) days of receipt of demand; and (iii) upon request of the Disclosing Party, certify in writing that the Receiving Party has complied with the obligations set forth in this paragraph.

14.4. Miscellaneous

- 14.4.1. Nothing contained in this Agreement will be construed: (i) as requiring the Disclosing Party to disclose to the Receiving Party any particular information; (ii) as granting to the Receiving Party a license, either express or implied, under any patent, copyright, trade secret or other intellectual property right, now or hereafter owned, obtained or licensed by the Disclosing Party; or (iii) as a representation or warranty as to the accuracy, completeness or reliability of the Confidential Information or Confidential Materials.
- 14.4.2. The Disclosing Party will not be liable for any damages arising out of the use of Confidential Information or Confidential Materials disclosed under this Agreement.
- 14.4.3. A Non-Disclosure Agreement provided by FHS shall be signed by the Client's agents, contractors, contractors' employees, and any other third parties (non-Client employees) who may be exposed to or gain access to FHS Confidential Information.

15. **OWNERSHIP.** Nothing in this Agreement modifies the ownership of either party's Confidential Information or intellectual property. Further, nothing in this Agreement assigns or transfers to Client any ownership in any concepts, know how, techniques, or other intellectual property related to FHS Services, regardless of whether developed as a result of this Agreement.
16. **COMPLIANCE WITH LAWS.** Both parties agree to comply with all applicable federal, state, and local laws.
17. **USE OF THE JURISDICTION NAME.** The Client agrees that FHS may, prior to, in the course of performance of this Agreement (or any order), or thereafter use the Client's name on the FHS website, in promotional materials, and in RFP responses as a customer or client of FHS, including any affiliated entities.
18. **DISPUTE RESOLUTION.** If a party to this Agreement has reasonable grounds to believe that the other Party hereto has failed to fulfill any obligation hereunder, or that its expectation of receiving due performance under this Agreement may be impaired, such Party will promptly notify the other Party in writing of the substance of its belief. The Party receiving such notice must respond within thirty (30) days of receipt of such notice and either provide evidence of cure of the condition specified, or provide an explanation of why it believes that its performance is in accordance with the terms of this Agreement, and also specify three (3) dates, all of which must be within thirty (30) days from the date of its response, for a meeting of the designated representatives of the parties, each of whom will have the authority to resolve and settle the dispute. The claiming Party will then select one (1) of the three (3) dates, and a dispute resolution meeting will be held. If the parties cannot in good faith discussions resolve their dispute, they will be free to pursue all remedies allowed under the law without prejudice. If any legal action is brought by a party to interpret or enforce this Agreement, then the prevailing party will be entitled to receive from the other party its reasonable attorneys' fees and court costs, in addition to any other relief it may receive.
19. **WAIVER.** None of the provisions of this Agreement will be deemed to have been waived by any act or acquiescence by any party, but only by an instrument in writing signed by an authorized representative of the waiving party. No waiver of any provision of this Agreement will constitute a waiver of any other provision or of the same provision on another occasion. Failure to enforce any provision of this Agreement will not constitute waiver of such provision or any other provisions of this Agreement.
20. **ENTIRE AGREEMENT.** This Agreement represents the entire agreement between the parties regarding its subject matter, superseding any prior oral or written agreements or understandings relating thereto.
21. **SEVERABILITY.** If any provision of this Agreement is or becomes void or unenforceable by law, the other provisions remain valid and enforceable.
22. **BINDING NATURE; NO THIRD PARTY BENEFICIARY.** The terms and provisions of this Agreement shall be binding upon and inure to the benefit of the parties, and their respective successors and assigns, and is made solely and specifically for their benefit. No other person shall have any rights, interest or claims hereunder or be entitled to any benefits under or on account of this Agreement as a third-party beneficiary or otherwise.

23. PRECEDENCE. If any term of this Agreement is in contradiction with another agreement on a different subject matter between the parties, the terms of the later executed agreement shall prevail, without regard to any contrary provisions in the other agreement.
24. AMENDMENT. This Agreement may only be enlarged, altered, voided or modified by a written amendment signed by FHS and the Client.
25. HEADINGS. Descriptive headings and Section/Paragraph numbering in this Agreement are for convenience only and shall not affect the construction or meaning of contractual language.
26. SURVIVAL OF CERTAIN AGREEMENT TERMS. Notwithstanding anything herein to the contrary, the parties understand and agree that all terms and conditions of this Agreement which may require continued performance, compliance, or effect beyond the termination or expiration date of the Agreement shall survive such termination or expiration date and shall be enforceable by the parties as provided herein in the event of a failure to perform or to comply by either party. Without limiting the generality of the foregoing, this specifically includes all provisions in this Agreement that relate to disclaimer of warranties, limitation of liability, confidentiality, and payment for FHS Services, all of which shall survive the termination of this Agreement.
27. FORCE MAJEURE. Neither party shall be liable or deemed to be in default for any Force Majeure delay in performance occasioned by unforeseeable causes beyond the control and without the fault or negligence of the parties, including, but not restricted to, acts of God or the public enemy, government actions, public disturbances, labor disturbances, fires, floods, epidemics, quarantines, restrictions, freight embargoes or unusually severe weather.
28. NON-APPROPRIATION OF FUNDS. The contractual obligation of the Client under this contract is contingent upon the availability of appropriated funds from this fiscal year budget as approved by the Client City Council for this fiscal year only. State of Colorado Statute prohibits obligating public funds beyond the fiscal year for which the budget was approved. Anticipated expenditures/obligations beyond the end of the Client's fiscal year budget shall be subject to budget approval. Notwithstanding anything in this Agreement to the contrary, in the event of non-appropriation, this Agreement shall terminate effective at the end of the current year's subscription period.
29. NOTICES. All deliveries, notices, requests, demands or other communications related to this Agreement that either party may be required or may desire to give to the other will be deemed received by the recipient when delivered personally; or by registered or certified mail, return receipt requested; or by overnight carrier; or upon telephone confirmation to sender of receipt of a facsimile communication which is followed by a mailed hard copy from sender. Communications should be addressed as follows:

FHS:

Fast Hosting Services, LLC
Legal
7229 S. Alton Way
Centennial CO 80112
(303) 770-3700
contracts@fastcore.com

CLIENT:

City of Louisville
Director of Finance
749 Main Street
Louisville, CO 80027
(303) 335-4505
RBailey@LouisvilleCO.gov

30. GOVERNING LAW. This Agreement shall be construed and governed in accordance with the laws of the State of Colorado without giving effect to Colorado's choice of law provisions.

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year first above written.

Fast Hosting Services, LLC

City of Louisville, Colorado

Lucas Bremseth

Signature

Christopher M. Leh, Mayor

ATTEST:

Lucas Bremseth, Fast Hosting Services, LLC

Genny Kline, City Clerk

2 Scope of Work

2.1 Background

The City of Louisville, Colorado (“Client”) selected GenTax CPC to replace its legacy system.

Fast Hosting Services (“FHS”) will provide GenTax via its software as a service (SaaS) product created for Colorado cities called the Consortium of Participating Cities Software (“CPC Software” or “GenTax CPC”). Client employees will access the system securely over the internet. This “cloud-based” software as a service approach relieves the Client of server and data center hardware procurement. In addition, FHS delivers software maintenance and support for the CPC Software.

This Statement of Work (SOW) describes the scope and services provided by FHS and the Client. In addition, it outlines all parties’ expectations, roles, and responsibilities to implement and deliver a successful implementation project using the CPC Software.

2.2 Services

FHS will provide implementation services to configure the following tax types in the CPC Software for the Client:

- Sales Tax
- Use Tax
- Construction Use Tax
- Lodger’s Tax
- E-911 Surcharge
- City bag tax
- Telecom

The implementation includes the GenTax e-Services platform for the tax types defined above.

FHS will specifically configure the following items for the Client:

- Tax Returns
- Retail Tax Licensing
- E-Services for customer internet account management
- Defined interfaces

Post-implementation support includes:

- CPC Software license subscription
- Hosting
- Bug fixes
- Configuration changes following the *Configuration Approach* section below
- Service pack implementation on a schedule defined by FHS and communicated through regular CPC member meetings. FHS will ensure Client is informed about upcoming service pack implementations via meetings, or in writing, as appropriate.
- Software version upgrades on a schedule determined by FHS and communicated through regular CPC member meetings. FHS will ensure Client is informed about upcoming version upgrade implementations via meetings, or in writing, as appropriate.

- Adjusting or creating new letters, reports, data extracts, or other reporting needs up to ten (10) individual items per year
 - FHS may accommodate additional reporting needs if approved by the FHS Project Executive or FHS Project Manager
- Adjusting or creating interfaces up to three (3) individual items per year
 - FHS may accommodate additional interface needs if approved by the FHS Project Executive or FHS Project Manager

2.3 Methodology

FHS will use its implementation methodology to execute this Statement of Work. The methodology defines the processes and approaches required for successful completion. Due to the SaaS nature of the project, the implementation methodology will have the following characteristics:

1. The existing CPC Software configuration will serve as the starting point for the Definition. FHS will track and manage client-specific definition items in our integrated (and included) project management software.
2. Training will be conducted by FHS directly and will not utilize a Train-the-Trainer approach.
3. FHS provides the technical environment, including budget planning for long-term technical outlay costs.
4. The following documents require review and approval by the Client within ten (10) business days of delivery or as otherwise agreed upon by FHS and the Client. Acceptance of these items is a condition of go-live. Any other documents listed in the methodology are work products only.
 - Project Plan, including scheduling
 - Data Conversion Plan
 - Training Plan
 - Test Plan
 - Production Support Plan

2.4 Project Location

FHS work will take place primarily in the FHS office in Centennial, Colorado. However, FHS will visit the Client's location as required for meetings, demonstrations, and other project duties. Client personnel may need to travel to the Development Center for project purposes. In that case, FHS will provide advanced notice. Each party will bear its costs for transportation, lodging, telecommunications, parking, or other necessary travel-related expenses.

2.5 Decision Request Process

The Project Team (including FHS and Client personnel) will make regular system configuration decisions. The Project Team uses a Decision Request process to escalate items when they require clarification, issue resolution, or strategic direction from outside the Project Team.

Decision Request process steps include:

1. A Project Team member documents the issue using the FHS Decision Request form in the FHS project management software.

2. Submit the form to the FHS Project Manager.
3. The Decision Resolution Team will meet to determine the final resolution.

The Decision Resolution Team includes:

- Finance Director, Client
- Chief Information Officer, Client
- Project Manager, FHS
- Project Director, FHS

2.6 Verification

The Client will verify in writing that the configured CPC Software meets its business needs. FHS will conduct verification sessions to share formal and informal communications, demonstrations, and other methods determined by the Project Team. FHS will support Client configuration verification efforts.

2.7 Interfaces

FHS will program the required site-specific interfaces to extend the functionality of the CPC Software as appropriate for the Client. Known interfaces for this SOW include:

- General Ledger
- GIS for addresses and district information
- Email system
- City provided Single Sign On (SSO) for the internal CPC Software

FHS may accommodate additional interfaces if approved by the FHS Project Director or FHS Project Manager.

2.8 Configuration Approach

FHS has primary control over decisions for the shared CPC Software referenced within this SOW. Wherever possible, the Client will use the business processes, configuration, and best practices recommended by FHS during the implementation. Identified items contrary to Client ordinance will be discussed and resolved through the Decision Request process. Issue resolution may be accomplished by:

- Change of business process: preferred approach
- Change to configuration, which requires agreement among the CPC members
- Change of ordinance
- Client-specific coding: least preferred approach

2.9 Conversion

The Client is responsible for extracting and delivering its legacy system data in a format acceptable to FHS. In addition, the Client is responsible for its legacy system's data quality, including usability and verification of all data loaded into the CPC Software.

The Conversion scope for this SOW is:

- Taxpayer Registration
- Accounts (tax types, filing frequency, attributes)

FHS is responsible for converting data delivered by the Client into the CPC Software and providing documentation about the successful conversion. FHS will support the Client's conversion efforts by:

- defining the conversion process;
- assisting with mapping data;
- identifying data cleansing issues; and
- compiling a final conversion report that describes the process used and evidence that all required data was converted successfully

2.10 Technical Environment

FHS will provide the technical infrastructure environment in FHS data centers. Please see Section 3 for additional information on the hosting platform. Note that the Client will not have direct access to FHS data centers including the servers, infrastructure, and network components within.

2.10.1 Network

FHS delivers the CPC Software in a "software as a service" model whereby no permanent connection exists between the Client and FHS's data center(s). Users access the system through the internet. The Client must expose secure interface endpoints within the Client's network to the internet to interface with the CPC Software.

2.10.2 Servers

FHS will provide servers and hardware required to implement the CPC Software and to support the environments needed. The CPC environments include development, testing, staging, and production.

2.10.3 Software and Licenses

The Client will provide all software required on Client computers, including:

- A web browser on the most current version. FHS does not recommend using Microsoft Internet Explorer, which is deprecated by Microsoft.
- A PDF viewer (with associated web browser plug-in), word processor (such as Microsoft Word), spreadsheet processor (such as Microsoft Excel), and an applicable client-side virus scanner.
- Network connectivity software.
- Client's email application.

The supported desktop operating systems include:

- Windows 10, 11
 - Linux
 - Mac OS
- ➔ Linux and Mac-based computers are compatible with the CPC Software and e-Services client computers when using one or more of the supported web browsers (see above).

User Workstation (Minimum) Requirements:

- Processor: Intel Core i5 9th Generation or comparable performance
- Memory: 8+ GB RAM
- Disk Space: 20 GB available disk space

- Display: 1920x1080 widescreen color monitor
- Network Adapter: 1 GB full-duplex network adapter

FAST provides server-side software and licenses required within its data center, including required third-party software for servers and security-related software and hardware appliances.

2.11 Schedule

FHS and the Client will finalize the project schedule within 30 days of contract execution.

FHS and the Client agree to implement the CPC Software into production on December 7, 2026.

2.12 Accessibility Requirements

A. FHS represents and warrants that the hardware, software, products, content, and services furnished or licensed to the Client by FHS under the Agreement fully comply with §§24-85-101, et seq., C.R.S., or the Accessibility Standards for Individuals with a Disability as established by the Office of Information Technology pursuant to Section §24-85-103 (2.5), C.R.S.

B. Notwithstanding the foregoing, the Client acknowledges that FHS provides the software product to multiple government jurisdictions and therefore uses Level AA of the WCAG 2.2 or such other future standard as FHS may support. Should applicable law depart from the FHS product standard, the Client and FHS shall mutually: a) identify the discrepancies; b) determine the extent to which applicable law differs from the FHS standard described by mutual agreement; and c) if necessary to comply with applicable law, execute a Change Order to implement the required applicable law in the System.

C. FHS shall, at its sole expense, indemnify, defend, and hold harmless the Client, its elected and appointed officers and its employees (the “Indemnified Parties”), from and against any and all liability, claims, demands, costs, expenses, claims, damages, court awards, and other amounts (including attorneys’ fees and related costs) incurred by any of the Indemnified Parties, pursuant to § 24-34-802 or otherwise, in relation to FHS’s failure, or the failure of any of FHS’s hardware, software, products, and services, to comply with the FHS product standard or such mutually agreed upon standard determined pursuant to this section.

3 Hosting Specifications

3.1 Introduction

Fast Hosting Services LLC (FHS) commits to provide services to our clients that meet the specifications defined in this document.

3.2 Definitions

- **Actual Uptime:** total hours in the calendar quarter minus the number of hours in the calendar quarter during which the FHS Business Service is substantially unavailable and such unavailability is outside of the Scheduled Downtime;
- **Availability:** Suitable or ready for use; readily obtainable; accessible;
- **Business Continuity Plan:** a document that contains the critical information a business needs to stay running despite adverse events;
- **Disaster:** A force majeure event that destroys part or all of an FHS business service, including IT equipment, and prevents continued operations;
- **Disaster Recovery Plan:** a documented process and/or set of procedures to recover and protect an IT business service in the event of a disaster;
- **Force Majeure Event:** An unforeseeable event due to natural or man-made causes that results in the inability of a party to meet its contractual obligations;
- **FHS Business Service:** The group of applications, middleware, security, storage, networks and other supporting infrastructure that enables a comprehensive, end-to-end business process, transaction or exchange of information used to support the FAST application. The FHS Business Service does not include any inputs/outputs external to the FHS Business Service.
- **Major Incident:** an event which has significant impact or urgency on the FHS Business Service;
- **Planned Uptime:** total hours in the calendar quarter minus the Scheduled Downtime;
- **Recovery Time Objective (RTO):** The maximum period of time that the production system, as provided through FHS's Business Service, can be down after a major incident or force majeure event has been declared;
- **Recovery Point Objective (RPO):** the maximum period of time in which data might be lost from the FHS Business Service due to a major incident or force majeure event;
- **Scheduled Downtime:** A planned suspension of part or all of the FHS Business Service to perform maintenance or enhance system operations;
- **Service Hours:** The agreed hours, based on the availability SLA, when the FHS Business Service is to be available.
- **User Response Time:** User Response Time is the interval from the time a user transaction is received by the FHS servers, until the time that the FHS servers send a response back to the client machine.

3.3 Data Center Facilities

1. FHS's secured racks are situated in co-location data center facilities in the continental United States;
2. Facilities are designed to meet or exceed Tier 3 data center specifications including redundancy and concurrent maintainability specifications;

3. Facilities provide geographic disparity to minimize risk from localized threats (earthquakes, floods, hurricanes, etc.) and leverage power and connectivity redundancies;
4. FHS's colocation data center providers will complete annual 3rd party compliance audits including SSAE 16 and the resulting SOC 2 Type II and SOC 3 reports. Evidence of these audits can be furnished to Client upon written request. However, Client may be required to sign an additional Non-Disclosure Agreement with the data center provider prior to receiving information related to the audit.

3.4 Hardware and Third-Party Software

- Hardware and Infrastructure:
 1. Compute, storage, network and connectivity devices within the hosted infrastructure.
 2. All equipment is kept in good working order and with active manufacturer warranties and/or support contracts.
- Software: FHS maintains the licenses and provides support services for third-party software utilized in the FHS Business Service, as necessary to fulfill the obligations of this Agreement. Examples include:
 1. Operating Systems
 2. Relational Database Management Systems
 3. Virtualization licensing (if applicable)
 4. Log aggregation utilities
 5. Security information and event management (SIEM) products
 6. Secure file transfer applications (if applicable)
 7. Remote access solutions
 8. End point security
 9. Backup and restore solution
 10. Disaster Recovery solution
- FHS reserves the right to deploy, remove or modify software or hardware products at its sole discretion provided performance targets continue to be met. No tenant will be granted access to hosted systems beyond the FHS Business Service.

3.5 Personnel

1. An FHS service manager will be the primary point of contact (POC) for FHS
2. A Client service manager will be appointed as the primary point of contact (POC) for Client

3.6 Hosted Environments

1. Development
2. Test
3. Training (if applicable)
4. Staging
5. Production
6. Conversion (if applicable)
7. Fast Central Repository (FCR)
8. Control Testing (FCS)

If applicable, FHS includes e-Services counterpart environments.

FHS sizes the underlying systems to meet Client requirements. As such, FHS may make periodic adjustments to the underlying equipment. FHS may combine environments to meet the Client's needs.

Important: Non-Production instances of the CPC Software, including e-Services, may only be used for gathering development feedback and acceptance testing. The conversion must be performed in a production environment. Mock conversions may be run in a non-production environment. Usage exceeding this specification above may result in additional costs due to third-party licensing requirements.

3.7 Backups

1. FHS maintains and monitors the system to ensure the successful completion of data backups.
2. FHS conducts a backup recovery verification at least annually.
3. Backup data retention will meet or exceed applicable compliance or regulatory controls appropriate for data classification or FHS policy.

3.8 Change Management

1. FHS will adhere to change management as prescribed in special publication NIST 800-53, Rev 5.
2. FHS leverages software tools to ensure changes are submitted, reviewed, and approved by a change approval board (CAB) prior to approval.
3. FHS will apply patches to the FHS Business Service during the defined Scheduled Downtime, and/or after providing advanced notice to Client.

3.9 Disaster Recovery (DR)

1. Disaster Recovery replication services will be provided for production systems only.
 - a. FHS will work with Client to bring additional environments on-line at the DR data center facility if the primary data center is offline or unusable for more than twenty-one consecutive (21) days.
2. Redundant network paths are maintained between the primary data center facility and the secondary data center facility.
3. Data will be replicated between primary and secondary data center facilities.
4. Annual DR fail-over verification testing of the production environment of the FHS Business Service
 - a. Verification will not include all interface inputs or outputs
 - b. Backup restoration verifications are not in scope for annual DR verification
 - c. During verification exercises, the system at the primary site may be offline. FHS will not replicate data modified from the secondary (DR) site back to the primary site. A Scheduled Downtime window may be required for the verification exercise and is in addition to the standard monthly maintenance window.
5. FHS will maintain a Disaster Recovery (DR) Plan that:
 - a. Defines the FHS Business Service production environment and any dependencies that will be in scope for the DR protection.
 - b. Defines the criteria, as mutually agreed between FHS and CPC members, for declaration of a disaster triggering execution of the DR plan.

- c. Lists cutover steps necessary to execute cutover of the production system to the DR facility.
6. Service Level commitments may be suspended for up to forty-five (45) days following the execution of the Disaster Recovery Plan.

3.10 Security

The Client is responsible for application security and reviewing SQL audit logs provided by FHS to the Client. FHS is responsible for infrastructure security, including FHS networking equipment, hypervisors, backup storage, operating systems, and supporting third-party software. The information below relates to infrastructure security.

1. FHS designed its security program to substantially meet the security controls and assessment procedures for the **Moderate-Impact Baseline** defined by the National Institute of Standards and Technology (NIST) in the special publication **NIST 800-53 (Rev 5)**.
 - a. For further information on NIST 800-53 (Rev 5), see <https://web.nvd.nist.gov/view/800-53/Rev5/home>.
2. FHS services will comply with IRS Publication 1075 when FTI data is in scope.
 - a. For details on IRS Publication 1075 compliance guidelines, see <https://www.irs.gov/pub/irs-pdf/p1075.pdf>
3. FHS service security highlights:
 - a. An annual 3rd party penetration test for FHS Business Services
 - i. An executive summary will be furnished, upon request, to Client with remediation steps for any findings within twenty (20) business days following assessment completion
 - b. Monthly vulnerability scan of internal hosted networks
 - c. Monthly 3rd party vulnerability scan of external (public) facing endpoints
 - d. Annual SOC 2 Type 2 report for the services that Fast Hosting Services provides
4. For purposes of compliance with the Payment Card Industry ("PCI") Data Security Standard ("DSS"), FHS does not store, transmit or process cardholder data as contemplated by PCI DSS requirements. FHS is not PCI certified. FHS understands that the Client, as a merchant, may be subject to certain PCI DSS requirements. FHS agrees to provide to Client information related to the subset of SAQ-A controls applicable to the CPC Software to aid the Client in completing any PCI DSS assessment that the Client may be undergoing.
5. The services provided by FHS comply with the Trust Services Criteria of security, availability, and confidentiality. FHS's compliance is verified annually by a SOC 2 examination. The latest SOC 2 Type 2 report will be made available upon Client request.
6. **Breach of Personal Information:** If FHS becomes aware that a security breach of Personal Information (as defined in C.R.S. § 24-73-103) may have occurred, FHS shall notify the Client within 3 days. Such notice shall at minimum contain (a) the date, estimated date, or estimated date range of the security breach; and (b) a description of the Personal Information that was acquired or reasonably believed to have been acquired as part of the security breach. The Client may request, and upon such request FHS shall provide, additional information relevant to the security breach; provided that, FHS shall not be required to disclose confidential business information or trade secrets. If a security breach of Personal information is solely caused by FHS, FHS shall, at its sole expense, indemnify, defend and hold harmless the Client, its elected and appointed officers and its employees (the "Indemnified Parties"), from and against all liability, claims, demands, costs, expenses, claims, damages, court awards, and other amounts (including

attorneys' fees and related costs) incurred by any of the Indemnified Parties, on account of any injury, loss, or damage, arising out of any third party claim, action or proceeding brought against any of the Indemnified Parties, for any security breach or unauthorized disclosure of Personal Information.

3.11 Service-Levels Commitments

1. **Applicability:** These service level commitments shall only apply while the primary hosting facility is being used as the production system. These service level commitments shall not apply in the event the production system has failed over to the secondary disaster recovery hosting facility.
2. **Availability:** Production FHS Business Services uptime will meet 99.80%, measured at the FHS perimeter over the course of each calendar quarter.
 - a. The availability requirement will be calculated as follows: $\text{Actual Uptime} \div \text{Planned Uptime} \times 100$
 - b. Exceptions: No period of degradation or inoperability will be included in calculating availability to the extent that such downtime or degradation is due to any of the following exceptions:
 - i. Failures of the Client or its authorized users' infrastructure, internal networks, internet connectivity or dedicated circuits;
 - ii. Any downtime or degradation not related to the FHS Business Service or other services provided by FHS
 - iii. Any downtime or degradation related to software, hardware, networks, systems, services, etc. not administered by FHS
 - iv. Scheduled Downtime
3. **Recovery Point Objective:** RPO $\leq$ 4 hours
 - a. Replication is configured to keep production data replicated every 5 minutes
4. **Recovery Time Objective:** RTO $\leq$ 12 hours
5. **User Response Time:** In the Production environment, User Response Time shall be $\leq$ two (2) seconds 95% of the time measured across each calendar quarter following a ninety (90) day post-roll-out period. In the Production environment, User Response Time must be $\leq$ two (2) seconds 90% of the time during the initial ninety (90) days following a roll-out.
 - a. Exclusions from User Response Time service level commitment:
 - i. Reports (Reports, Data Cubes, AdHocs, MySearches)
 - ii. Mail generation
 - iii. Batch job processing
 - iv. Client software dependent on external systems
 - v. Interfaces (transactions with callouts to external systems)
 - vi. Web Publishing
 - vii. Logging in (including Single Sign-On)
 - viii. Whitelisted transactions
6. **Scheduled Downtime:** Scheduled downtimes for production FHS Business Services will not exceed twelve (12) hours per month without prior approval from CPC members.
 - a. FHS communicates scheduled downtimes in writing for production FHS Business Services with a minimum of five (5) business days' notice.
 - i. Situations may arise that require more urgent remediation (e.g., new security vulnerabilities). FHS and the CPC members may shorten the notice upon mutual agreement.

- b. FHS will coordinate scheduled downtimes for non-production FHS Business Services to minimize impact to the CPC members.
- 7. Backups: FHS must ensure 95% of backup jobs complete successfully measured across each calendar quarter, including:
 - a. Daily backups to local backup system
 - b. Weekly backup to local backup system
 - c. Weekly backups copied to remote disk or tape
- 8. Service-Level Reports: Upon request, Service Level Reports will be provided to the Client within ten (10) business days after the end of each calendar quarter. The report will describe the defined service level commitments for the prior calendar quarter compared to the realized service levels.

3.12 Exclusions

Hosting Services Do Not Include:

- 1. Printing equipment and services, including post-printing processes (folding, stuffing, and other such services) or installation of printers on FHS servers
- 2. Telecom equipment and services
- 3. Client site internet circuits
- 4. Client dedicated network circuits
- 5. Client infrastructure and networking
- 6. Opening, scanning, data entry, or processing of documents
- 7. End-user workstations and software
- 8. User help-desk support
- 9. Third-party software, other than that required to deliver our standard services (e.g., MS Windows, MS SQL Server, and virtualization software)
 - a. Hosting services do not include additional client software for external interfaces
- 10. Client Business Continuity Plan
- 11. Direct access to databases

4 Cost

Based on FAST's RFP response, there were two cost options presented. The Client selects Option Two: Archived Financial Conversion.

FAST will advise Louisville IT staff (or its contractors) as they extract information from legacy system(s) and deliver it to FAST. Once received, FAST will convert it into GenTax CPC including:

- Taxpayer Registration
- Accounts (tax types, filing frequency, attributes, notes, etc.)

Should financial activity occur on a legacy system period, authorized City staff will be responsible for manually entering the necessary data, including return details and payment amounts. The source for accessing the necessary data is GenTax CPC screens containing the raw legacy system data (see below). Staff would also manually enter and create in-process compliance activities, including current accounts receivable, billing, collections, and audits.

In addition to the above, FAST will store all legacy system data tables in their raw form within the GenTax CPC database. Authorized users can access this data using specialized GenTax CPC inquiry screens to research this past legacy system information.

Payment Item	Amount
Initial Startup Fee (due on production go-live)	\$535,000
Year 1 (due at project start)	\$215,000
Year 2	\$225,500
Year 3	\$237,000
Year 4	\$249,000
Year 5	\$261,500
5-Year Proposal Total*	\$1,723,000

*Total does not include applicable taxes, if any

Renewal Terms Pricing

Year	Amount
Year 6	\$274,500
Year 7	\$288,300
Year 8	\$303,000
Year 9	\$318,300
Year 10	\$334,500

Subject: Resolution No. 25, Series 2026 — A Resolution Approving a Purchase Contract to Buy and Sell Real Estate for the Sale of Property Located at 101 W. Cherry Street

Date: March 24, 2026

Prepared By: Rob Zuccaro, Director

Presented By: Rob Zuccaro, Director

Summary:

Resolution XX, Series 2026, approves a contract to sell 101 W. Cherry Street to Cherry Revocable Trust for \$2,225,000. The sale includes subdividing the property to create an approximately 2.9-acre parcel on the south side of the lot that would be owned by the purchaser and used as a residence. The City would retain the remaining parcel on the north side of the property, which is approximately 2 acres.



The purchaser would also be responsible for undergrounding utility lines on both the purchased property and the portion of the property that the City will retain, as well as relocating the boundary fence to the north side of the new residential parcel. The new owner would also be allowed an access fence from the property to the adjoining open space. The City will be responsible for preparing and processing a subdivision plat to create the new residential parcel, which must be completed prior to closing.

Included in the contract is a Right of First Refusal Agreement that provides the City the ability to purchase the residential lot if a bona fide offer is made to sell the parcel in the future. If the City does not exercise its right of first refusal, the agreement would terminate.

Also included in the contract is a Deed of Conservation Easement in Gross. The conservation easement would limit the property to agricultural uses and one single-family residential dwelling with accessory structures. The existing one-story residence would remain, and a new residence could only be constructed if the existing residence is destroyed. The maximum allowed gross building area would be limited to 3,000 square feet, and the building height would be limited to one story.

Background / Prior Discussions:

The City recently exercised its right of first refusal to purchase 101 W. Cherry Street on November 5, 2025, for \$2,225,000. The original right of first refusal was established as part of the City's purchase of the Warembourgh Open Space.

The Warembourgh Open Space purchase agreement also established a conservation easement on the property, which limits the allowed gross building area to 3,000 square feet but allows two-story buildings and allows redevelopment of the lot with a new residential structure.

Cherry Revocable Trust was the original purchaser of the property when the City exercised its right of first refusal. They own and occupy the property immediately to the south at 115 W. Cherry Street and had intended for family members to reside at 101 W. Cherry Street. Following the City's purchase, they approached the City with a proposal to acquire a portion of the property and commit the remainder for open space.

Development Proposal:

N/A

Analysis:

The proposed contract would compensate the City for the original purchase price and allow the City to acquire an approximately 2-acre parcel on the north side of the property at no cost. This land could be used to expand the Warembourgh Open Space or for another public use as determined by City Council. The updated conservation

easement will ensure that the existing residence is maintained and also add a new development restriction limiting any additions or new development to one story.

The buyers would also be responsible for all costs associated with undergrounding the overhead electrical lines on the 2-acre parcel. The approximate extent of the undergrounding is shown in the image below. Much of this undergrounding work would be done on the portion of the property that the City will retain and a portion of existing City open space property.



Council Work Plan:

This item is not addressed in the 2026 City Council Work Plan.

Fiscal Impact:

The City would be compensated for the original purchase price of \$2,225,000. The City would then be responsible for costs to subdivide the property (estimated at \$3,000 to \$5,000) and ongoing costs associated with maintenance and operations of the additional property, including one of the outbuildings. These additional maintenance and operations costs, as well as any improvements to the outbuilding, are not currently budgeted.

Alternatives:

- Approve the sales contract as drafted.
- Request amendments to the sales contract that would be purposed to the Purchaser, after which a revised sales contract would be presented to Council at a subsequent meeting.
- Not approve the sales contract.

Recommendation:

Staff recommends approval of Resolution No. 25, Series 2026, approving a contract to sell 101 W. Cherry Street to Cherry Revocable Trust.

Attachments:

1. Resolution No. 25, Series 2026
2. Sale Contract 101 W Cherry

**RESOLUTION NO. 25
SERIES 2026**

A RESOLUTION APPROVING A PURCHASE CONTRACT TO BUY AND SELL REAL ESTATE FOR THE SALE OF PROPERTY LOCATED AT 101 W. CHERRY STREET

WHEREAS, the City has received an offer to purchase an approximately 2.9-acre parcel of City-owned property located on the south side of Lot 1, Warembourg Subdivision, City of Louisville, County of Boulder, State of Colorado, also known as 101 W. Cherry Street; and

WHEREAS, the City is willing to sell the property on the condition that the purchaser grant the City a right of first refusal and updated conservation easement for the property; and

WHEREAS, a Purchase Contract to Buy and Sell Real Estate, including drafts of the Right of First Refusal Agreement and Deed of Conservation Easement in Gross, have been prepared.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO:

Section 1. The City Council hereby approves the Purchase Contract to Buy and Sell Real Estate between the City of Louisville and the Cherry Revocable Trust (the "**Purchase Contract**") in substantially the same form as the copy of such Purchase Contract accompanying this Resolution. In addition, the City Council hereby approves the drafts of the Right of First Refusal Agreement and Deed of Conservation Easement in Gross, attached as Exhibits B and C to the Purchase Contract.

Section 2. The Mayor is authorized to execute the Purchase Contract, and the Mayor is hereby further granted the authority to negotiate and approve such revisions to the Purchase Contract as determined necessary or desirable for the protection of the City, so long as the essential terms and conditions of the Purchase Contract are not altered.

Section 3. The City Manager is authorized to execute and deliver the Right of First Refusal Agreement, Deed of Conservation Easement in Gross, the conveyance deed, and any closing documents required by the Purchase Contract or the title company, and the City Manager is further granted the authority to negotiate and approve such revisions to the Right of First Refusal Agreement and Deed of Conservation Easement in Gross as determined necessary or desirable for the protection of the City, so long as the essential terms and conditions of such documents are not altered.

PASSED AND ADOPTED this 24th day of March 2026.

Christopher M. Leh, Mayor

ATTEST:

Genny Kline, City Clerk

PURCHASE CONTRACT TO BUY AND SELL REAL ESTATE

THIS CONTRACT is made and entered into this ____ day of _____, 2026 (the “**Effective Date**”), by and between **CHERRY REVOCABLE TRUST** (“**Purchaser**”) and the **CITY OF LOUISVILLE**, a Colorado home rule municipal corporation (“**Seller**”). Purchaser and Seller are collectively referred to as the “**Parties**.”

WHEREAS, Seller is the owner of real property located at 101 W. Cherry Street, Louisville, Colorado and legally described as: Lot 1, Warembourg Subdivision, City of Louisville, County of Boulder, State of Colorado (“**Lot 1**”); and

WHEREAS, Purchaser desires to purchase a portion of Lot 1 from Seller, including the single-family residential dwelling and two farm utility buildings located thereon; and

WHEREAS, Seller is willing to sell a portion of Lot 1 to Purchaser in accordance with the terms and conditions set forth herein.

NOW, THEREFORE, for and in consideration of the promises, payment, covenants, and undertakings hereinafter set forth, and other good and valuable consideration, which is hereby acknowledged and receipted for, the Seller and Purchaser agree as follows:

1. **Sale of Property.** Subject to the terms and conditions of this Contract, the Purchaser hereby agrees to purchase, and Seller agrees to sell, the following described property and interests in real estate (collectively referred to as the “**Property**”):

A tract of land containing approximately 2.9 acres located on the south side of Lot 1, Warembourg Subdivision, City of Louisville, County of Boulder, State of Colorado, also known as 101 W. Cherry Street, as depicted on **Exhibit A** attached hereto, together with all of Seller’s right, title, and interest in and to all easements; other appurtenances thereto; and all improvements, fixtures and structures thereon at the time of delivery of possession to the Purchaser. The Parties agree that Lot 1 shall be subdivided as provided in Section 4, below, and that a new legal description describing the Property will be prepared.

2. **Purchase Price.** The total purchase price of the Property (the “**Purchase Price**”) shall be TWO MILLION TWO HUNDRED AND TWENTY-FIVE THOUSAND DOLLARS (\$2,225,000.00), which shall be payable by the Purchaser in cash, certified funds, wire transfer, or cashier’s check (if acceptable as “good funds” under Colorado law) as follows:

a. Ten Thousand Dollars (\$10,000.00) (the “**Earnest Money**”) shall be paid by Purchaser to Land Title Guarantee Company (the “**Title Company**”) within three (3) business days following the Effective Date.

b. The balance of the Purchase Price shall be paid by Purchaser at the closing of the purchase and sale provided for in Section 10 (the “**Closing**”).

3. Documents to be Obtained by or Delivered to Purchaser.

a. **Survey.** The Purchaser may at its sole expense contract for an ALTA engineering survey of the Property, which shall be certified to Purchaser, Seller, and the Title Company (“**Survey**”).

b. **Title Commitment.** Within thirty (30) days after the Effective Date, Seller shall furnish to the Purchaser, at Purchaser’s expense, a title insurance commitment issued by the Title Company showing the status of record title to the Property (“**Commitment**”) and committing to insure, subject to the exceptions and requirements set forth therein, title to the Property in Purchaser in an amount mutually agreed to by the Parties and Title Company (but not to exceed the Purchase Price). The Commitment shall be on a form acceptable to the Parties and shall include copies of all documents identified in the schedule of exceptions. Extended title coverage or endorsements will be issued only at the request of Purchaser and will be at Purchaser’s sole expense. The Commitment, together with any other documents referenced therein are referred to collectively herein as “**Title Documents.**” The Title Documents, Survey, and any other document, report or information relative to the Property that is delivered to or obtained by Purchaser are sometimes collectively referred to herein as “**Property Information.**”

4. Condition Precedent to Seller’s Performance. Purchaser acknowledges that Seller’s obligation to close on the sale of the Property is expressly contingent upon the following conditions precedent on or before Closing:

a. **Subdivision.** Seller shall, at its expense, prepare a subdivision plat subdividing Lot 1 into two lots as follows: one lot approximately 2 acres in area on the north side of Lot 1, which will be owned by the Seller, and one lot approximately 2.9 acres in areas on the south to be owned by the Purchaser, as depicted in **Exhibit A**. Seller shall apply to the City of Louisville for subdivision approval.

b. **Right of First Refusal.** Purchaser shall grant to the Seller a right of first refusal to purchase the Property. The right of first refusal shall be in substantially the same form of the Right of First Refusal Agreement, attached hereto as **Exhibit B**, and shall be recorded at the time of Closing.

c. **Conservation Easement.** Purchaser shall grant to the Seller a perpetual conservation easement over and across the Property. The conservation easement shall be in substantially the same form of the Deed of Conservation Easement in Gross, attached hereto as **Exhibit C**, and shall be recorded at the time of Closing.

d. **Utility Undergrounding.** Purchaser shall, at its expense, have the existing overhead electrical lines on Lot 1 installed underground, as approximately shown on **Exhibit D**.

e. **Fence Relocation.** Purchaser shall, at its expense, relocate the open space boundary fence to the new boundary line for the Property and shall install a pedestrian gate in a location to be determined by the Seller.

f. **Ordinance.** Closing shall further be contingent upon adoption by the Louisville City Council and final effectiveness of an ordinance authorizing the conveyance of the Property to the Purchaser.

g. **Right to Terminate.** In addition to all other rights and remedies of Purchaser and Seller hereunder, either party shall have the right to terminate this Contract and make the same of no further force and effect in the event that: (i) subdivision approval is not obtained prior to Closing; (ii) the ordinance authorizing transfer of the Property is not finally effective as of the Closing; or (iii) in the event any action whatsoever is commenced to defeat or enjoin the Seller's performance under this Contract. If the Contract is terminated for any such reason, the Earnest Money shall be returned to the Purchaser, and the Parties will be released from all obligations hereunder other than those provisions hereof which expressly contemplate survival of termination.

5. **Condition Precedent to Purchaser's Performance.** The obligation of Purchaser to purchase the Property is subject to the satisfaction of the following conditions precedent on or before the expiration of the Examination Period (defined below) or expiration of the title objection deadline, and if the conditions are not so satisfied, the unsatisfactory conditions may either be waived by Purchaser in writing designated as a waiver, or Purchaser may terminate this Contract in which event the Earnest Money shall be returned in full to Purchaser, and the parties will be released from all obligations hereunder other than those provisions hereof which expressly contemplate survival of termination.

a. **Examination Period.** Purchaser shall have sixty (60) calendar days following the Effective Date (the "**Examination Period**"), in which to inspect and evaluate the Property to determine the suitability of the Property for Purchaser's intended use.

i. At any and all times during the term of this Contract, Purchaser and Purchaser's representatives, agents, consultants and designees shall have the right to enter upon the Property, at Purchaser's own cost, for any purpose in connection with its proposed purchase, development or operation of the Property, including, without limitation, the right to make such inspections, investigations and tests as Purchaser may elect to make or obtain. In the event Purchaser does not close on the purchase of the Property pursuant to this Contract, then Purchaser shall promptly restore the Property to the condition existing prior to performing any tests or activities on the Property, by Purchaser or at Purchaser's

instance or request. Purchaser shall exercise care not to damage trees, curb or landscaping on the Property prior to Closing.

ii. Purchaser shall pay promptly when due for all work performed on the Property by Purchaser, or at Purchaser's instance or request, including, without limitation, all inspection fees, appraisal fees, engineering fees and other expenses of any kind incurred by Purchaser relating to the inspection of the Property, all of which shall be the sole expense of the Purchaser. Any and all liens, whether threatened or actually filed against any portion of the Property resulting from Purchaser's inspection of the Property, or as a result of work performed or materials supplied at Purchaser's instance or request, shall be satisfied and removed by Purchaser within five (5) business days after notice thereof is given to Purchaser. Purchaser shall indemnify, defend, protect and hold Seller harmless from any claims, injuries, losses, liens, judgments, liabilities, damages or expenses (including reasonable attorney's fees and costs) arising out of or incurred in connection with the activities of Purchaser, its agents, designees, or representatives, including entering onto or otherwise inspecting the Property hereunder, or arising from or in connection with any and all mechanic's liens and physical damage to property or persons arising out of any such entry by Purchaser or its agents, designees or representatives. The indemnification obligation of Purchaser hereunder shall survive the termination of this Contract.

iii. If on or before the expiration of the Examination Period, Purchaser determines for any reason or for no reason not to proceed with the acquisition of the Property, Purchaser may elect by written notice to Seller given on or before expiration of the Examination Period to terminate this Contract, and upon giving such notice this Contract shall terminate, the Earnest Money shall be returned to Purchaser by the Title Company, and the parties shall be released of all further obligations under this Contract, except for those obligations which expressly survive termination hereof. If, however, Purchaser fails to give such notice, then the conditions precedent set forth in this Section 5 shall be deemed satisfied and this Contract will continue in full force and effect. Upon termination of this Contract, Purchaser will deliver to Seller all reports, studies, and similar documents (except for financial analysis prepared by Purchaser for the Property which are considered proprietary and shall not be provided to Seller by Purchaser) prepared for or by Purchaser concerning the Property at no cost to Seller and Seller may use such work product for any and all purposes.

b. **Title Documents and Survey.** Purchaser shall have thirty (30) calendar days after Purchaser's receipt of the Title Documents and Survey to object, in a writing delivered to Seller, to any matters shown on the Title Documents or Survey.

i. If Seller is willing to cause the cure or removal of any of the matters to which Purchaser objects upon terms acceptable to Purchaser in Purchaser's sole and absolute discretion, which cure may, with Purchaser's consent, include

insuring over such objectionable title matters, then Seller shall so notify Purchaser within ten (10) calendar days of Seller's receipt of Purchaser's notice. If Seller does not respond, or chooses not to cure or remedy all of Purchaser's objections, or if Seller is unable to remove any such matters, Purchaser may elect either: (i) to terminate this Contract by delivery of written notice to Seller within ten (10) calendar days after Purchaser's receipt of Seller's notice and receive a full refund of the Earnest Money from the Title Company; or (ii) to modify such objection and to complete the transaction as otherwise contemplated by this Contract, with any reduction of the Purchase Price as may be mutually agreed upon by Purchaser and Seller. If Seller elects to cure or remove any title or survey matters objected to by Purchaser, and Seller cannot thereafter cure or remove the same by Closing, Seller shall have the right, but not the obligation, to extend the Closing for a period of up to sixty (60) calendar days to attempt to cure, insure over or remove such exceptions or defects to the satisfaction of Purchaser.

ii. In the event of Purchaser's election to terminate this Contract pursuant to this Section, upon Seller's receipt of Purchaser's written notice of such election, this Contract shall terminate, the Earnest Money shall be returned to Purchaser from the Title Company, and the parties shall be released of all further obligations under this Contract, except for those obligations which expressly survive termination hereof. If Purchaser does not elect to terminate this Contract in accordance with this Section, Purchaser shall thereby be deemed to have indicated its acceptance of, and waiver of any and all objection to all matters, exceptions and requirements set forth on the Commitment or the Survey, and its acceptance of the status of title to the Property generally. At such time, all matters then shown on Schedule B-2 of the Title Commitment and the Survey shall be deemed "**Permitted Exceptions**," except that there shall be no exception for leases or tenancies.

6. Seller's Representations and Warranties. Seller represents and warrants to Purchaser as of the Effective Date of this Contract as follows:

a. Seller is a municipal corporation duly organized and legally existing under the laws of the State of Colorado. The person executing this Contract on behalf of Seller has the authority so to act.

b. To Seller's actual, present knowledge, the performance by Seller under this Contract is consistent with and not in violation of, and will not create any default under, any contract, agreement or other instrument to which Seller is a party, any judicial order or judgment of any nature by which Seller or the Property is bound.

c. To Seller's actual, present knowledge, there is no litigation pending or, to Seller's actual, present knowledge, threatened, which would affect the Property or Seller's ownership thereof.

d. Seller is not a "foreign person" within the meaning of Sections 1445(f)(3) and 7701(a)(30) of the Internal Revenue Code and Seller will furnish to Purchaser at Closing an affidavit confirming the same.

e. The Property will be conveyed by Seller to Purchaser free and clear of all leases or tenancies by other parties claiming through Seller.

f. Seller shall notify Purchaser in writing if, at any time prior to Closing, there are any material changes to the foregoing representations and warranties adverse to Purchaser and in such event Purchaser has the right, but not the obligation to terminate this Contract within ten (10) business days after said notice is delivered by Seller, whereupon the Earnest Money shall be returned to Purchaser in full from the Title Company.

7. Purchaser's Representations. Purchaser hereby represents and warrants to Seller as of the Effective Date of this Contract as follows:

a. This Contract constitutes the legal, valid and binding obligation of Purchaser and is enforceable against Purchaser in accordance with its terms. The execution and delivery of this Contract, and Purchaser's performance under this Contract, are within Purchaser's powers and have been duly authorized by all necessary company action. The person(s) executing this Contract on behalf of Purchaser has the authority to so act.

8. Disclaimer of Certain Representations and Warranties.

a. Purchaser acknowledges that Seller is affording Purchaser the opportunity for full and complete investigations, examinations and inspections of the Property. Except as specifically set forth herein, Purchaser acknowledges and agrees that Seller has not made any independent investigation or verification of, nor has any knowledge of, the accuracy or completeness of any of the Property Information and the Property Information is being furnished to Purchaser at its request and for the convenience of Purchaser. Purchaser is relying solely on its own investigations into the Property and is not relying in any way on Property Information furnished by Seller. Seller expressly disclaims any representations or warranties with respect to the accuracy or completeness of the Property Information and any duty of disclosure provided in this Contract, and Purchaser releases Seller and Seller's officers, employees, agents and representatives, from any and all liability with respect to the Property Information and the Property, except for the warranty of title set forth in the special warranty deeds delivered at Closing.

b. Purchaser acknowledges that it is purchasing the Property based solely on its inspection and investigation of the Property and that Purchaser will be purchasing the Property "AS IS" and "WITH ALL FAULTS" based upon the condition of the Property

as of the date of the Closing. Without limiting the foregoing, Purchaser acknowledges that, except as expressly set forth in this Contract, Seller, its officers, employees, agents and representatives have not made, do not make and specifically negate and disclaim any representations, warranties, promises, covenants, agreements or guaranties of any kind or character whatsoever, whether express or implied, oral or written, with respect to the Property, including, without limitation, the condition of the Property, the existence or nonexistence of Hazardous Materials (defined below), water or water rights, development rights, taxes, bonds, covenants, conditions and restrictions, topography, drainage, soil, subsoil, utilities, zoning, or other rules and regulations affecting the Property. SELLER MAKES NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTY OF CONDITION, HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, WITH RESPECT TO THE PROPERTY. As used herein, the term "Hazardous Materials" means (i) hazardous wastes, hazardous substances, hazardous constituents, toxic substances or related materials, whether solids, liquids or gases, including, but not limited to substances defined as "hazardous wastes," "hazardous substances," "toxic substances," "pollutants," "contaminants," "radioactive materials," or other similar designations in, or otherwise subject to regulation under the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C. § 9601 et seq.; the Toxic Substance Control Act, 15 U.S.C. § 2601 et seq.; the Hazardous Materials Transportation Act, 49 U.S.C. § 1802; the Resource Conservation and Recovery Act, 42 U.S.C. § 9601 et seq.; the Clean Water Act, 33 U.S.C. § 1251 et seq.; the Safe Drinking Water Act, 42 U.S.C. § 300(f) et seq.; the Clean Air Act, 42 U.S.C. § 7401 et seq.; and in any permits, licenses, approvals, plans, rules, regulations or ordinance adopted, or other criteria and guidelines promulgated pursuant to the preceding laws or other similar federal, state or local laws, regulations, rules or ordinances now or hereafter in effect relating to environmental matters (collectively the "**Environmental Laws**"); and (ii) any other substances, constituents or wastes subject to any applicable federal, state or local law, regulation or ordinance, including any Environmental Law now or hereafter in effect, including but not limited to petroleum, refined petroleum products, waste oil, waste aviation or motor vehicle fuel, and asbestos.

c. Purchaser's failure to elect to waive the conditions pursuant to Section 5 shall be deemed an acknowledgment by Purchaser that Purchaser has inspected the Property, is thoroughly acquainted with and accepts its condition, and has reviewed, to the extent necessary, in its discretion, all the Property Information and Seller shall not be liable or bound in any manner by any oral or written information pertaining to the Property furnished by Seller, Seller's officers, employees, agents or representatives.

d. Upon Closing, Purchaser shall assume the risk that adverse physical, environmental, governmental compliance, geotechnical and other conditions from whatever source may have been revealed by Purchaser's investigations, and Purchaser, upon closing, shall be deemed to have waived, relinquished and released Seller, and Seller's officers, employees, agents and representatives, from and against

any and all claims, demands, causes of action, losses, damages, liabilities, costs and expenses of any kind or character, known or unknown, which Purchaser might have asserted or alleged against Seller or Seller's officers, employees, agents and representatives at any time by reason of or arising out of any latent or patent physical conditions, violations of applicable laws (including without limitation any Environmental Laws) and any and all other acts, omissions, events, circumstances or matters regarding the condition of the Property.

9. Occupancy, Improvements Prior to Closing.

a. The City will allow Purchaser to occupy the Property prior to Closing, subject to the execution of a mutually agreeable lease or pre-closing occupancy agreement and payment by Purchaser of rent in the amount of \$3,000 per month (the "**Rent**"). The total Rent paid by Purchaser shall be credited towards the Purchase Price at Closing. If this Agreement is terminated prior to Closing, the Purchaser will not be reimbursed for Rent paid.

b. Prior to Closing, the Purchaser may install a radon mitigation system on the Property and make such other improvements to the Property if first approved in writing by the City Manager. If this Agreement is terminated prior to Closing, the Purchaser will not be reimbursed for the radon mitigation system or such other improvements.

10. Closing.

a. The Closing for Property shall be held within one hundred and sixty (160) days of the Effective Date. In the event that the conditions set forth in Section 4 have not been satisfied by the date set for Closing, either party may extend the Closing for up to ninety (90) days upon written notice to other party, for purposes of satisfying the conditions.

b. The specific time of the Closing shall be set by mutual written agreement of the parties. The place of Closing shall be the offices of the Title Company, or such other place as may be designated by mutual written agreement of the Parties.

11. Obligations of Seller at Closing. Seller shall have the following obligations at Closing:

a. Seller shall execute, have acknowledged and deliver to Purchaser, a special warranty deed conveying title to Purchaser free and clear of leases, tenancies and parties in possession and subject only to the Permitted Exception

b. Seller shall cause the Title Company to deliver to Purchaser either: (i) a current Owner's Policy on the Property to be issued pursuant to the Commitment showing no lien, encumbrance or other restriction other than the Permitted Exceptions; or (ii) an unqualified written commitment from the Title Company to deliver such an

Owner's Policy.

c. Seller shall deliver to Purchaser an affidavit setting forth Seller's federal tax identification number and certification that it is not a "foreign person" within the meaning of the Internal Revenue Code.

d. Seller shall execute such other documents as are reasonably required by the Title Company to effectuate the transaction contemplated herein.

e. Possession of the Property shall be delivered to the Purchaser on or before the date and time of Closing.

12. Obligations of Purchaser at Closing. Purchaser shall have the following obligations at Closing:

a. Purchaser shall deliver the Purchase Price less the amount of the Earnest Money to Seller, subject only to the adjustments set forth in Section 13.

b. Purchaser shall execute, have acknowledged, and deliver to Seller a Right of First Refusal Agreement, in substantially the same form attached hereto as **Exhibit B**, and a Deed of Conservation Easement in Gross, in substantially the same form attached hereto as **Exhibit C**.

c. Purchaser shall execute such other documents as are reasonably required by the Title Company to effectuate the transaction contemplated herein.

13. Closing Costs. Closing costs and adjustments shall be allocated as follows:

a. Purchaser will pay the cost of the Owner's Policy of Title Insurance to be provided pursuant to the terms of this Contract; the cost of recording the special warranty deed, other conveyance documents, and any other documents to be recorded in connection with the Closing; all documentary fees and taxes; and the escrow fees or other Title Company closing fees.

b. All real property taxes levied against the Property and other regular expenses, if any, affecting the Property shall be paid by Purchaser.

14. Time of Essence. Time is of the essence of the obligations of the Parties.

15. Remedies. The Parties shall have the following remedies in the event of a breach of this Contract. However, before either party is deemed in default of this Contract, the other party must provide it written notice of the alleged violation and the defaulting party shall have at least ten (10) calendar days thereafter to cure such violation.

a. If Seller is in default, Purchaser may: (i) terminate this Contract upon written notice to Seller, in which event the Earnest Money and all interest earned thereon shall be returned to Purchaser; or (ii) elect to seek specific performance of this Contract from Seller because of such default or bring an action for damages suffered as a result of such default.

b. If Purchaser is in default, Seller may terminate this Contract by written notice to Purchaser, and have the Earnest Money released to Seller as liquidated damages. THE PARTIES HERETO ACKNOWLEDGE THAT SELLER'S DAMAGES DUE TO PURCHASER'S DEFAULT HEREUNDER ARE DIFFICULT TO ASCERTAIN AND AGREE THAT THE AMOUNT OF THE EARNEST MONEY REPRESENTS A REASONABLE ESTIMATE OF SELLER'S DAMAGES.

c. Upon termination of this Contract pursuant to this Section, neither party shall thereafter have any further obligations to the other party except as contemplated by this Section and except for any provisions of this Contract which expressly survive such termination.

16. Condemnation. Promptly upon learning of the institution, prior to Closing, of any proceedings for the condemnation of any part of the Property, Seller or Purchaser will immediately notify the other in writing of the pendency of such proceedings. At Purchaser's election which shall be made within sixty (60) calendar days following Purchaser's receipt of written notice of such condemnation or eminent domain proceedings Purchaser may at its option either: (a) terminate this Contract by notifying Seller within the sixty (60) calendar day period and receive a full refund of the Earnest Money from the Title Company and the parties shall be relieved of all obligations hereunder except those that expressly survive termination hereof; or (b) elect to consummate the transaction provided for herein. In the event Purchaser so elects to consummate the transaction then this Contract shall remain in full force and effect and Seller shall assign to Purchaser any and all of its right, title and interest in and to any award or other benefits made or to be made in connection with such condemnation or eminent domain proceeding to the extent affecting the Property. Purchaser shall be entitled to participate with Seller in all negotiations and dealings with the condemning authority in respect of such matter; provided, however, that Purchaser shall have the right to finally approve any agreement with the condemning authority. Purchaser shall take title to the remainder of the Property with the assignment of such proceeds and subject to such condemnation or eminent domain proceeding and without reduction in the Purchase Price.

17. Survival of Representations and Warranties. No representations or warranties whatever are made by any party to this Contract except as specifically set forth in this Contract. The representations, warranties and indemnities made by the parties to this Contract and the covenants and agreements to be performed or complied with by the respective parties under this Contract before Closing shall be deemed to be

continuing and shall survive the Closing; provided, however, the representations and warranties of Seller and Purchaser shall terminate on the date which is twenty-four (24) months after the Closing date. Nothing in this Section shall affect the obligations and indemnities of the parties with respect to covenants and agreements contained in this Contract that are permitted or required to be performed in whole or in part after the Closing date.

18. Effect of Headings. The subject headings of articles, paragraphs and subparagraphs of this Contract are included for purposes of convenience only, and shall not affect the construction or interpretation of any of its provisions.

19. Entire Agreement/Survival of Contract. This Contract constitutes the entire agreement between the Parties and supersedes all prior and contemporaneous agreements, representations and understandings of the parties regarding the subject matter of this Contract. This Contract and all provisions hereof shall survive the Closing contemplated hereunder except as expressly set forth herein to the contrary.

20. Counterparts. This Contract may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

21. Assignment. This Contract may not be assigned by Purchaser without the prior written consent of Seller, which consent may be granted or withheld at the sole discretion of Seller.

22. Notice. Whenever notice is required to be given hereunder, it shall be in writing and delivered to the party entitled thereto or mailed to the party entitled thereto, by hand delivery, facsimile transmission, e-mail or certified mail, return receipt requested. If delivered, said notice shall be effective and complete upon delivery. If e-mailed or faxed, said notice shall be effective upon receipt as evidenced by sender's transmission receipt. If mailed, said notice shall be effective and complete three (3) days after mailing. Until changed by notice in writing, notice shall be given as follows:

To the Seller:

City Manager
City of Louisville
749 Main Street
Louisville, CO 80027
e-mail: dlangley@louisvilleco.gov

With a copy to:

City Attorney
Kelly PC
1801 Wewatta St, Ste 1100
Denver, CO 80202
email: melinda@kellypc.com

To the Purchaser:

Cherry Revocable Trust

PO Box 270164
Louisville, CO 80027
email: cherryrevocabletrust@gmail.com

23. Governing Law. This Contract shall be governed by and construed in accordance with the laws of the State of Colorado.

24. Time Calculations. Unless otherwise indicated, all periods of time referred to in this Contract shall refer to calendar days and shall include all Saturdays, Sundays and state or national holidays; provided that if the date to perform any act or give any notice with respect to this Contract shall fall on a Saturday, Sunday, or state or national holiday in Louisville, Colorado, such act or notice may be timely performed or given on the next succeeding day which is not a Saturday, Sunday or state or national holiday in Louisville, Colorado. Each day shall be deemed to expire at 5:00 p.m. Mountain Standard Time.

25. Broker's Fees. Each of the parties represents and warrants to the other that it has not employed, retained or otherwise utilized any broker or finder in connection with any of the transactions contemplated by this Contract and no broker or person is entitled to any commission or finder's fees in connection with the transaction. To the extent permitted by law, the parties each agree to indemnify and hold harmless one another against any loss, liability, damage, cost, claim or expense incurred by reason of any brokerage commission or finder's fee alleged to be payable because of any act, omission or statement of the indemnifying party.

26. Costs. If any legal action or any arbitration or other proceeding is brought for the enforcement of this Contract, or because of an alleged dispute, breach, default, or misrepresentation in connection with any of the provisions of this Contract, the successful or prevailing party shall be entitled to recover reasonable attorneys' fees and other costs incurred in that action or proceeding, in addition to any other relief to which it or they may be entitled.

27. Partial Invalidity. In the event that any condition or covenant herein contained is held to be invalid or void by any court of competent jurisdiction, the same shall be deemed severable from the remainder of this Contract and shall in no way affect any other covenant or condition herein contained. If such condition, covenant or other provision shall be deemed invalid due to its scope or breadth, such provision shall be deemed valid to the extent of the scope or breadth permitted by law.

28. Special Taxing Districts. SPECIAL TAXING DISTRICTS MAY BE SUBJECT TO GENERAL OBLIGATION INDEBTEDNESS THAT IS PAID BY REVENUES PRODUCED FROM ANNUAL TAX LEVIES ON THE TAXABLE PROPERTY WITHIN SUCH DISTRICTS. PROPERTY OWNERS IN SUCH DISTRICTS MAY BE PLACED AT RISK FOR INCREASED MILL LEVIES AND EXCESSIVE TAX BURDENS TO SUPPORT THE SERVICING OF SUCH DEBT WHERE CIRCUMSTANCES ARISE RESULTING IN THE INABILITY OF SUCH A

DISTRICT TO DISCHARGE SUCH INDEBTEDNESS WITHOUT SUCH AN INCREASE IN MILL LEVIES. PURCHASER SHOULD INVESTIGATE THE DEBT FINANCING REQUIREMENTS OF THE AUTHORIZED GENERAL OBLIGATION INDEBTEDNESS OF SUCH DISTRICTS, EXISTING MILL LEVIES OF SUCH DISTRICT SERVICING SUCH INDEBTEDNESS, AND THE POTENTIAL FOR AN INCREASE IN SUCH MILL LEVIES.

29. Potable Water. THE SOURCE OF POTABLE WATER FOR THIS REAL ESTATE IS: ☐ A WELL; X A WATER PROVIDER, WHICH CAN BE CONTACTED AS FOLLOWS: City of Louisville, 749 Main Street. Louisville, CO 80027 , www.louisvilleco.gov. 303-666-6656 ☐ NEITHER A WELL NOR A WATER PROVIDER. THE SOURCE IS [DESCRIBE]. SOME WATER PROVIDERS RELY, TO VARYING DEGREES, ON NONRENEWABLE GROUNDWATER. YOU MAY WISH TO CONTACT YOUR PROVIDER TO DETERMINE THE LONG-TERM SUFFICIENCY OF THE PROVIDER'S WATER SUPPLIES.

30. Oil, Gas, Water, and Mineral Disclosure.

a. THE SURFACE ESTATE OF THE PROPERTY MAY BE OWNED SEPARATELY FROM THE UNDERLYING MINERAL ESTATE AND TRANSFER OF THE SURFACE ESTATE MAY NOT NECESSARILY INCLUDE TRANSFER OF THE MINERAL ESTATE OR WATER RIGHTS. THIRD PARTIES MAY OWN OR LEASE INTERESTS IN OIL, GAS, OTHER MINERALS, GEOTHERMAL ENERGY OR WATER ON OR UNDER THE SURFACE OF THE PROPERTY, WHICH INTERESTS MAY GIVE THEM RIGHTS TO ENTER AND USE THE SURFACE OF THE PROPERTY TO ACCESS THE MINERAL ESTATE, OIL, GAS OR WATER.

b. SURFACE USE AGREEMENT. THE USE OF THE SURFACE ESTATE OF THE PROPERTY TO ACCESS THE OIL, GAS OR MINERALS MAY BE GOVERNED BY A SURFACE USE AGREEMENT, A MEMORANDUM OR OTHER NOTICE OF WHICH MAY BE RECORDED WITH THE COUNTY CLERK AND RECORDER.

c. OIL AND GAS ACTIVITY. OIL AND GAS ACTIVITY THAT MAY OCCUR ON OR ADJACENT TO THE PROPERTY MAY INCLUDE, BUT IS NOT LIMITED TO, SURVEYING, DRILLING, WELL COMPLETION OPERATIONS, STORAGE, OIL AND GAS, OR PRODUCTION FACILITIES, PRODUCING WELLS, REWORKING OF CURRENT WELLS AND GAS GATHERING AND PROCESSING FACILITIES.

d. ADDITIONAL INFORMATION. BUYER IS ENCOURAGED TO SEEK ADDITIONAL INFORMATION REGARDING OIL AND GAS ACTIVITY ON OR ADJACENT TO THE PROPERTY, INCLUDING DRILLING PERMIT APPLICATIONS. THIS INFORMATION MAY BE AVAILABLE FROM THE COLORADO OIL AND GAS CONSERVATION COMMISSION.

31. Radon Disclosure. THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT STRONGLY RECOMMENDS THAT ALL HOME BUYERS HAVE AN INDOOR RADON TEST PERFORMED BEFORE PURCHASING RESIDENTIAL REAL PROPERTY AND RECOMMENDS HAVING THE RADON LEVELS MITIGATED IF ELEVATED RADON CONCENTRATIONS ARE FOUND.

ELEVATED RADON CONCENTRATIONS CAN BE REDUCED BY A RADON MITIGATION PROFESSIONAL. RESIDENTIAL REAL PROPERTY MAY PRESENT EXPOSURE TO DANGEROUS LEVELS OF INDOOR RADON GAS THAT MAY PLACE THE OCCUPANTS AT RISK OF DEVELOPING RADON-INDUCED LUNG CANCER. RADON, A CLASS A HUMAN CARCINOGEN, IS THE LEADING CAUSE OF LUNG CANCER IN NONSMOKERS AND THE SECOND LEADING CAUSE OF LUNG CANCER OVERALL. THE SELLER OF RESIDENTIAL REAL PROPERTY IS REQUIRED TO PROVIDE THE BUYER WITH ANY KNOWN INFORMATION ON RADON TEST RESULTS OF THE RESIDENTIAL REAL PROPERTY. AN ELECTRONIC COPY OF THE MOST RECENT BROCHURE PUBLISHED BY THE DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT IN ACCORDANCE WITH C.R.S. §25-11-114(2)(A) THAT PROVIDES ADVICE ABOUT “RADON AND REAL ESTATE TRANSACTIONS IN COLORADO” IS AVAILABLE AT: [HTTPS://CDPHE.COLORADO.GOV/RADON-AND-REAL-ESTATE](https://cdphe.colorado.gov/radon-and-real-estate).

32. **Further Acts**. Each of the parties hereto covenants and agrees with the other, upon reasonable request from the other, from time to time, to execute and deliver such additional documents and instruments and to take such other actions as may be reasonably necessary to give effect to the provisions of this Contract.

33. **Amendment**. This Contract shall not be amended, altered, changed, modified, supplemented or rescinded in any manner except by a written agreement executed by Purchaser and Seller.

IN WITNESS WHEREOF, Seller and Purchaser have executed this Contract on the dates stated in their respective acknowledgements intending that this Contract be effective as of the day and year first above set forth.

CITY:

CITY OF LOUISVILLE, a Colorado home rule municipal corporation

Christopher M. Leh, Mayor

ATTEST:

Genny Kline, City Clerk

PURCHASER:

CHERRY REVOCABLE TRUST

By: 
Printed Name: Tyera Eulberg
Title: Trustee

ACKNOWLEDGMENT

STATE OF COLORADO)
)ss
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2026 by Tyera Eulberg as Trustee of the Cherry Revocable Trust.

Witness my hand and official seal.

My commission expires on: _____

(SEAL)

Notary Public

EXHIBIT A
Property Depiction



EXHIBIT B

RIGHT OF FIRST REFUSAL AGREEMENT

This Right of First Refusal Agreement (the “**Agreement**”) is made on this, the ____ day of _____, 2026 (“**Effective Date**”), by and between **CHERRY REVOCABLE TRUST**, whose address is PO Box 270164, Louisville, CO 80027 (“**Grantor**”) and the **CITY OF LOUISVILLE**, a Colorado home rule municipal corporation whose address is 749 Main Street, Louisville, Colorado 80027 (“**City**”).

For and in consideration of the mutual promises, covenants and undertakings hereinafter set forth, and other good and valuable consideration, which is hereby acknowledged, the City and Grantor agree as follows:

1. **GRANT OF FIRST REFUSAL AND OPTION:** Grantor does hereby grant unto the City an exclusive and irrevocable right of first refusal, upon the terms and conditions hereinafter set forth, to purchase the following described property and interests in real estate: Lot ____, Warembourg Subdivision, City of Louisville, County of Boulder, State of Colorado, including all improvements thereon (the “**Property**”).

2. **RIGHT OF FIRST REFUSAL:**

a. In the event the Grantor receives a bona fide offer from any person, persons, organization, or organizations (other than a lineal descendant of Tyera Eulberg (the “Trustee”) or a spouse of any lineal descendent of Trustee) to purchase the Property, in whole or in part, which the Grantor desires to accept, the Grantor shall deliver to the City a copy of the proposed purchase contract setting forth all terms and conditions of the bona fide offer, along with written notification of the Grantor’s intention to accept the proposed contract (the “**Notice**”). For purposes of this Agreement, the term “spouse” includes a “partner in a civil union” as defined in the Colorado Civil Union Act, C.R.S. § 14-15-101, et seq., as amended from time to time.

b. The City shall have thirty (30) days following receipt of the Notice to exercise its right of first refusal by delivering to the Grantor written confirmation of the City’s intention to purchase the Property upon the terms of the proposed purchase contract (except for the time within which to close the purchase). The City and Grantor shall then cooperate and coordinate in good faith to arrange a closing date at the earliest reasonably convenient time, but in no event more than ninety (90) days after the City’s receipt of the Notice.

c. If the City does not elect to exercise its first right of refusal within said thirty (30) day period, the Grantor may then sell the Property to the offeror, provided that the sale is on the same terms and conditions and for the price set forth in the Notice sent to the City. Any changes to the purchase price or any material changes to the terms and conditions for the purchase of the Property set forth in the Notice sent to the City shall be first offered to the City in accordance with the provisions outlined above.

3. **LIMITATIONS ON RIGHT OF FIRST REFUSAL:** This Agreement shall in no way restrict Grantor’s right, power, or authority to mortgage or encumber; grant easements; or grant a lease or leases, without option to purchase and for a term (including both primary and option periods) not in excess of five (5) years. Nor shall this Agreement in any way restrict or prohibit transfers by operation of law or transfers between Grantor and City. Nor shall this Agreement restrict or prohibit any transfer, whether by gift, sale, trust, or any other means, to any lineal descendent of Trustee or to any spouse of any lineal descendent of Trustee.

4. TERMINATION: This Agreement shall terminate, extinguish, and be null and void upon the consummation of a sale, transfer, or conveyance in fee simple to a third party of the entirety of the Property (other than to a lineal descendent of Trustee or to any spouse of any lineal descendent of Trustee) after full compliance with this Agreement, provided the sale is on the same terms and conditions and for the price set forth in the Notice sent to the City; provided, however, if such sale is not consummated, this Agreement shall remain in effect; and provided however, that in any event, all rights hereunder shall terminate not later than 21 years after the death of the last survivor of the present Louisville City Council members.

5. NOTICES: Unless provided herein to the contrary, any notice provided for or concerning this Agreement shall be in writing and shall be deemed sufficiently given when sent by certified or registered mail if sent to the respective address of each Party as set forth at the beginning of this Agreement.

6. ENTIRE AGREEMENT: This Agreement shall constitute the entire agreement between the Parties and any prior understanding or representation of any kind preceding the date of this Agreement shall not be binding upon either Party except to the extent incorporated in this Agreement.

7. MODIFICATION: Any modification of this Agreement or additional obligation assumed by either Party in connection with this Agreement shall be binding only if placed in writing and signed by each Party or an authorized representative of each Party.

8. ASSIGNMENT OF RIGHTS: The rights of each Party under this Agreement are personal to that Party and may not be assigned or transferred to any other person, firm, corporation, or other entity without the prior, express, and written consent of the other Party.

9. SUCCESSION: This Agreement shall be binding upon and inure to the benefit of the Parties hereto and upon their permitted successors in interest of any kind whatsoever.

10. SEVERABILITY: The invalidity of any portion of this Agreement will not and shall not be deemed to affect the validity of any other provision. If any provision of this Agreement is held to be invalid, the Parties agree that the remaining provisions shall be deemed to be in full force and effect as if they had been executed by both Parties subsequent to the expungement of the invalid provision.

11. NO WAIVER: The failure of either Party to this Agreement to insist upon the performance of any of the terms and conditions of this Agreement, or the waiver of any breach of any of the terms and conditions of this Agreement, shall not be construed as subsequently waiving any such terms and conditions, but the same shall continue and remain in full force and effect as if no such forbearance or waiver had occurred.

12. GOVERNING LAW: This Agreement shall be governed and construed in accordance with the laws of the State of Colorado.

IN WITNESS WHEREOF, the Grantor and the City have executed this Agreement as of the Effective Date set forth above.

CITY:
CITY OF LOUISVILLE, COLORADO

[to be executed at Closing]
By: _____

ATTEST:
[to be executed at Closing]

GRANTOR:
CHERRY REVOCABLE TRUST

By: _____ *[to be executed at Closing]*

Its: _____

ACKNOWLEDGMENT

STATE OF COLORADO)
)ss
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2026 by Tyera Eulberg as Trustee of the Cherry Revocable Trust.

Witness my hand and official seal.

My commission expires on: _____

(SEAL) _____
Notary Public

EXHIBIT C
DEED OF CONSERVATION EASEMENT IN GROSS

This DEED OF CONSERVATION EASEMENT IN GROSS ("**Easement**") is made this ____ day of _____, 2026, by and between **CHERRY REVOCABLE TRUST**, whose address is PO Box 270164, Louisville, CO 80027 ("Grantor") and the **CITY OF LOUISVILLE**, a Colorado home rule municipal corporation whose address is 749 Main Street, Louisville, Colorado 80027 (the "City").

RECITALS

WHEREAS, Grantor is the owner of the property legally described as Lot ____, Warembourg Subdivision, City of Louisville, County of Boulder, State of Colorado, including the improvements thereon (the "**Property**"); and

WHEREAS, Grantor and City are parties to a Purchase Contract to Buy and Sell Real Estate dated _____ (the "Purchase Contract") pursuant to which the City agreed to sell the Property to Grantor on the condition that Grant grant the City a conservation easement over and across the Property; and

WHEREAS, the parties intend to preserve the Property in its present form and prohibit any further development on the Property and to limit use of the Property, except as expressly permitted in this Easement.

GRANT OF EASEMENT

NOW THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and confessed, Grantor intends and does hereby grant and convey to City a perpetual and irrevocable Conservation Easement in Gross over and across the Property for the purposes of preserving and protecting the Property's rural, scenic, and aesthetic values, and limiting the uses of the Property as described herein, such Easement being an immediately vested interest in real property defined by Colorado Revised Statutes (C.R.S.) Section 38-30.5-101 et seq., and consisting of the rights hereinafter enumerated.

1. Use of the Property. The purpose of this Easement is to limit the use of the Property in perpetuity, for agricultural uses and for no more than one (1) single-family residential dwelling with accessory structures normal to such agricultural and residential uses. No other uses of the Property shall be permitted.

2. Remodel, Repair, Replacement of Structures. As of the date of this Easement, there exists the following structures on the Property: one (1) single-family residential dwelling and two (2) farm utility buildings. The existing structures may be remodeled, repaired, and replaced, subject to the following restrictions:

- a. Additions to the existing single-family residential dwelling are allowed, but the single-family dwelling shall not exceed one story in height and a gross floor area of 3,000 square feet.
- b. If the existing single-family dwelling is destroyed, it may be reconstructed or replaced, but any replacement or reconstruction shall not exceed one story in height and a gross floor area of 3,000 square feet.

- c. The farm utility buildings may be reconstructed or replaced, but any reconstruction or replacement shall be limited to the same size of such structures as of the date of this Easement.
 - d. The construction, remodel, repair, or replacement of any structure shall be in accordance with the City of Louisville land use and building regulations, and all required permits and approvals must be obtained
3. Access Roads. Access roads to the Property shall be limited to those in existence as of the date of this Easement.
4. Storage Prohibited. There shall be no dumping or storage of ash, trash, junk, rubbish, sawdust, garbage, chemicals, or other unsightly or offensive materials on the Property.
5. Topography. There shall be no changing of the topography of the Property through dredging or filling, or the placing of soil or other substances, materials or fill on the Property, except as may be permitted incident to conduct of the uses permitted by this Easement and pursuant to then applicable laws, rules, and regulations.
6. Mining Prohibited. To the extent legally permissible, the mining or extraction of soil, sand, gravel, rock, oil, natural gas, fuel, or any other mineral substance on the Property is prohibited.
7. Telecommunications Facilities Prohibited. The erection, construction, installation, relocation or use of a communication facility, a telecommunication facility, a network element, telecommunication equipment, or any other equipment (except for Customer Premises Equipment) or material that may be used for telecommunications or to provide telecommunications services as such terms are defined in The Federal Telecommunications Act of 1996, is prohibited.
8. Commercial and Industrial Uses Prohibited. Grantor shall not construct, place or maintain on the Property any commercial or industrial structure or use, including, but not limited to, a commercial feedlot; a commercial poultry farm; a junkyard; a commercial vehicle or vehicle replacement parts storage area; a commercial parking lot; a horse, dog, motorcycle, bicycle, or automobile race track; a golf course; or a helicopter or airplane landing area.
9. Subdivision Prohibited. Any division of the Property (whether or not a subdivision as defined by state or local law) without the express consent of the City, or by operation of law, is strictly prohibited. The conditions of this Easement shall attach to the land and shall survive any division of the Property which the City may approve or which may occur by operation of law.
10. Upkeep, Maintenance and Liability. Grantor agrees to bear all costs of operation, upkeep, and maintenance of the Property and does hereby indemnify the City therefrom. Grantor shall indemnify and reimburse City for any damages resulting from personal injury or property damage that occurs on the Property, arising from the actions of Grantor, or a guest or invitee of Grantor. In addition, Grantor agrees to pay any and all real property taxes and assessments levied by competent authority on the Property.
11. Grantor's Warranty of Title. Grantor, for itself and its successors, does covenant and warrant to and with the City that Grantor has good and sufficient title to the Property; that Grantor has full right, power and authority to grant the Easement herein conveyed; that there are no monetary encumbrances on the Property other than taxes and special assessments for the current year; that Property and Easement herein granted are free and clear from all former and

other grants, bargains, sales, liens, taxes, assessments, encumbrances, and restrictions of whatever kind or nature whatsoever, except taxes and special assessments for the current year easements, restrictions, reservations of minerals, covenants, and rights of way of record; and that Grantor shall forever defend the Easement herein conveyed in the quiet and peaceable possession of the City, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

12. Grant in Perpetuity; Transfer of Property. The terms of this Easement shall be binding upon Grantor and its successors in interest, lessees, and assigns, and shall continue as a servitude running in perpetuity with the Property. The terms "Grantor" and "Grantee," whenever used herein, and any pronouns used in place thereof, shall mean and include the above-named Grantor and its successors and assigns and the above-named Grantee and its successors and assigns, respectively. The Grantor agrees that reference to this Easement will be made in any subsequent deed, or other legal instrument, by means of which Grantor conveys any interest in the Property (including a leasehold interest) and that the Grantor will either attach a copy of this instrument thereto or will expressly reference this Easement and recording information for this Easement in any such subsequent deed or other legal instrument.

13. Subsequent Liens on Property. No provisions of this Easement should be construed as impairing the ability of the Grantor to use this Property as collateral for subsequent borrowing, provided that any mortgage or lien arising from such borrowing is subordinated to this Easement.

14. City's Right of Entry. City, by and through its officers, employees and authorized agents, shall have the right to enter upon the Property at reasonable times, upon 48 hours prior notice to Grantor, to inspect for violations of the terms and covenants of this Easement, when City has a good faith belief that the terms and covenants of this Easement are being violated, and to remove or eliminate any conditions or operations which violate the same. No further right of access, entry or possession is conveyed hereby.

15. Enforcement. In the event of a violation of any term, condition, covenant, or restriction contained in this Easement, after thirty (30) days' notice of violation to the Grantor, the City may institute a suit to enjoin by temporary and/or permanent injunction such violation, or for damages for breach of covenant, or may take such other action as it deems necessary to insure compliance with the terms, conditions, covenants and purposes of this Easement; provided, however, that any failure to so act by the City shall not be deemed to be a waiver or a forfeiture of the right to enforce any term, condition, covenant, or purpose of this Easement in the future.

16. Restoration. Grantor further intends that should any prohibited activity be undertaken on the Property, the City shall have the right to cause the restoration of that portion of the Property affected by such activity to the condition that existed prior to the undertaking of such prohibited activity. In such case, the cost of such restoration shall be borne by Grantor, its successor, or assigns, against whom a judgment is entered. Nothing contained herein shall be construed to preclude Grantor from exhausting all legal remedies that may be available in determining whether the proposed activity to which the City has objected is consistent with the Easement.

17. Condemnation. In the event of condemnation of all or a portion of the Property, the City shall be entitled to a share of the proceeds of the condemnation award, based on the value of City's interest, at the time of the taking.

18. Severability. If any provision of this Easement or the application thereof to any

person or circumstance is found to be invalid, the remainder of the provisions of this Easement and the application of such provisions to persons or circumstances other than those as to which it is found to be invalid, shall not be affected thereby.

19. Counterparts. This Agreement may be executed in one or more counterparts, each of which when so executed shall be deemed an original, and such counterparts together shall constitute one and the same Agreement.

20. Interpretation. This Easement shall be liberally construed in favor of the Easement to effect the purpose of the Easement and the policies and purpose of C.R.S. § 38-30.5-101 et seq.

21. Notice. Whenever notice is required to be given hereunder, it shall be in writing and delivered to the party entitled thereto or mailed to the party entitled thereto, by hand delivery, facsimile transmission, e-mail or certified mail, return receipt requested. If delivered, said notice shall be effective and complete upon delivery. If e-mailed or faxed, said notice shall be effective upon receipt as evidenced by sender's transmission receipt. If mailed, said notice shall be effective and complete three (3) days after mailing. Until changed by notice in writing, notice shall be given as follows:

To the Seller:

City Manager
City of Louisville
749 Main Street
Louisville, CO 80027
e-mail: dlangleyle@louisvilleco.gov

To the Purchaser:

Cherry Revocable Trust
PO Box 270164
Louisville, CO 80027
email: _____

22. Integration and Amendment. This instrument sets forth the entire agreement of the parties with respect to the Easement and supersedes all prior discussions, negotiations, understandings, or agreements relating to the Easement, all of which are merged herein. This instrument may be modified only by an instrument in writing executed by all parties.

23. Captions. The captions in this instrument have been inserted solely for convenience of reference and are not part of this instrument and shall have no affect upon construction or interpretation.

IN WITNESS WHEREOF, the parties have caused this instrument to be duly executed the day and year first above written.

CITY:
CITY OF LOUISVILLE, COLORADO

[to be executed at Closing]

By: _____

ATTEST:

[to be executed at Closing]

GRANTOR:
CHERRY REVOCABLE TRUST

[to be executed at Closing]

By: _____

Its: _____

ACKNOWLEDGMENT

STATE OF COLORADO)
)ss
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2026 by Tyera Eulberg as Trustee of the Cherry Revocable Trust.

Witness my hand and official seal.

My commission expires on: _____

(SEAL)

Notary Public

EXHIBIT D Utilities Relocation Map



Subject: Resolution No. 26, Series 2026 — A Resolution Approving a Contract for Automated Material Handler Replacement with Bibliotheca, LLC

Date: March 24, 2026

Prepared By: Brandi Cummings, Director

Presented By: Brandi Cummings, Director

Summary:

Staff recommends approval of the Louisville Public Library Automated Material Handler (AMH) Replacement contract with Bibliotheca for the base bid, plus alternate #3, in the amount of \$198,967.

Background / Prior Discussions:

The AMH was installed in 2011 and has reached an expected end of life after 15 years of consistent use. As technology has advanced in the past 15 years, it has become untenable to continue to maintain or repair the current machine, requiring a full replacement. This project was identified as a 2025 CIP item and entered the RFP bid process in late 2025.

Development Proposal:

N/A

Analysis:

The AMH Replacement project was launched on December 5, 2025, through a public bid process. Bids were received on January 23, 2026. Bids received are as follows:

Vendor	Amount
Bibliotheca	\$198,967
Lyngsoe	\$204,189
Adilam	\$282,334.13
FE Tech	\$131,490

Staff recommends Bibliotheca as a qualified bidder with the most responsive package to operational needs based on staff review of qualifications, bid line items, adherence to bid requirements, and vendor reference checks.

The Bibliotheca agreement outlines increased automation benefits and provides for the removal of the equipment being replaced, as well as more ergonomic staff induction points.

The project is expected to be completed by Q4 2026.

Council Work Plan:

The Louisville Public Library is a high traffic, public-facing facility that meets the evolving needs of community members with seven days a week of service. This improvement project supports Quality of Life Services and increases workplace safety and well-being with updated equipment. The recommended contract supports the goals of an efficient and high-impact community service.

Fiscal Impact:

Budgeted - funding / resources for this item have been fully budgeted, and no amendment is required.

The budget for the project was approved through the CIP submittal process. The recommended award for this project is within the approved budget. G/L Account 301551-640174.

Alternatives:

An alternative to executing this project is to keep the existing equipment until full technological end of life. Continued maintenance and more frequent service calls will be required to maintain operation.

Recommendation:

Staff recommends approval and award of the Louisville Public Library Automated Material Handler Replacement contract with Bibliotheca for a total authorized amount of \$198,967 and authorize the Mayor to sign and execute contract documents on behalf of the City.

Attachments:

1. Resolution No. 26, Series 2026
2. Automated Material Replacement Contract with Bibliotheca
3. Louisville Public Library AMH Bid, prepared by Bibliotheca

**RESOLUTION NO. 26
SERIES 2026**

**A RESOLUTION APPROVING AN INDEPENDENT CONTRACTOR AGREEMENT
WITH BIBLIOTHECA, LLC**

WHEREAS, an Independent Contractor Agreement has been proposed between the City and Bibliotheca, LLC for library automation services; and

WHEREAS, by this Resolution, the City Council desires to approve such Agreement.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY
OF LOUISVILLE, COLORADO:**

Section 1. The City Council hereby approves the Independent Contractor Agreement by and between the City and Bibliotheca, LLC (the "Agreement") in substantially the same form as the copy of such Agreement accompanying this Resolution.

Section 2. The Mayor is hereby authorized to execute the Agreement on behalf of the City, and the Mayor is hereby further authorized to negotiate and approve such revisions to the Agreement as the Mayor determines are necessary or desirable for the protection of the City, so long as the essential terms and conditions of the Agreement are not altered.

PASSED AND ADOPTED this 24th day of March 2026.

Christopher M. Leh, Mayor

ATTEST:

Genny Kline, City Clerk

Resolution No. 26, Series 2026
Page 1 of 1

**INDEPENDENT CONTRACTOR AGREEMENT
BY AND BETWEEN THE CITY OF LOUISVILLE
AND BIBLIOTHECA, LLC
FOR LIBRARY AUTOMATION SERVICES**

1.0 PARTIES

This INDEPENDENT CONTRACTOR AGREEMENT (this “**Agreement**”) is made and entered into this 24 day of March, 2026 (the “**Effective Date**”), by and between the **CITY OF LOUISVILLE**, a Colorado home rule municipal corporation (the “**City**”) and BIBLIOTHECA, LLC, a Delaware limited liability company (the “**Contractor**”).

2.0 RECITALS AND PURPOSE

- 2.1 The City desires to engage the Contractor for the purpose of providing library automation services as further set forth in the Contractor’s Scope of Services (the “**Services**”).
- 2.2 The Contractor represents that it has the special expertise, qualifications and background necessary to complete the Services.

3.0 SCOPE OF SERVICES

The Contractor agrees to provide the City with the specific Services and to perform the specific tasks, duties and responsibilities set forth in Scope of Services attached hereto as **Exhibit A** and incorporated herein by reference. Contractor shall furnish all tools, labor and supplies in such quantities and of the proper quality as are necessary to professionally and timely perform the Services. Contractor acknowledges that this Agreement does not grant any exclusive privilege or right to supply Services to the City.

4.0 COMPENSATION

- 4.1 The City shall pay the Contractor for Services under this Agreement a total not to exceed **One Hundred and Ninety-Eight Thousand Nine Hundred and Sixty-Seven Dollars (\$198,967.00) (the “Contract Price”)**. For Services compensated at hourly or per unit rates, or on a per-task basis, such rates or costs per task shall not exceed the amounts set forth in **Exhibit A**. The City shall not pay mileage and other reimbursable expenses (such as meals, parking, travel expenses, necessary memberships, etc.), unless such expenses are (1) clearly set forth in the Scope of Services, and (2) necessary for performance of the Services (“**Pre-Approved Expenses**”). The foregoing amounts of compensation shall be inclusive of all costs of whatsoever nature associated with the Contractor’s efforts, including but not limited to salaries, benefits, overhead, administration, profits, expenses, and outside Contractor fees. The Scope of Services and payment therefor shall only be changed by a properly authorized amendment to this Agreement. No City employee has the authority to bind the City with regard to any payment for any Services which exceeds the amount payable under the terms of this Agreement.
- 4.2 The Contractor shall be paid for the Services in accordance with the following schedule: **fifty percent (50%) of the Contract Price will be paid upon order placement; forty percent (40%) of the Contract Price will be paid upon shipping; and the remaining ten percent (10%) upon City’s acceptance of the system.** The Contractor shall submit

invoices submit to the City for Services that document the Services provided, identifying by work category and subcategory the work and tasks performed and such other information as may be required by the City. The Contractor shall provide such additional backup documentation as may be required by the City. The City shall pay the invoice within thirty (30) days of receipt unless the Services or the documentation therefor are unsatisfactory. Payments made after thirty (30) days may be assessed an interest charge of one percent (1%) per month unless the delay in payment resulted from unsatisfactory work or documentation therefor.

5.0 PROJECT REPRESENTATION

- 5.1 The City designates **Brandi Cummings, Director of Cultural Services**, as the responsible City staff to provide direction to the Contractor during the conduct of the Services. The Contractor shall comply with the directions given by such person and such person's designees.
- 5.2 The Contractor designates **Brian Gilbert, Account Executive**, as its project manager and as the principal in charge who shall be providing the Services under this Agreement. Should any of the representatives be replaced, and such replacement require the City or the Contractor to undertake additional reevaluations, coordination, orientations, etc., the Contractor shall be fully responsible for all such additional costs and services.

6.0 TERM

- 6.1 The term of this Agreement shall be from the Effective Date until the Services are fully performed and accepted by the City, unless sooner terminated pursuant to Section 13, below. The Contractor's Services under this Agreement shall commence on the Effective Date and Contractor shall proceed with diligence and promptness so that the Services are completed in a timely fashion consistent with the City's requirement.
- 6.2 Nothing in this Agreement is intended or shall be deemed or construed as creating any multiple-fiscal year direct or indirect debt or financial obligation on the part of the City within the meaning of Colorado Constitution Article X, Section 20 or any other constitutional or statutory provision. All financial obligations of the City under this Agreement are subject to annual budgeting and appropriation by the Louisville City Council, in its sole discretion. Notwithstanding anything in this Agreement to the contrary, in the event of non-appropriation, this Agreement shall terminate effective December 31 of the then-current fiscal year.

7.0 INSURANCE

- 7.1 The Contractor agrees to procure and maintain, at its own cost, the policies of insurance set forth in Subsections 7.1.1 through 7.1.4. The Contractor shall not be relieved of any liability, claims, demands, or other obligations assumed pursuant to this Agreement by reason of its failure to procure or maintain insurance, or by reason of its failure to procure or maintain insurance in sufficient amounts, durations, or types. The coverages required below shall be procured and maintained with forms and insurers acceptable to the City. All coverages shall be continuously maintained from the date of commencement of Services hereunder. The required coverages are:

- 7.1.1 Workers' Compensation insurance as required by the Labor Code of the State of Colorado and Employers Liability Insurance. Evidence of qualified self-insured status may be substituted.
 - 7.1.2 General Liability insurance with minimum combined single limits of \$1,000,000 each occurrence and \$2,000,000 aggregate. The policy shall include the City of Louisville, its officers and its employees, as additional insureds, with primary coverage as respects the City of Louisville, its officers and its employees, and shall contain a severability of interests provision.
 - 7.1.3 Comprehensive Automobile Liability insurance with minimum combined single limits for bodily injury and property damage of not less than \$400,000 per person in any one occurrence and \$1,000,000 for two or more persons in any one occurrence, and auto property damage insurance of at least \$50,000 per occurrence, with respect to each of Contractor's owned, hired or non-owned vehicles assigned to or used in performance of the Services. If the Contractor has no owned automobiles, the requirements of this paragraph shall be met by each officer or employee of the Contractor providing services to the City of Louisville under this contract.
- 7.2 The Contractor's general liability insurance and automobile liability and physical damage insurance shall be endorsed to include the City, and its elected and appointed officers and employees, as additional insureds, unless the City in its sole discretion waives such requirement. Every policy required above shall be primary insurance, and any insurance carried by the City, its officers, or its employees, shall be excess and not contributory insurance to that provided by the Contractor. Such policies shall contain a severability of interests provision. The Contractor shall be solely responsible for any deductible losses under each of the policies required above.
- 7.3 Certificates of insurance shall be provided by the Contractor as evidence that policies providing the required coverages, conditions, and minimum limits are in full force and effect, and shall be subject to review and approval by the City. No required coverage shall be cancelled, terminated or materially changed until at least 30 days prior written notice has been given to the City. The City reserves the right to request and receive a certified copy of any policy and any endorsement thereto.
- 7.4 Failure on the part of the Contractor to procure or maintain policies providing the required coverages, conditions, and minimum limits shall constitute a material breach of contract upon which the City may immediately terminate this Agreement, or at its discretion may procure or renew any such policy or any extended reporting period thereto and may pay any and all premiums in connection therewith, and all monies so paid by the City shall be repaid by Contractor to the City upon demand, or the City may offset the cost of the premiums against any monies due to Contractor from the City.
- 7.5 The parties understand and agree that the City is relying on, and does not waive or intend to waive by any provision of this contract, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, § 24-10-101 et seq., C.R.S., as from time to time amended, or otherwise available to the City, its officers, or its employees.

8.0 INDEMNIFICATION

To the fullest extent permitted by law, the Contractor agrees to indemnify and hold harmless the City, and its elected and appointed officers and its employees, from and against all liability, claims, and demands, on account of any injury, loss, or damage, which arise out of or are connected with the Services hereunder, if such injury, loss, or damage is caused by the negligent act, omission, or other fault of the Contractor or any subcontractor of the Contractor, or any officer, employee, or agent of the Contractor or any subcontractor, or any other person for whom Contractor is responsible. The Contractor shall investigate, handle, respond to, and provide defense for and defend against any such liability, claims, and demands. The Contractor shall further bear all other costs and expenses incurred by the City or Contractor and related to any such liability, claims and demands, including but not limited to court costs, expert witness fees and attorneys' fees if the court determines that these incurred costs and expenses are related to such negligent acts, errors, and omissions or other fault of the Contractor. The City shall be entitled to its costs and attorneys' fees incurred in any action to enforce the provisions of this Section 8.0. The Contractor's indemnification obligation shall not be construed to extend to any injury, loss, or damage which is caused by the act, omission, or other fault of the City.

9.0 QUALITY OF WORK

Contractor's Services shall be performed in accordance with the highest professional workmanship and service standards in the field to the satisfaction of the City.

10.0 INDEPENDENT CONTRACTOR

It is the expressed intent of the parties that the Contractor is an independent contractor and not the agent, employee or servant of the City, and that:

- 10.1. **CONTRACTOR SHALL SATISFY ALL TAX AND OTHER GOVERNMENTALLY IMPOSED RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, PAYMENT OF STATE, FEDERAL AND SOCIAL SECURITY TAXES, UNEMPLOYMENT TAXES, WORKERS' COMPENSATION AND SELF-EMPLOYMENT TAXES. NO STATE, FEDERAL OR LOCAL TAXES OF ANY KIND SHALL BE WITHHELD OR PAID BY THE CITY.**
- 10.2. **CONTRACTOR IS NOT ENTITLED TO WORKERS' COMPENSATION BENEFITS EXCEPT AS MAY BE PROVIDED BY THE INDEPENDENT CONTRACTOR NOR TO UNEMPLOYMENT INSURANCE BENEFITS UNLESS UNEMPLOYMENT COMPENSATION COVERAGE IS PROVIDED BY THE INDEPENDENT CONTRACTOR OR SOME ENTITY OTHER THAN THE CITY.**
- 10.3. Contractor does not have the authority to act for the City, or to bind the City in any respect whatsoever, or to incur any debts or liabilities in the name of or on behalf of the City.
- 10.4. Contractor has and retains control of and supervision over the performance of Contractor's obligations hereunder and control over any persons employed by Contractor for performing the Services hereunder.
- 10.5. The City will not provide training or instruction to Contractor or any of its employees regarding the performance of the Services hereunder.
- 10.6. Neither the Contractor nor any of its officers or employees will receive benefits of any type from the City.

- 10.7. Contractor represents that it is engaged in providing similar services to other clients and/or the general public and is not required to work exclusively for the City.
- 10.8. All Services are to be performed solely at the risk of Contractor and Contractor shall take all precautions necessary for the proper and sole performance thereof.
- 10.9. Contractor will not combine its business operations in any way with the City's business operations and each party shall maintain their operations as separate and distinct.

11.0 ASSIGNMENT

Contractor shall not assign or delegate this Agreement or any portion thereof, or any monies due to or become due hereunder without the City's prior written consent.

12.0 DEFAULT

Each and every term and condition hereof shall be deemed to be a material element of this Agreement. In the event either party should fail or refuse to perform according to the terms of this Agreement, such party may be declared in default.

13.0 TERMINATION

- 13.1 This Agreement may be terminated by either party for material breach or default of this Agreement by the other party not caused by any action or omission of the other party by giving the other party written notice at least thirty (30) days in advance of the termination date. Termination pursuant to this subsection shall not prevent either party from exercising any other legal remedies which may be available to it.
- 13.2 In addition to the foregoing, this Agreement may be terminated by the City for its convenience and without cause of any nature by giving written notice at least fifteen (15) days in advance of the termination date. In the event of such termination, the Contractor will be paid for the reasonable value of the Services rendered to the date of termination, not to exceed a pro-rated daily rate, for the Services rendered to the date of termination, and upon such payment, all obligations of the City to the Contractor under this Agreement will cease. Termination pursuant to this Subsection shall not prevent either party from exercising any other legal remedies which may be available to it.

14.0 INSPECTION AND AUDIT

The City and its duly authorized representatives shall have access to any books, documents, papers, and records of the Contractor that are related to this Agreement for the purpose of making audits, examinations, excerpts, and transcriptions.

15.0 DOCUMENTS

All computer input and output, analyses, plans, documents photographic images, tests, maps, surveys, electronic files and written material of any kind generated in the performance of this Agreement or developed for the City in performance of the Services are and shall remain the sole and exclusive property of the City. All such materials shall be promptly provided to the City upon request therefor and at the time of termination of this Agreement, without further charge or

expense to the City and in hardcopy or an electronic format acceptable to the City, or both, as the City shall determine. Contractor shall not provide copies of any such material to any other party without the prior written consent of the City. Contractor shall not use or disclose confidential information of the City for purposes unrelated to performance of this Agreement without the City's written consent.

16.0 ENFORCEMENT

- 16.1 In the event that suit is brought upon this Agreement to enforce its terms, the parties shall each bear and be responsible for their own attorneys' fees and court costs.
- 16.2 This Agreement shall be deemed entered into in Boulder County, Colorado, and shall be governed by and interpreted under the laws of the State of Colorado. Any action arising out of, in connection with, or relating to this Agreement shall be filed in the courts of Boulder County or the federal district court for the District of Colorado, and in no other court. [If out of state contractor: Contractor hereby waives its right to challenge the personal jurisdiction of the courts of Boulder County and the federal district court for the District of Colorado over it.] Colorado law shall apply to the construction and enforcement of this Agreement.

17.0 COMPLIANCE WITH LAWS

Contractor shall be solely responsible for compliance with all applicable federal, state, and local laws, including the ordinances, resolutions, rules, and regulations of the City; for payment of all applicable taxes; and obtaining and keeping in force all applicable permits and approvals.

18.0 INTEGRATION AND AMENDMENT

This Agreement represents the entire Agreement between the parties and there are no oral or collateral agreements or understandings. This Agreement may be amended only by an instrument in writing signed by the parties.

19.0 NOTICES

All notices required or permitted under this Agreement shall be in writing and shall be given by hand delivery, by United States first class mail, postage prepaid, registered or certified, return receipt requested, by national overnight carrier, or by email transmission, addressed to the party for whom it is intended at the following address:

If to the City:

City of Louisville
Attn: City Manager
749 Main Street
Louisville, Colorado 80027
Telephone: (303) 335-4533
Email: dlangleyley@louisvilleco.gov

If to the Contractor:

Bibliotheca, LLC

Attn: _____

11190 Hudson Blvd. N., Suite 300

Lake Elmo, MN 55042

Telephone: (800) 328-0067

Email: _____

Except for notices by email transmission, any notice required or permitted under this Agreement shall be effective when received as indicated on the delivery receipt, if by hand delivery or overnight carrier; on the United States mail return receipt, if by United States mail. Notices by email transmission shall be effective on transmission, so long as no message of error or non-receipt is received by the party giving notice. Either party may by similar notice given, change the address to which future notices or other communications shall be sent.

20.0 EQUAL OPPORTUNITY EMPLOYER

- a) Contractor will not discriminate against any employee or applicant for employment because of age 40 and over, race, sex, color, religion, national origin, disability, genetic information, sexual orientation, veteran status, or any other applicable status protected by state or local law. Contractor will take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to any status set forth in the preceding sentence. Such action shall include but not be limited to the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notice to be provided by an agency of the federal government, setting forth the provisions of the Equal Opportunity Laws.
- b) Contractor shall be in compliance with the applicable provisions of the American with Disabilities Act as enacted and from time to time amended and any other applicable federal, state, or local laws and regulations. A signed, written certificate stating compliance with the Americans with Disabilities Act may be requested at any time during the life of this Agreement or any renewal thereof.

21.0 NO THIRD PARTY BENEFICIARIES

It is expressly understood and agreed that enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to City and Contractor, and nothing contained in this Agreement shall give or allow any such claim or right of action by any other third party on such Agreement. It is the express intention of the parties that any person other than City or Contractor receiving services or benefits under this Agreement shall be deemed to be an incidental beneficiary only.

22.0 SUBCONTRACTORS

Contractor may utilize subcontractors identified in its qualifications submittal to assist with non-specialized works as necessary to complete projects. Contractor will submit any proposed

subcontractor and the description of its services to the City for approval. The City will not work directly with subcontractors.

23.0 AUTHORITY TO BIND

Each of the persons signing below on behalf of any party hereby represents and warrants that such person is signing with full and complete authority to bind the party on whose behalf of whom such person is signing, to each and every term of this Agreement.

In witness whereof, the parties have executed this Agreement to be effective as of the day and year first above written.

CITY OF LOUISVILLE

By: _____
Christopher M. Leh, Mayor

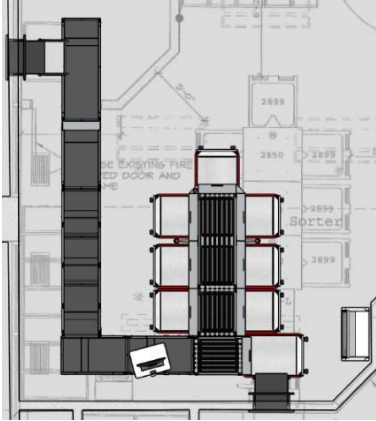
Attest: _____
Genny Kline, City Clerk

CONTRACTOR:
BIBLIOTHECA, LLC

By: _____
Title: _____

Exhibit A – Scope of Services

The Services to be performed by Contractor are set forth in the table below and are further described in Contractor's Proposal dated January 23, 2026 for the Louisville Public Library AMH Replacement, a copy of which proposal is attached hereto and incorporated herein by reference.

Optional Solutions	Quantity	Unit Price	Extended Price
8-bin flexAMH with bulk Separator module 	1	\$161,274	\$161,274
Includes (8) bins, (2) patron induction, (1) staff induction			
flex bookDrop, no lock, non-RFID, drive-up	1	\$3,000	\$3,000
flex bookDrop, manual lock, RFID	1	\$6,800	\$6,800
flex bookDrop PC kit	1	\$5,500	\$5,500
Onsite set-up and configuration	1	Included	Included
Training	1	Included	Included
Three Year Warranty: Onsite Maintenance + parts and remote software support	1	Included	Included
Shipping and Administration	1	\$18,233	\$18,233
Alternate #3 – Remove and dispose of existing AMH equipment and associated infrastructure; include recycling options if available.	1	\$ 4,160	\$4,160
Total			\$198,967

- System returns for AMH systems are not available as this is a custom solution



City of Louisville

Louisville Public Library AMH Replacement
January 23rd, 2026

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January 23rd, 2026

Brandi Cummings, Director of Cultural Services
Louisville Public Library
951 Spruce St.
Louisville, CO 80027

Re: Louisville Public Library AMH Replacement

Dear Ms. Cummings:

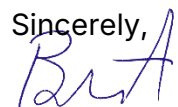
The City of Louisville is planning community improvements that will keep the charm and history of the city alive, while bringing in new residents excited to engage in your community. The Louisville Public Library plays a central role in this effort, serving as a welcoming place for connection, growth, and discovery. Bibliotheca understands the goals of the Louisville Public Library and City as a whole, and we would be honored to improve Louisville Public Library's staff efficiencies, patron returns, and inventory of materials with our proposed flexAMH bulk induction system.

One of the major benefits of our proposed system will be smooth, fast transactions for patrons with true bulk separation. Our system allows patrons to return stacks of items simultaneously – not just two or three items. Through years of continuous improvements, Bibliotheca has come to understand the importance of library technology enhancing the patron experience, working seamlessly with the natural flow of the library. Our 7-bin and optional 9-bin designs maximize the space provided, meaning more floor space is available, reducing congestion in the sorter room. We provide multiple options that balance space utilization and pricing.

Choosing **a technology partner with a focus on the long term** is the best plan to ensure a smooth transition to RFID that supports essential future goals. In addition to providing a consultative approach with an experienced project management team, we will guide Louisville Public Library through the implementation process. We are here to help make your project as effortless as possible. As your current vendor, we will continue to provide dedicated service and quality, long-lasting solutions.

We understand Louisville Public Library is looking beyond the current project to implement a plan that addresses future goals. Louisville Public Library needs to partner with a vendor who can provide **an ecosystem of solutions** as your community continues to grow and require more of your staff and services. We have included information on our optional 9-bin bulkSeparator flexAMH that can easily expand with your needs.

You need a knowledgeable partner who can help navigate your technology purchase and implementation smoothly. Bibliotheca provides intuitive solutions that can add functionality when you need it, and keep you informed about new technologies. If you have any questions about our proposal, please contact Katie Westfall, Bid Manager, 11190 Hudson Blvd. N., Suite 300, Lake Elmo, MN 55042, bids-na@bibliotheca.com, 800-328-0067, x1301.

Sincerely,


Brian Gilbert
Account Executive
Bibliotheca, LLC

Executive Summary

Bibliotheca has a long history creating reliable solutions for libraries. We are driven to innovate by our desire to meet the needs of our customers. Our constant investment in technology provides a solid foundation built to support The City of Louisville's long-term goals. We recommend the following solutions for your project:

- 7-bin flexAMH with bulkSeparator module
- libraryConnect LINK central management solution
- Training: Introduction to libraryConnect LINK
- Optional 9-bin flexAMH with bulkSeparator module

As you navigate your technology purchase, we'll be there to consult with you and learn about your goals, library and community. By evaluating your future needs and getting to know you, we will ensure a smooth implementation.

Key Advantages with Bibliotheca

AMH Designed for Libraries. Bibliotheca recommends the flexAMH system with bulkSeparator – a modern, drop-and-go solution designed for reliable separation. Patrons can return entire stacks of materials, which are quickly checked in and cleared from their accounts. This is ideal for busy parents or avid readers returning lots of items at once. To see the bulkSeparator in action, please see this [video](#).

Other vendor AMH systems rely on a small induction area that only accepts one or two items at a time, to make it easier for their AMH to separate items. This design isn't practical for libraries that want to offer patrons real drop-and-go returns for stacks of items.

The flexAMH system avoids this limitation by enabling true bulk returns. This is achieved with different belt lengths that run at varying speeds. Items are separated using gravity and speed. bulkSeparator efficiently separates items for accurate processing.

Another way you know flexAMH is designed for libraries is that our horizontally oriented optical sensors do not require daily cleaning. Other vendor AMH sensors are oriented vertically, so dust gathers in the sensor and erroneously triggers it, causing back-ups and downtime.

These design features are a result of Bibliotheca's investments in AMH solutions. We have created a stable and robust system that is accurate and will be there for the long term. **Nearly 20 years of continuous improvement have made our proposed flexAMH the best system** to maximize efficiency and improve service.

Multiple sort criteria. Our flexAMH software interfaces with your ILS through a SIP2 connection and can separate materials according to the library's programmed criteria. Staff can design up to seven different sort programs, based on an unlimited number of sort rules and sort exceptions that can be scheduled for specific times of the day or days of the week according to your library needs.

Auto Clean-up Mode. This function allows the flexAMH to overcome minor errors without the entire system becoming inoperable. Clean-up mode greatly reduces the number of times a staff member gets involved – when the flexAMH finds an error it will create pathways to clean up items

by reversing belts and then returning them to standard operation. This can clear any stuck or misplaced items without staff intervention.



Staff Wellbeing. Our flexAMH has the following certifications: CE, FCC, RCM. flexAMH is a very safe system to operate – operator safety is designed into the equipment. For example, flexAMH has multiple Emergency Stops at every induction point and along the conveyor belts. All motors are located behind metal enclosures. We follow OSHA and ANSI safety standards.

The flexAMH system operates at less than/equal to 55dB per module, measured in 1m distance without books falling into the bins, and approximately 35-40dB when the system is in standby mode, providing a quiet and pleasant work environment for your staff.

The proposed flexAMH system operates on a standard 120V circuit and uses a typical North American plug, just like your current setup. In contrast, some AMH systems require high-voltage, three-phase power, which can necessitate building electrical upgrades – adding cost and extending the project timeline.

If the staff encounters a problem when using the flexAMH unit, they can quickly shut down the moving parts of the system (drives, solenoids) by pressing one of the emergency stop buttons. Emergency stop buttons are installed so that at least one can be easily reached from any place around the flexAMH system. Once pressed down, the button will be locked into place.

flexAMH components are UL certified, and UL certification in place is available for a fee should the library require this.

Comprehensive service. Operational reliability is of utmost importance to Bibliotheca. That's why we've invested in the best AMH support team. This US-based team is dedicated specifically to supporting flexAMH, so Manchester Public Library can be assured that your system will stay in good working order. We would like to discuss up time and penalties with the library.

To keep your flexAMH running smoothly, Bibliotheca provides a comprehensive support and maintenance plan with unlimited site visits. Our factory-trained technicians will be happy to perform any preventative maintenance during these visits.

Experience is crucial to meeting your goals. Bibliotheca has more library experience and **a deep bench of AMH-focused support staff and local, certified on-site technicians.** We have several on-site technicians located nearby to meet your needs. You can think of the Bibliotheca team as an extension of your technology team.

Our consistently high level of product and service extends through this AMH project. Bibliotheca delivers the same high standard of product and service for your AMH project as we do across all installations. Your **local, manufacturer-trained technician** actively supports Bibliotheca

equipment in your area – no flying in staff from a distant office, and **no travel, hotel, or meal charges**.

Our on-site techs carry common spare parts in their vehicles, with additional parts available **overnight from our US warehouse**. If an issue arises, we dispatch a **certified Bibliotheca technician**, not a box of parts and a phone call, as some vendors do.

All Bibliotheca technicians complete **weeks of product-specific training** plus customer service, safety, and service excellence programs before certification. We never send generic computer repair contractors ("smarthands") – only trained specialists who know your equipment inside and out.

Largest network of on-site support technicians – 80+ strong

- Broad geographic coverage ensures you have a local expert on-site when needed
- Deep bench of remote support technicians and product experts – 40+ strong
- Many in-house product experts and on-site technicians have been working with Bibliotheca solutions for 10+ years

Modern central management. Our AMH solution is centrally managed and securely hosted online, ensuring seamless updates, simplified maintenance and reliable performance. libraryConnect LINK gives your team complete peace of mind. This system is intuitive for your staff and saves them work and time spent managing multiple systems for multiple pieces of hardware. **There is no need for a local server or virtual machine.**

libraryConnect LINK also allows your staff to easily perform a system-wide analysis of all your equipment. You can view alerts and system health to stay ahead of any issues. Library staff can create reports and make data-driven decisions based on usage trends. libraryConnect LINK can be accessed via any web accessible device. We also offer an optional API for libraryConnect LINK.

For nearly 55 years Bibliotheca has worked exclusively with libraries. We are proud of the many innovations we've brought to libraries in partnership with cutting-edge, technology-minded customers around the world. We partner with more than 30,000 unique libraries, helping them evolve their services and connect with their communities.

Get to know our [solution ecosystem](#).

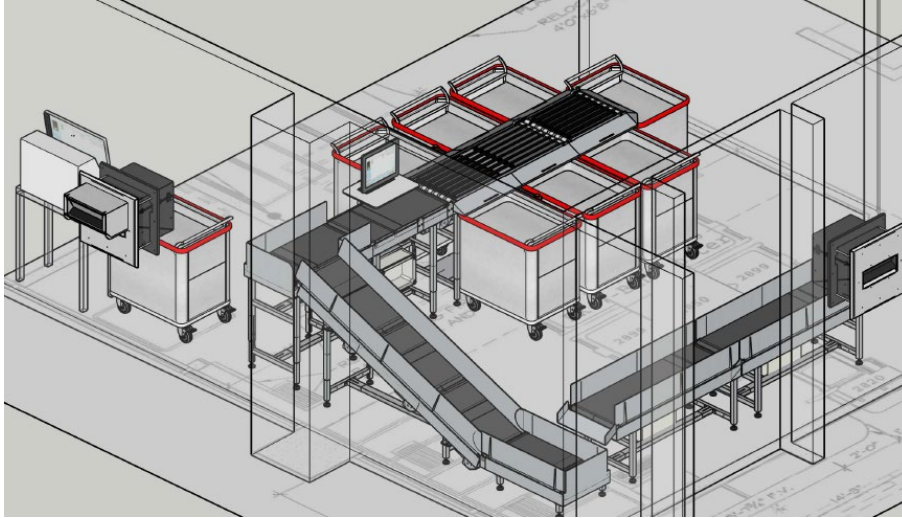


Scope of Work

- The replacement system must include:

Two (2) induction points (one public-facing, one staff-facing).

Confirmed.



Seven (7) bins with self-leveling or raising/lowering floors for ergonomic access.

Confirmed. Depending on your space and requirements, we offer a selection of ergonomic return bins to choose from. Our spring-loaded bins can be calibrated specific to the items sorted, such as media items or children's books, providing a sponge-like reflex, protecting items from being damaged as they are sorted, and bringing the materials to the top for staff, protecting staff from repetitive stress injuries.



Full compatibility with RFID technology and with the Library's ILS (*currently Innovative Interfaces Sierra*).

Confirmed. All Bibliotheca products are compatible with the Sierra ILS. Bibliotheca has been a strategic library solutions partner with Innovative for nearly 20 years. We believe this relationship allows us to deliver more value to you in terms of compatibility and functionality, which in turn increases staff productivity and enhances service to your patrons.

Support for SIP, SIP2, NCIP, or successor communication protocols.

Confirmed.

Capabilities for software-driven sorting logic, reporting, diagnostics, and analytics.

Return and sorting is only easy if it's flexible. Our innovative AMH software was designed to easily accommodate unique library needs. quickConnect™ AMH saves time for library patrons and staff.

- Flexible workflow and media handling via configuration

- Multiple time-based sort strategies and operation modes
- Ability to configure multiple ILS connections

Some vendors make you contact them to get your own data! Bibliotheca gives you the tools to gather your own statistics. With our central management web portal, libraryConnect™ LINK, your staff can monitor the health of your system and aggregate data from all Bibliotheca equipment, including automated material handling systems. This allows you to easily perform a system-wide analysis of all your equipment at all branches (specific library and specific machine). Through archived data, libraries can conveniently create consolidated reports by location or time and make data-driven decisions based on usage trends.

This data includes transactions by hour, day of the week, month and year. The statistics and reports can be accessed by library staff via our libraryConnect™ LINK portal from any web browser. These reports can then be exported to PDF or Excel. If you need a csv file, simply export it into Excel and save it as a csv file.

New Insight reporting options allow you to compare different parameters inside libraryConnect LINK:

- Compare locations (e.g. branch A vs. branch B or kiosk A vs. kiosk B)
- Compare different data types (e.g. footfall vs. borrows)
- Compare different times (e.g. this month vs. last month)

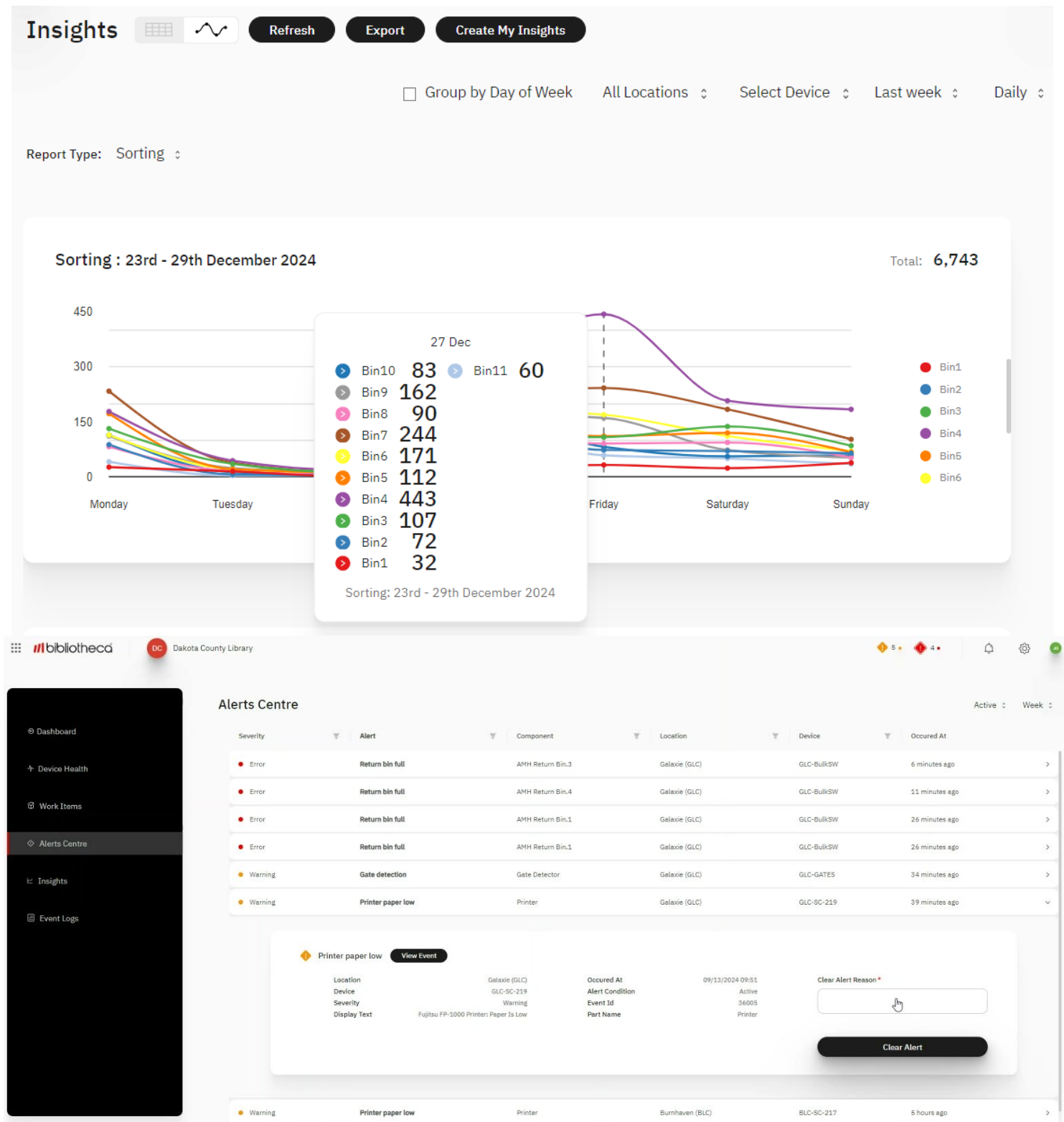
Other standard reports:

- Staff induction workflow
- Induction sensors and best practices
- Exit sensors and ability to track materials in the system
- Emergency stops
- Reset button process
- Error acknowledgement process
- Power control practices
- Bin sensors
- Cleaning procedures
- Software interface
- Backdating process
- Printer receipt

Dec 23 2024	Item Returned	
	Successful	Failed
+ 00:00	0	0
+ 01:00	0	0
+ 02:00	0	0
+ 03:00	0	0
+ 04:00	0	0
+ 05:00	2	0
+ 06:00	12	1
+ 07:00	25	0
+ 08:00	68	0

All reports also include standardized graphs to visualize the report.

libraryConnect™ LINK allows staff members to save report parameters and easily schedule the report to auto-update in the future. For example, you can set up a report type to view the People Footfall detected on all gates within all your locations on a monthly basis. Each month, you can simply run the report type and the results will update.



Confirmed.

Equipment and installation must comply with City of Louisville building and electrical code. All necessary permits are required; permit fees will be waived, but contractor licensing requirements may apply.

Confirmed.

The selected vendor will be responsible for delivery, installation, integration, testing, training of Library staff, and submission of all required documentation for acceptance. A mock-up and workflow review shall be conducted prior to full installation.

Confirmed.

The AMH must connect through the Library's Ethernet network and provide secure data transmission. Vendor must coordinate with City IT for network configuration and access requirements.

Confirmed. The flex AMH™ uses Ethernet cables, one per return (patron and staff).

The system must include a three-year warranty covering hardware, software, parts, and labor, and vendors must offer an optional multi-year maintenance agreement including remote diagnostics, updates, and on-site service response.

Confirmed. Please see our cost breakdown on page 25.

The vendor shall conduct installation in coordination with Library staff to minimize disruption to public service. Off-hours work may be required.

Confirmed. Bibliotheca will work with Louisville Public Library to ensure installation occurs in a timely, efficient manner that minimizes public service.

Vendors shall include in their proposals:

- **Preliminary design drawings or layouts.**
Confirmed. Please see our Additional Materials section on page 41.
- **Technical specifications for all components.**
Confirmed. Please see our Additional Materials section on page 41.
- **Implementation schedule and project milestones.**

Your success is paramount to us. We provide an efficient and smooth project implementation process that is designed to ensure your project goals are met. Our Project Management Team has years of experience implementing library technology. They keep you up to date with scheduled check-in meetings and use SmartSheet to give you a live view of project status.

After the project is awarded and a contract agreement is signed, a meeting is scheduled with your sales and project implementation teams. The purpose of the meeting is for your Bibliotheca project manager to learn more about your current environment, business model, workflow and the goals you want to achieve in this project as well as offer consultation and guidance tailored to your project.

Task 1	Initial Meeting
	After the project is awarded and a contract agreement is signed, a meeting is scheduled with the library and your Bibliotheca sales and project implementation teams. The purpose of the meeting is for your Bibliotheca project manager to learn more about your current environment, business model, workflow and the goals you want to achieve in this project as well as offer consultation and guidance tailored to your project. At this initial meeting, we will: ▪ Confirm AMH system design, quantities and services ▪ Discuss the high-level goals that need to be achieved to make your project a success and define the project acceptance criteria ▪ Discuss the escalation and change management process, status reporting and meeting frequency
Output 1	System design discussed and goals agreed upon. Escalation and change management process are established. Introduction to project implementation process and team.
Task 2	Project Kick-off
	After the initial meeting, your project is ready to move into the next phase: project kick-off! Project kick-off with project manager and Library: ▪ Your Bibliotheca project manager will schedule a project kick-off meeting and establish a regular communication cadence. ▪ The Library will provide a designated point of contact and back-up contact for Bibliotheca to work with throughout the duration of the project. We commit to open communication between the Library and the Bibliotheca team.
Output 2	System design confirmed and communication channels established. Library completes AMH Pre-Installation Questionnaire and Checklist Form.
Task 3	Project Plan
	The Library and Bibliotheca will discuss the Project Plan, the project timeline and will schedule the site survey. There may be multiple meetings to define the Project Plan, depending on the size and complexity of the project. Priorities, branch hours, contacts, customer responsibilities, Bibliotheca responsibilities and site preparation are all included in the Project Plan.
Output 3	Project Plan and Deliverables Schedule are confirmed. All parties review and approve the Project Plan and Deliverables Schedule.
Task 4	Delivery of Equipment and Software Installation

	We'll arrange delivery of equipment and will schedule the complete installation with minimal disruption to your library. All installation activities will be scheduled and coordinated with your approval.
Output 4	Equipment is delivered, uncrated and packaging is removed. Equipment is moved into place and configured. Software is configured to meet the Library's goals.
Task 5	Equipment and Software Training
	Initial AMH training is included with the installation of the AMH system. Training takes place immediately after implementation and is customized to fit the unique needs of your project.
Output 5	Training on product detail and product configuration decisions are delivered on the library's own equipment.
Task 6	Verification testing
	Software and hardware will be tested and approved by our installation team. The installation team checks system connectivity, software configuration and tests products with your ILS. In order to ensure all goals have been successfully achieved, it is important that you also perform testing.
Output 6	System configurations are updated as needed.
Task 7	Pre-closure meeting
	As the project nears completion, your Bibliotheca project manager will schedule a pre-closure meeting to ensure that all goals have been completed to the satisfaction of the Library.
Output 7	List of outstanding issues will be addressed.
Task 8	Project closure
	After all project implementation activities have been successfully achieved, we will send the project closure document to you, which is then signed and returned to Bibliotheca. Additionally, after the completion of the project you'll receive a survey to assess your satisfaction with this project. We encourage you to provide your feedback to help us improve our process.
Output 8	Project Closure document is signed by the Library signaling acceptance of the system. The system is now ready to go live for patrons.

When your project is complete, Bibliotheca will still be here to serve and support you. We provide you with access to our free selfHelp resources on LibraryConnect.com and a toll-free number so that you can quickly reach us regarding concerns.

The table below highlights which party is responsible for each activity during the project lifecycle.

Activities	Bibliotheca	Library
Planning		
Project kick-off meeting	✓	✓
Establish communication channels and agree on reporting procedures, including reporting frequency	✓	✓
Produce a project plan	✓	
Review and agree the project plan	✓	✓
Risk identification, assessment and mitigation	✓	✓
Provide documentation (patron guides and manuals)	✓	
Arrange delivery of equipment	✓	
Schedule installation resource	✓	
Pre-installation		
Arrange installation of power and network access points for solutions and conduits as defined by the site survey (if purchased)		✓
Construction/electrical considerations, hole drilling, wall cutouts, etc.		✓
Procurement of SIP2 licenses		✓
Gather information to establish software configurations and desired features (including network, ILS/LMS information)	✓	✓
Provide IT staff with appropriate credentials to assist in the installation and testing of the equipment		✓
Installation		
Install and configure all products and services	✓	
Deliver staff training to agreed schedule (if purchased)	✓	
Closure		
Agree customer acceptance	✓	✓
Complete customer survey		✓

Here's an example of a typical project timeline. This will be adjusted to fit your specific project goals.

Phase	Timeline
Project Kick-off	1 week after contract executed
Delivery of Equipment	Depending upon products selected and customer schedule.
Capturing configuration information	Ongoing
Equipment and software Installation	Beginning within 1 week after equipment delivery. Installed according to a mutually agreed upon schedule.
Hardware and Software Training (if purchased)	Upon completion of installation
Acceptance Testing	Upon completion of installation
Pre-closure meeting	Upon completion of installation and training
Project Closure	Upon completion of all project implementation activities

Due to delays with global supply chains and shipping, delivery lead times are subject to change.

- **Detailed pricing for equipment, installation, software, and training.**
Confirmed. Please see our Pricing section on page 25.
- **Three (3) client references for similar public library installations.**
 1. High Plains Library District-Innovation Center
Susan Staples, IT Manager
Email: ss Staples@highplains.us
Phone: 970-506-8561
 2. Pueblo City Library
Jill Klevin, IT
Email: Jill.klevin@pueblolibrary.org
Phone: 719-562-5629
 3. Spanish Fork Library
Scott Aylett, Director
Email: saylett@spanishfork.gov
Phone: 801-804-4488

Alternates

Alternate #1 – Provide and install a remote induction point for the Library’s existing drive-up return window.

The cost for a drive-up return window remote induction point is \$3,000. The cost of an individual bin is \$999.

Alternate #2 – Remove interior wall in staff workroom to expand AMH footprint as indicated on attached layout drawings.

No bid. Building modifications are the responsibility of the library. Our design does not require building modifications.

Alternate #3 – Remove and dispose of existing AMH equipment and associated infrastructure; include recycling options if available.

Removal and disposal of the current AMH equipment would cost \$4,160 total.

Additional Information

All work must be performed by manufacturer-trained and certified technicians.

Confirmed. Our on-site technicians carry a full stock of commonly needed spare parts in their service vehicles, and any additional components can be shipped overnight from our U.S. and Ontario-based warehouses. When on-site support is required, we dispatch manufacturer-trained and certified professionals—not third-party “smart hands”—to ensure your equipment is serviced correctly the first time.

Vendor must provide evidence of compliance with UL, CE, FCC, and other applicable safety standards.

Confirmed. The flex AMH™ system components are UL certified.

All materials and components must be new, warranted, and suitable for high-use public library environments.

Confirmed.

The City reserves the right to modify the scope of work, reject any or all proposals, or negotiate with selected vendors.

Understood.



Proposed Solutions



Do Even More for Your Library. Be Ready for What's Next.

The City of Louisville is ready to enhance service with intuitive, self-service solutions that benefit both patrons and staff. Bibliotheca makes it easy to boost productivity and streamline workflows.

We recommend a turnkey system featuring flexible product options, modern technology, and unmatched support – so you get the right fit and your team stays focused on the future.

Let's build a smarter, more efficient library experience – together.



flex AMH™

Create the perfect return and sorting solution that is configured to fit your space and budget. We simplify the materials handling process, so you can evolve your service and deliver the best overall library experience for your community. Touchscreen and drop-and-go patron inductions available.



Completely customized for you
Our fully modular design allows us to create any type of solution to fit your specific space.



RFID and barcode-based
There is no need to convert your collection to a specific format in order to start taking advantage of efficient return & sorting processes at your library.



flex AMH™ bulkSeparator™

Share the gift of time with multi-item patron returns. The flex AMH™ bulkSeparator™ is the ultimate in drop-and-go convenience. Once items are placed in a standard patron return shoot, all items are separated, sorted and placed into the proper return bin – reducing the time it takes to return items to the shelves.



Accurate sorting
Allows staff to return items to the shelves easier and faster. Choose from an unlimited number of rules and exceptions for your sorting criteria.



Real-time monitoring
Remotely monitor the system with flexVisualizer™, providing quick information and an instant virtual view of the configured AMH system.



Completely customized for you
Our fully modular design means your flex AMH™ solution fits your workflows and specific space.



Multiple-item induction
Saves patrons time by allowing them to deposit a stack of items at once instead of one at a time.



flex bookDrop™ RFID

The flex bookDrop™ is an exterior multi-item return that **increases circulation and improves productivity for libraries**. With its real-time check-in feature and easy-to-use interface, customers and staff can be sure items are instantly checked in upon return. The system also automatically continues to function and retain information if the network or integrated library system goes offline.



Items are instantly checked in and removed from customer's record upon return

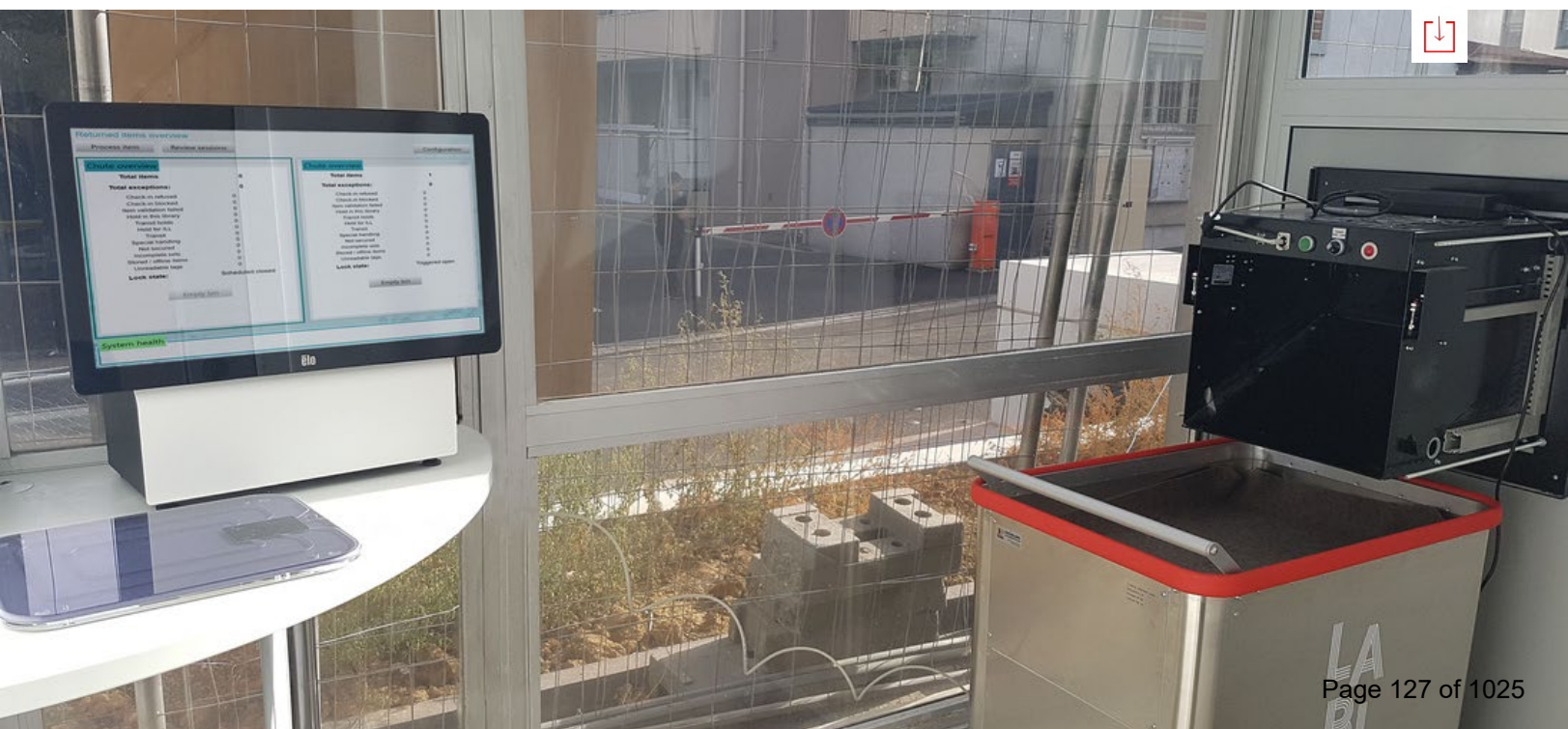
Can be implemented into a wide range of architectural models



Extended Faceplate, no lock



Standard Faceplate, manual or electrical



libraryConnect™ LINK

Streamline your workflow and increase visibility into your whole system with libraryConnect™ LINK. Gain insight and do more with your data – this cloud-based software solution provides powerful tools to remotely manage and configure library equipment and aggregate data from all of your Bibliotheca products. The user-friendly dashboard provides at-a-glance health status of equipment, while the configuration tools allow you to apply workflow changes, customize appearance and easily compile graphical reports across all devices from one central hub.



Make data-driven decisions by compiling data from all devices.



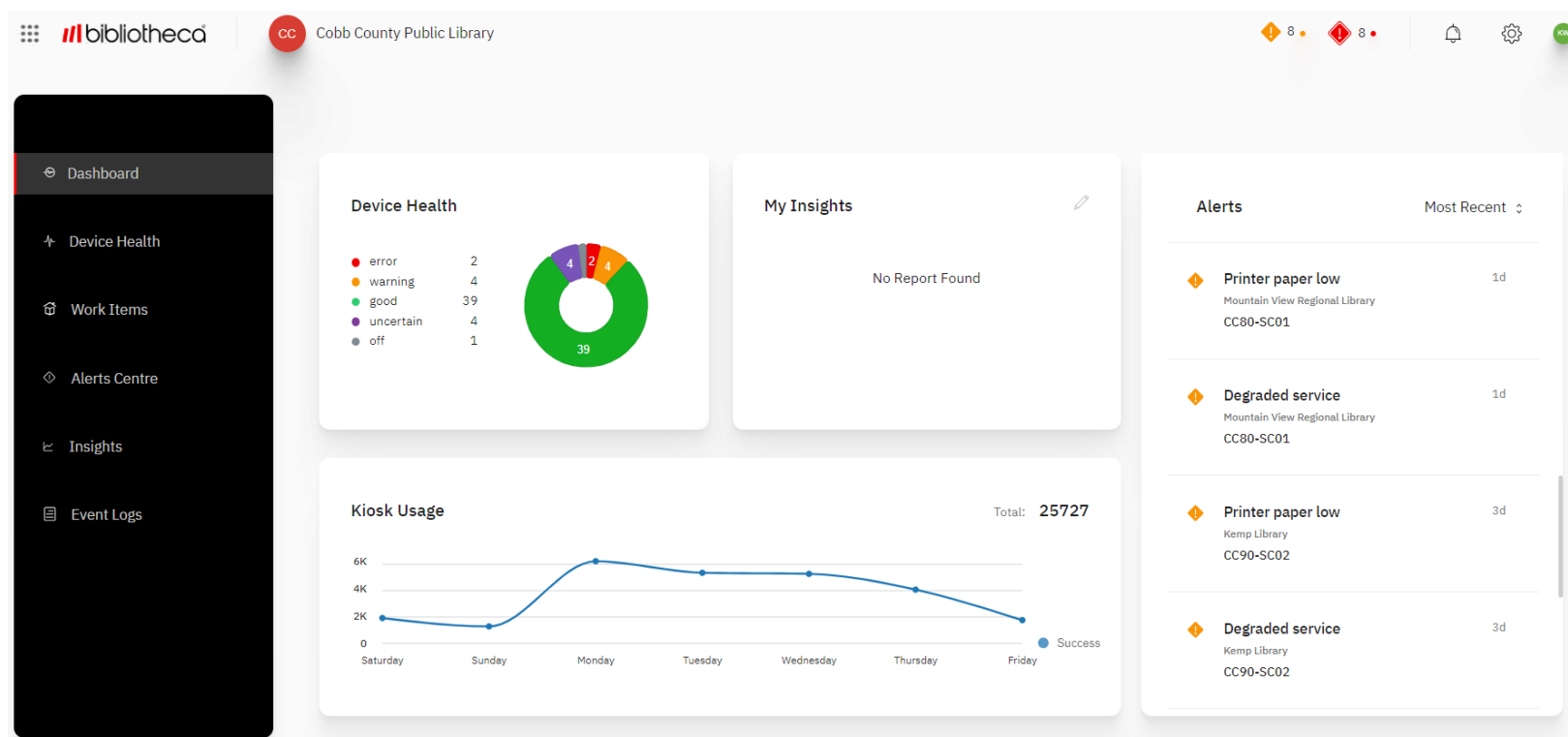
Replicate software configurations across multiple devices, branches, or an entire system.



System alerts with email and instant SMS messaging when equipment needs attention.



Easily track and diagnose problems. Access the online customer support portal and submit help desk cases and track status.



libraryConnect LINK is our central management solution that allows you to view system health and status of connected devices.

The screenshot displays the libraryConnect LINK dashboard for Dakota County Library. The interface includes a sidebar with navigation options: Dashboard, Device Health, Alerts Centre, Insights, and Event Logs. The main content area is divided into two sections: 'Devices' and 'Alerts Centre'.

Devices Section: This section shows a grid of device status cards. Each card displays a device name, its location, and a signal strength indicator. For example, 'selfCheck 500 Desktop BLC-SC-217' is located at 'Burnhaven (BLC)' and shows a strong signal. Other devices include 'smartgate manager BLCGate', 'staffConnect bulkSeparator GLC-BulkSW', 'selfCheck 500 Desktop GLC-SC-218', and 'selfCheck 500 Desktop LLC-SC-217'.

Alerts Centre Section: This section displays a table of alerts. The table has columns for Severity, Alert, Location, Device, and Occured At. The alerts are categorized by severity: Error (red), Warning (yellow), and Out of service (green). The table lists various alerts such as 'Return bin full', 'Part disconnected', 'Printer paper low', 'Degraded service', and 'Out of service'.

Severity	Alert	Location	Device	Occured At
Error	Return bin full	Galaxie (GLC)	GLC-BulkSW	7 hours ago
Error	Return bin full	Galaxie (GLC)	GLC-BulkSW	7 hours ago
Error	Part disconnected	Farmington (FLC)	FLCGate	9 hours ago
Error	Part disconnected	Galaxie (GLC)	GLC-GATES	9 hours ago
Error	Part disconnected	Wescott (ELC)	ELCGate	9 hours ago
Error	Part disconnected	Burnhaven (BLC)	BLCGate	9 hours ago
Warning	Printer paper low	Robert Trail (RLC)	RLC-SC-219	10 hours ago
Warning	Degraded service	Robert Trail (RLC)	RLC-SC-219	10 hours ago
Warning	Degraded service	Wescott (ELC)	ELC-SC-213	3 days ago
Warning	Degraded service	Galaxie (GLC)	GLC-SC-218	7 days ago
Error	Out of service	Farmington (FLC)	FLC-SC-218	3 months ago

Using the optional API, libraries can access their libraryConnect LINK data directly:

- Receive raw data to process using any tool, not just Excel
- Control when you call the API
- More robust data delivery

Training

Training: Introduction to flex AMH system

Initial training is included with the installation of the AMH system. Training takes place immediately after implementation, is on-site, and is tailored to the unique needs of your project. All training takes place on your equipment, which will be configured to the library's specific needs, and includes maintenance-level and operations-level instruction. Typical content delivered during the training program:

• Staff induction workflow • Induction sensors and best practices • Exit sensors and ability to track materials in the system • Emergency stops • Reset button process • Error acknowledgement process	• Power control practices • Bin sensors • Cleaning procedures • Software interface • Backdating process • Printer receipt • Light patterns (Status LEDs)
---	--

Service and Support

Bibliotheca has the most comprehensive support team serving libraries. Our unsurpassed talent and scale mean that we can accomplish more together.

- Largest network of on-site support technicians – 80+ strong
- Broad geographic coverage ensures you have a local expert on-site when needed
- Deep bench of remote support technicians and product experts – 40+ strong
- Many in-house product experts and on-site technicians have been working with Bibliotheca solutions for 10+ years

Skilled. Our techs know libraries, and they know your equipment. Bibliotheca on-site and remote support technicians are required to complete weeks of training for each product before being certified to work on it. In addition, techs are required to take customer satisfaction service excellence and safety training prior to completing onsite services. We do not send general computer repair people (aka “smarthands”) to service our products.

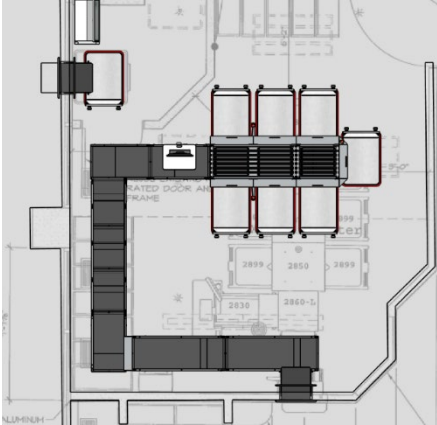
Local. We have local on-site technicians who come prepared. Bibliotheca’s technician for the 7-bin bulkSeparator flexAMH is located in Lakewood, CO. We do not fly out a person from the home office, and we do not charge for travel, hotels and meals.

Transparent. Proactive support starts with the Customer Center support portal where we keep you in the loop on all requests.

Bibliotheca’s comprehensive service plan	
24/7 self-guided learning. www.libraryconnect.com helps you keep your library running smoothly. ▪ Tips and training materials ▪ How-to videos ▪ Manuals and user guides	24/7 help desk support. Connect with a support technician when you need it most. We have extended hours and improved response time.
24/7 Customer Center support portal. www.bibliotheca.com/helpdesk is your dashboard for support. ▪ Improved case management ▪ Easily open, edit and close support cases ▪ View current system status and historical cases ▪ Share information between your library and Bibliotheca	
Responsive on-site help. We focus on support so you can focus on your library. ▪ If an issue requires on-site assistance, our technicians are dispatched to service your equipment ▪ Parts are included, and technicians arrive in vehicles stocked with parts ▪ Time to first response: 4 business hours ▪ Time for on-site response: 8 business hours contingent on geography-specific call-out schedule ▪ On-site support hours are Monday – Friday during standard business hours, less holidays	

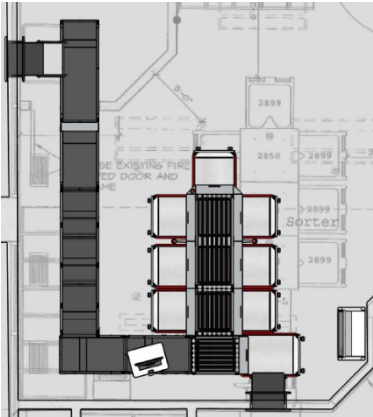
Solution Pricing

We have provided the best value solutions for Louisville Public Library. Please contact us with any questions.

Lead Solutions	Quantity	Unit Price	Extended Price
7-bin flexAMH with bulkSeparator module 	1	\$145,930	\$145,930
Includes (7) bins, (1) patron induction, (1) staff induction			
flex bookDrop, manual lock, non-RFID	1	\$2,500	\$2,500
flex bookDrop, no lock, RFID, drive-up	1	\$6,800	\$6,800
flex bookDrop PC kit	1	\$5,500	\$5,500
Onsite set-up and configuration	1	Included	Included
Training	1	Included	Included
Three Year Warranty: Onsite Maintenance + parts and remote software support	1	Included	Included
Shipping and Administration	1	\$18,233	\$18,233
Total			\$178,963

Our comprehensive support plan includes local on-site technicians who come prepared. Bibliotheca's technician for Louisville Public Library is located nearby in Lakewood, CO. We do not fly out a person from the home office, and we do not charge for travel, hotels and meals.

We would also like to offer a 2% discount if you pay upfront for 2 years after warranty. If you purchase 3 years after warranty upfront, we can offer a 5% discount.

Optional Solutions	Quantity	Unit Price	Extended Price
8-bin flexAMH with bulkSeparator module 	1	\$161,274	\$161,274
Includes (8) bins, (2) patron inductiona, (1) staff induction			
flex bookDrop, no lock, non-RFID, drive-up	1	\$3,000	\$3,000
flex bookDrop, manual lock, RFID	1	\$6,800	\$6,800
flex bookDrop PC kit	1	\$5,500	\$5,500
Onsite set-up and configuration	1	Included	Included
Training	1	Included	Included
Three Year Warranty: Onsite Maintenance + parts and remote software support	1	Included	Included
Shipping and Administration	1	\$18,233	\$18,233
Total			\$194,807

AMH Pricing Terms:

- Support and maintenance pricing is subject to change based on final quantities and product configuration.
- flex AMH™ payment terms: 50% invoiced on order placement; 40% invoiced upon shipment; 10% invoiced at system acceptance, NET 30.
- System returns for AMH systems are not available as this is a custom solution.
- Due to delays with global supply chains and shipping, delivery lead times are subject to change.
- An optional multi-year support and maintenance agreement can be quoted upon request.

Louisville Public Library AMH Replacement Proposal

THIS PROPOSAL IS SUBMITTED TO: THE CITY OF LOUISVILLE, COLORADO

1. The undersigned PROPOSER proposes and agrees, if this Proposal is accepted, to enter into an Agreement with OWNER in the form included in the Contract Documents to perform and furnish all Work as specified or indicated in the Contract Documents for the Contract Price and within the Contract Time indicated in this Proposal and in accordance with the other terms and conditions of the Contract Documents.
2. PROPOSER accepts all of the terms and conditions of the Request for Proposal and Instructions to Proposers, including without limitation those dealing with the disposition of Bid Security. This Proposal will remain subject to acceptance for sixty days after the day of Proposal deadline. Proposer will sign and submit the Agreement and other documents required within ten days after the date of OWNER's Notice of Award.
3. In submitting this Proposal, PROPOSER represents, as more fully set forth in the Agreement, that:

- (a) PROPOSER has examined copies of all the Bidding Documents and of the following Addenda receipt of all which is hereby acknowledged: (List Addenda by Addendum Number and Date):

Date	Number
<u>December 18, 2026</u>	<u>Addendum 1</u>

- (b) PROPOSER has familiarized itself with the nature and extent of the Contract Documents, Work, site, locality, and all local conditions and Laws and Regulations that in any manner may affect cost, progress, performance or furnishing of the Work.
 - (c) PROPOSER has reviewed and checked all information and data shown or indicated on the Contract Documents.
 - (d) PROPOSER has correlated the results of all such observations, examinations, investigations, explorations, tests, reports and studies with the terms and conditions of the Contract Documents.
 - (e) PROPOSER has given the OWNER written notice of all conflicts, errors, ambiguities or discrepancies that PROPOSER has discovered in the Contract Documents and the written resolution thereof by OWNER is acceptable to PROPOSER, and the Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performing and furnishing the Work for which this Proposal is submitted.
 - (f) This Proposal is genuine and not made in the interest of or on behalf of any undisclosed person, firm or corporation and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation; PROPOSER has not directly or indirectly induced or solicited any other Bidder to submit a false or sham proposal; PROPOSER has not solicited or induced any person, firm or corporation to refrain from proposing; and PROPOSER has not sought by collusion to obtain for himself any advantage over any other Proposer or over OWNER.
4. PROPOSER will complete the Work in accordance with Contract Documents for the following price(s):

EXHIBIT B

Louisville Public Library AMH Replacement Pricing & Information

1. Lump sum cost for the following:

Design and installation of AMH as per RFP documents and Specifications:

\$ 178,963

A detailed breakdown of our pricing is included in our proposal.

2. List of at least three references (may be separately attached). Please include name, title, organization, phone number and email

Reference 1. High Plains Library District-Innovation Center

Contact: Susan Staples, IT Manager. Email: sstaples@highplains.us | Phone: 970-506-8561

Reference 2. Pueblo City Library

Contact: Jill Klevin, IT. Email: Jill.klevin@pueblolibrary.org | Phone: 719-562-5629

Reference 3. Spanish Fork Library

Contact: Scott Aylett, Library Director. Email: saylett@spanishfork.gov | Phone: 801-804-4488

3. Proposed Project completion date or timeline:

· Our proposed project completion date is 5.5 months after receipt of purchase order.

4. Details that are relevant to the Proposal and completion of the Project (may be separately attached:

Please see the remainder of our proposal for our approach, experience, and proposed solutions.

ADDITIONAL DOCUMENTS

5. The following documents are attached to and made a condition of this Proposal:

- (a) A list of Subcontractors and other persons and organizations proposed to perform the Work are required to be identified on the Schedule of Subcontractors and submitted in this Proposal;
- (b) Anti-Collusion Affidavit;
- (c) If PROPOSER is a partnership, a list of all partners, their addresses, and their interest and role in the partnership business.

7. Communications concerning this proposal shall be addressed to:
The address of PROPOSER indicated below.

11190 Hudson Blvd N, Lake Elmo

MN, 55042

SUBMITTED on 23 January, 2026.

If PROPOSER is:

An Individual

By _____
(Individual's Name)

(SEAL)

doing business as _____

Business address: _____

Phone No.: _____

A Partnership

By _____
(Firm Name)

(SEAL)

(General Partner)

Business address: _____

Phone No.: _____

A Corporation

By Bibliotheca, LLC
(Corporation Name)

Delaware
(State of incorporation)

By Matthew Bellamy
(Name of person authorized to sign)

CEO
(Title)

(CORPORATE SEAL)



Attest Mary Ziller
(Secretary)

Business address: 11190 Hudson Blvd N, Lake Elmo, MN, 55042 US

Phone No.: _____

Date of Qualification to do business: 05/30/2013

A Joint Venture

By _____
(Name)

(Address)

By _____
(Name)

(Address)

Phone Number and Address for receipt of official communications

(Each joint venture partner must sign. The manner of signing for each individual, partnership and

SCHEDULE OF SUBCONTRACTORS

PROJECT: Louisville Public Library AMH Replacement
OWNER'S PROJECT NUMBER: 301551-640174
OWNER: CITY OF LOUISVILLE, COLORADO

This Bid is based on subcontracting certain portions of the work to subcontractors as listed below.

Name: NA Telephone No. _____
Address: _____
City: _____ State: _____ Zip Code: _____
Services/equipment to be provided: _____

Name: _____ Telephone No. _____
Address: _____
City: _____ State: _____ Zip Code: _____
Services/equipment to be provided: _____

Name: _____ Telephone No. _____
Address: _____
City: _____ State: _____ Zip Code: _____
Services/equipment to be provided: _____

Name: _____ Telephone No. _____
Address: _____
City: _____ State: _____ Zip Code: _____
Services/equipment to be provided: _____

Name: _____ Telephone No. _____
Address: _____
City: _____ State: _____ Zip Code: _____
Services/equipment to be provided: _____

Name: _____ Telephone No. _____
Address: _____
City: _____ State: _____ Zip Code: _____
Services/equipment to be provided: _____

ANTI-COLLUSION AFFIDAVIT

PROJECT: Louisville Public Library AMH Replacement
OWNER'S PROJECT NUMBER: 301551-640174
OWNER: CITY OF LOUISVILLE, COLORADO

I hereby attest that I am the person responsible within my firm for the final decision as to the price(s) and amount of this Bid or, if not, that I have written authorization, enclosed herewith, from that person to make the statements set out below on his or her behalf of my firm.

I further attest that:

1. The price(s) and amount of this bid have been arrived at independently, without consultation, communication or agreement for the purpose or with the effect of restricting competition with any other firm or person who is a BIDDER or potential prime BIDDER.
- 2A. Neither the price(s) nor the amount of this Bid have been disclosed to any other firm or person who is a BIDDER or potential prime BIDDER on this project, and will not be so disclosed prior to bid opening.
- 2B. Neither the prices nor the amount of the Bid of any other firm or person who is a BIDDER or potential prime BIDDER on this project have been disclosed to me or my firm.
- 3A. No attempt has been made to solicit, cause or induce any firm or person who is BIDDER or potential prime BIDDER to refrain from bidding on this project, or to submit a Bid higher than the Bid of this firm, or any intentionally high or noncompetitive Bid or other form of complementary Bid.
- 3B. No agreement has been promised or solicited for any other firm or person who is a BIDDER or potential prime BIDDER on this project to submit an intentionally high, noncompetitive or other form of complementary bid on this project.
4. The Bid of my firm is made in good faith and not pursuant to any consultation, communication, agreement or discussion with, or inducement or solicitation by or from any firm or person to submit any intentionally high, noncompetitive or other form of complementary bid.
5. My firm has not offered or entered into a subcontract or agreement regarding the purchase or sale of materials or services from any firm or person, or offered, promised or paid cash or anything of value to any firm or person, whether in connection with this or any other project, in consideration for an agreement or promise by any firm or person to refrain from bidding or to submit any intentionally high, noncompetitive or other form of complementary bid or agreeing or promising to do so on this project.
6. My firm has not accepted or been promised any subcontract or agreement regarding the sale of materials or services to any firm or person, and has not been promised or paid cash or anything of value by any firm or person, whether in connection with this or any other project, in consideration for my firm's submitting any intentionally high, noncompetitive or other form of complementary bid, or agreeing or promising to do so, on this project.
7. I have made a diligent inquiry of all members, officers, employees, and agents of my firm with responsibilities relating to the preparation, approval or submission of my firm's bid on this project and have been advised by each of them that he or she has not participated in any communication, consultation, discussion, agreement, collusion, or other conduct inconsistent with any of the statements and representations made in this affidavit.
8. I understand and my firm understands that any misstatement in this affidavit is and shall be treated as a fraudulent concealment from the OWNER of the true facts relating to submission of bids for this contract.

I DECLARE UNDER PENALTY OF PERJURY IN THE SECOND DEGREE, AND ANY OTHER APPLICABLE STATE OR FEDERAL LAWS THAT THE STATEMENTS MADE ON THIS DOCUMENT ARE TRUE AND COMPLETE TO THE BEST OF MY KNOWLEDGE.

Bibliotheca, LLC

CONTRACTOR'S FIRM OR COMPANY NAME

SECOND CONTRACTOR'S FIRM OR
COMPANY NAME (IF JOINT VENTURE)

BY: Matthew Bellamy

BY: _____

TITLE: CEO

TITLE: _____

DATE: 01-22-2026

DATE: _____

SWORN BEFORE ME THIS 22nd DAY OF, January, 20 25

NOTARY PUBLIC: Katie Westfall MY COMMISSION EXPIRES: January 31, 2030



CONTRACTOR'S PREQUALIFICATION STATEMENT

(Please use additional sheets as necessary)



749 Main Street - Louisville, CO 80027 · (303) 335-4768 · Fax (303) 335-4758

www.louisvilleco.gov

2025 Louisville Public Library AMH Replacement

APPLICANT: Bibliotheca, LLC

ADDRESS: 11190 Hudson Blvd N, Suite 300, Lake Elmo, MN, 55042

FAX: 877-689-2269

CONTACT PERSON: Katie Westfall, Bid Manager

PHONE: 678-336-7980

1. Do you wish to be qualified as a prime contractor, a sub-contractor or both? Prime Contractor
2. Please check appropriate organizational structure:

<u>X</u> Corporation	___ Partnership
___ Other	___ Sole Proprietorship
3. If a corporation, answer the following:
 - a. Date of incorporation: 3/30/2011
 - b. State of incorporation: Delaware
 - c. List Board of Directors and Titles: Matthew Bellamy, CEO; Craig Holmes, CFO; Joseph Grillo, Chairman of the Board
4. If a sole proprietorship or partnership, answer the following:
 - a. Date of Organization: N/A
 - b. Name and address of all partners: _____
 - c. If partnership (state whether general or limited: _____
5. How many years has your organization been in business as a Contractor? 55+ years serving libraries
6. How many years has your organization been in business under its present business name? 14 years
7. Under what other, or former, names has your organization operated? Bibliotheca Group GmbH was formed in June 2011, when three leading library technology companies merged. Prior to the 2011 merger these separate

entities were in business the following years: Bibliotheca: 10 years (2001); Integrated Technology Group: 9 years (2002); Intellident: 12 years (1999). In 2015, Bibliotheca acquired 3M Library Systems, bringing 50 years of experience to libraries.

8. If other than a corporation, sole proprietorship, or partnership describe organization and name principals: N/A
9. List states and categories in which your organization is legally qualified to do business. Indicate registration or license numbers, if applicable. List dates on which partnership or trade name was filed: Bibliotheca does business in all 50 states and around the world.
10. List the type of work normally performed by your work forces: Library Automation Technology
11. Have you ever failed to complete any work awarded to you? If so, note when, where, and why: No
12. Has any officer or partner of your organization ever failed to complete a construction contract handled in their own name? If so, state name of individual, name of owner and reason therefor: No
13. Within the last five years, has any officer or partner of your organization ever been an officer or partner of another organization when it failed to complete a construction contract? If so, state name of individual, other organization and reason therefor: No
14. Has your organization ever been assessed liquidated damages? If so, state reasons therefore: No
15. Please list name, address, contact person and phone number of government agencies with which you have performed work within the last 5 years: Bibliotheca has more than 30,000 customers around the world. We work with city, county, state and federal library customers, and we cannot list them all as this would essentially be our customer list. We have provided references and can provide a short list of local customers, however, customer names and contact information is considered confidential.
16. Please list bank references: Bank of America, Andre Parker, Andre.Parker.svc@bofa.com. Remittance address: finance-accounts-receivable@bibliotheca.com

17. In what other similar businesses do you have a financial interest? N/A
-
18. Name of Bonding Company(ies) and name(s) and address(es) of agent(s) for the last five years:
N/A
- a. Maximum bonding capacity \$ N/A
- b. Please list all demands placed on the bid bond or performance bond of the firm during the preceding five-year period. Details should include date, project, dollar amount and an explanation of circumstances.
None.
-
19. Has the Applicant or any of its officers or employees, its subsidiary companies and officers thereof, or any of Applicant's affiliates or officers thereof, been convicted of bid related crimes or violations within the past five years in any jurisdiction? State the current status of any such officer, subsidiary or affiliate.
No
20. Is the Applicant organization or any of its principals, personnel, divisions or affiliates presently or in the past been debarred or suspended from entering into contracts with any federal, state or local governmental entity? Include a description of the reasons for such action having been taken, the effective dates thereof and the governmental agency so acting. No
-
21. During the past five years, was the applicant, or is the applicant at this time, a party to any court or administrative proceedings where: (1) the violation of any local, state, or federal statute, ordinance, rule or regulation by the applicant was alleged; or (2) the applicant's bid was involved; or (3) the applicant's performance of any public or private construction work was involved and the amount in controversy exceeded \$25,000. No
- If any such proceedings are identified, please provide the following information for each such proceeding:
- PLEASE NOTE:** The submission of litigation information in other forms, such as letters from attorneys to company auditors and regulatory agency filing statements, WILL NOT satisfy this disclosure requirement, and may substantially delay the processing of the application for prequalification.
1. Date action was commenced.
 2. Name of court, administrative or arbitration forum.
 3. Names of parties.
 4. Docket number
 5. Subject matter.
 6. Outcome and/or current status.
22. Please attach the following items:
For items a) and b) it is essential that the information be complete and accurate, since this information will be used for reference checks.

- a. A complete list of commercial projects your organization has in process, giving the name of the project, owner, contact information (phone and email) for the owner's representative, engineer/designer, contract amount, type of system, percentage complete, and scheduled completion date.

We have provided references in Exhibit B. Bibliotheca has more than 30,000 customers around the world. We work with city, county, state and federal library customers, and we cannot list them all as this would essentially be our customer list. We have provided references and can provide a short list of local customers, however, customer names and contact information is considered confidential.

- b. A complete list of commercial projects undertaken by your firm during the past three (3) years. Indicate whether your company was the general contractor or a sub-contractor. Other details should include: the name of the project, owner, contact information (phone and email) for the owner's representative, engineer/designer, contract amount and square footage of building and number of change orders

We have provided references in Exhibit B. Bibliotheca has more than 30,000 customers around the world. We work with city, county, state and federal library customers, and we cannot list them all as this would essentially be our customer list. We have provided references and can provide a short list of local customers, however, customer names and contact information is considered confidential.

- c. Resumes of the key individuals of your organization.



Mason Humphrey, Commercial Director
651-808-4002 | m.humphrey@bibliotheca.com

Mason will provide consulting for this project. He works out of our Minnesota office.

Mason joined Bibliotheca in 2015 after working at 3M Library Systems since 2014. He has held an inside sales position, outside sales position and was recently promoted to Commercial Director. He has consulted with thousands of libraries across the country regarding technology and trends in the industry. He has helped them achieve such goals as convert to RFID to increase self-check usage and staff efficiency. He graduated from the University of Wisconsin, Stout with a Bachelor of Science in Business and Sales then received his Masters in Strategic Business from University of Houston in 2022.



Bryan Pasteryk, Senior Vice President of Sales
214-725-1520 | b.pasteryk@bibliotheca.com

Bryan has been in technology sales for over 25 years, and library technology since 2003. He started as Account Executive for Bibliotheca before being promoted to Vice President of Sales in January 2015. In this position, Bryan oversees sales in the US and Canada and has a passion for helping libraries achieve their strategic goals and objectives and assisting them in improving the communities that they serve. Bryan is based in Prosper, Texas where he lives with his wife and daughters.



Brian Gilbert, Account Executive
678-978-8915 | b.gilbert@bibliotheca.com

Before joining Bibliotheca in 2019 Brian had been in the library industry for more than eight years, most recently with a digital content provider. At Bibliotheca Brian connects public and academic libraries with the full suite of self-service solutions. He has successfully implemented various projects for his customers and focuses on relationship building and problem solving. Brian is based in Phoenix, AZ.



Craig Chandler, Director of AMH, North America
678-336-7983 | c.chandler@bibliotheca.com

Craig entered into the library industry in 2000 following four years with FedEx, where he specialized in package conveyance. Since 2003, his primary focus has been in design, development, engineering, installation and support of library AMH systems. Additionally, he has extensive experience managing projects, installations, and support teams. He has designed and overseen more than 550 successful library AMH projects in North America. Craig has also been designated the primary inventor for a hardware patent in our automated products portfolio (US 7,461,784 B2).



Katie Westfall, Bid Manager
877-207-3127 x1301 | k.westfall@bibliotheca.com

Katie will be your contact for questions about Bibliotheca's proposal. She works out of the Minnesota office.

Katie guides the response process for RFXs with a goal of providing clear responses that meet customer requirements. Since 2014 she has worked to create winning proposals and a responsive team focused on research and analysis. She brings years of experience in content strategy, writing, editing and project management to her work.

The undersigned swears that the foregoing statements and attachments which includes 5 pages, are true and correct and includes all material information necessary to identify and explain the operations of

Bibliotheca, LLC

(Name of Organization)

as well as the ownership thereof. It is recognized and acknowledged that statements herein are being given under oath and any material misrepresentation will be grounds for terminating any contract and/or prequalification's and for initiating action under Federal or State laws concerning false statements. Further, it may cause the said firm from participating in future contracts with the City of Louisville.

Matthew Bellamy

Signature of Owner, Officer, President, Chief Executive Officer

CEO
Title

1/23/2026
Date

COUNTY OF Washington

STATE OF Minnesota



Subscribed and sworn to before me this 23rd day of January, 2026.

SIGNED Katie Westfall 11190 Hudson Blvd. N., Suite 300, Lake Elmo, MN 55042
(Notary Public) (Address of Notary)

My Commission Expires: January 31, 2030

Please return completed form and attachments to:

City of Louisville
Cultural Services
951 Spruce Street
Louisville, CO 80027

Additional Materials

flexAMH datasheet

flexAMH bookDrop datasheet

flexAMH bulkSeparator datasheet

flexAMH

GET MATERIALS BACK ON THE SHELF
FASTER THAN EVER

Designed specifically for libraries, flex AMH makes returns quick and easy for staff and users alike. The fully modular solution can be configured in any way imaginable to quickly sort, transport, and process library items of all kinds.



SINGLE OR MULTIPLE
ITEM RETURN



HANDLES DAMAGED
PAGES AND MIXED MEDIA



FULLY
MODULAR



MULTIPLE BIN
CHOICES

FEATURES & BENEFITS

Maximize circulation + save staff time with
automated returns

Build the perfect solution for your space with
modular components

Accept + process returns any time of day or night

Transport materials across multiple floors +
locations

MAXIMIZE YOUR IMPACT

Outstanding alone; stellar together

Every product in Bibliotheca's ecosystem is designed with unique capabilities that allow them to work together to solve libraries' most pressing problems.

flex AMH integrates with:



libraryConnect devices

delivering valuable analytics and reporting from
flex AMH systems located in multiple branches



flex AMH book drop

provide 24/7 book drop solution



flexAMH Tote Management

Automates tote handling to reduce manual
effort and simplify inter-branch logistics.

Technical Specifications

Dimensions* (user front-end):	h: 945 mm / 3'-2" w: 636 mm / 2'-1.5" 19" touchscreen Input level (internal & external) h: 950 mm / 2'-3.5"
Working Temperature:	internal: +5°C - +40°C / 41°F – 104°F external: -15°C - +60°C / 5°F – 140°F
Environmental facts:	Noise Level: Less than/equal to 55dB per module Humidity: Max 80% non condensing
RFID specification:	Operating frequency: 13.56 MHz, max transmitting power: 1.2W Supported tag types: ISO15693 / ISO18000-3 Mode 1 Radio approvals: Europe (EN 300 330), US (FCC 47 CFR Part 15), Canada (IC RSS-GEN, RSS-210) bulkSeparator: Operating frequency: 13.56 MHz, max transmitting power: 5W Supported tag types: ISO15693 / ISO18000-3 Mode 1 Supported user cards: Operating frequency: 13.56 MHz, max transmitting power: 100mW Supported tag types: ISO15693, ISO18000-3 Mode 1, ISO14443A/B Radio approvals: Europe (EN 300 330), US (FCC 47 CFR Part 15)
Item performance:	2,400 item per hour to be sorted, depending on LMS/ILS response time and flex AMH configuration
Login types:	Barcode , Mifare , Legic
Standards / certification:	CE, FCC, UL, RCM All devices running on 24V DC low voltage Machinery directives 2006/42 EN Relevant low voltage directives Relevant electromagnetic submission and radiation directives
Reporting:	Configuration and reporting is available via our optional libraryConnect devices central management software
Software:	quickConnect AMH software is delivered pre-installed and pre-configured with all AMH systems. Supports LMS/ILS protocols SIP2 and NCIP and is data model independent. flexVisualizer™ provides quick information and an instant virtual view of the configured AMH system.
Dimensions of items that can be sorted:	minimum: h: 100mm / 3-15/16" w: 100mm / 3-15/16" d: 5mm / 3/16" maximum: h: 410mm / 16-1/8" w: 360mm / 14-1/8" d: 120mm / 4-11/16"
Weight of items that can be sorted:	maximum: 10lbs (4.5kg)
flex bulkSeparator performance:	900 per hour rate yields up to 50% of items to the exceptions bin. Generally, processing less items per hour yields fewer items to the exceptions bin.
Hardware options:	External weather resistant proofing (rain/bright conditions) Mounting collar Hold slip printer Item barcode reader Mifare Reader for user identification cards RFID Antenna in frame - for RFID user cards or items Declining conveyors Turntable and curve modules Lift systems flex bulkSeparator** flex bin in large or small size flex autoBin flex stackingCart (incl. turn table) Tote sorting

Software options:

Reject function
Unsecure function
libraryConnect devices central management software

* Subject to change based on custom configuration

** flex AMH bulkSeparator works with RFID enabled items only

Although we make every effort to ensure information is correct at the time of release, it is possible that specifications and features may vary or change over time. bibliotheca therefore makes no representations or warranties as to the completeness or accuracy of the information contained within this document.

flexAMH bookDrop

CONVENIENT, CUSTOMIZABLE RETURNS

The flexAMH bookDrop range makes it quick and easy for users to return library items. Whether it be a drop-and-go option that allows busy families to return multiple items at once or a drive-up option that provides ultimate convenience on weekends, the flexAMH bookDrop offers many front-end and back-end options that can be customized to meet your unique library needs, spaces, and workflows.



MANUAL FLAT FRONT



NO LOCK DRIVE-UP FRONT



FLEXIBLE
UNLOCKING OPTIONS



IMMEDIATE
ACCOUNT UPDATES



DROP AND
GO RETURNS



CUSTOMIZABLE
CONFIGURATIONS



INTEGRATED
REPORTING

FEATURES & BENEFITS

Offers convenient, fast returns inside and outside your library

Immediately + accurately update user accounts with RFID

Automatically prevent the return of non-library items or waste

Monitor the status of your book drop remotely when integrated with our central reporting

MAXIMIZE YOUR IMPACT

Outstanding alone; stellar together

Every product in Bibliotheca's ecosystem is designed with unique capabilities that allow them to work together to solve libraries' most pressing problems.

flex AMH book drop integrates with:



Inventory solutions



RFID workstation



Multiple floor transportation systems easily transport books across floors and buildings



Specifications: flex bookDrop™ range

Dimensions: (User front-end)	Wall cut: H: 440 mm / 17.3 in. W: 530 mm / 20.9 in. Faceplate: H: 629 mm / 24.7 in. W: 629 mm / 24.7 in. Book slot: H: 145 mm / 5.7 in. W: 380 mm / 14.9 in.
Dimensions: (Installation)	Maximum wall thickness: 430 mm / 16.9 in. Recommended install height for use with return bin: 930 mm / 36.6 in. In-feed height (flat front face plate): 1100 mm / 43.3 in.
Installation requirements:	1 ethernet port 1 or 3 power connections (depending on version installed)
Material:	Face plate: Stainless steel Main body: Powder coated steel and plexiglass
Weight:	32 kg / 70.5 lb.
RFID specification:	Operating frequency: 13.56 MHz, max transmitting power: 1.2W Supported tag types: ISO 15693 / ISO 18000-3 Mode 1 Radio approvals: EU (EN 300 330), US (FCC 47 CFR Part 15), CA (IC RSS-GEN, RSS-210)
Power consumption:	flex bookDrop: 50W flex bookDrop PC: 150W
Item performance:	Return to bin: No restrictions Maximum sort rate*: 900 / hour rate yields up to 50% of items to exception bin
Login types:	RFID user cards or items Supported user cards: Operating frequency: 13.56 MHz, max transmitting power: 100mW Supported tag types: ISO 15693, ISO 18000-3 Mode 1 Radio approvals: Europe (EN 300 330), US (FCC 47 CFR Part 15)
Standards and certification:	CE, FCC, UL, RCM All devices running on 24V DC low voltage Machinery directives 2006/42 EN Relevant low voltage directives, electromagnetic submission and radiation directives
Environmental facts:	Humidity (internal): Maximum 80% non-condensing Working temperature (internal): +5°C - +40°C / 41°F - 104°F Working temperature (external): -15°C - +60°C / 5°F - 140°F
Reporting:	Item check-in reporting and device status available via bibliotheca libraryConnect™ devices central management software
Software:	staffConnect™ bookDrop software is delivered pre-installed and pre-configured with all AMH systems. Supports LMS/ILS protocols SIP2 and NCIP and is data model independent. Dependent on bookDrop version installed. Non-RFID units may not have software.
Dimensions of items that can be sorted: *	Minimum: h: 100 mm / 3.9 in w: 100 mm / 3.9 in d: 5 mm / 0.9 in Maximum: h: 410 mm / 16.1 in w: 360 mm / 14.1 in d: 120 mm / 4.7 in
Weight of items that can be sorted: *	Maximum: 4.5 kg / 10 lb.
Options:	flex bin (large or small size) flex autoBin Hold slip printer RFID Antenna in frame (for RFID user cards/items) RFID workstation mobile DLA mobile inventory Extendable, angle adjustable slider At 20° slide distance: Maximum: 450mm / 17.7 inches Minimum: 190mm / 7.5 inches

* When flex bookDrop is paired with flex AMH or flex bulkSeparator.

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flexAMH bulkSeparator

SIMPLIFY RETURNS WITH AUTOMATED PRECISION

With the flexAMH bulkSeparator, libraries can offer a quick, simple drop-and-go return solution, an experience familiar to users. With the natural use of gravity and vibration, the bulkSeparator efficiently separates items for accurate processing. Lastly, free staff from manual processing labor for more meaningful tasks in the library.



DROP-AND-GO
CONVENIENCE



AUTOMATED ITEM
SEPARATION



ENHANCED STAFF
EFFICIENCY



CUSTOMIZABLE
CONFIGURATIONS



INTEGRATED
REPORTING

FEATURES & BENEFITS

Patrons can quickly return multiple items simultaneously, enhancing their experience and reducing wait times.

Utilizing gravity and vibration, the system automatically separates and processes returned items, minimizing manual handling.

The modular design allows for customization to fit various library spaces and budgets, ensuring optimal integration.

Benefit from our expert technical support for seamless planning, installation, and implementation.

MAXIMIZE YOUR IMPACT

Outstanding alone; stellar together

Every product in Bibliotheca's ecosystem is designed with unique capabilities that allow them to work together to solve libraries' most pressing problems. flexAMH bulkSeparator integrates with:



flex bookDrop

Replacement for your return chute that automatically reads the RFID tags, checks the item in, and prints hold/transit slips.



flexAMH Bins

Easy to manoeuvre and maintain, ensuring smooth and efficient material collection for long-term reliability.



flexAMH Tote Management

Automates tote handling to reduce manual effort and simplify inter-branch logistics.

Technical Specifications

Dimensions* (user front-end):	h: 945 mm / 3'-2" w: 636 mm / 2'-1.5" 19" touchscreen Input level (internal & external) h: 950 mm / 2'-3.5"
Working Temperature:	internal: +5°C - +40°C / 41°F – 104°F external: -15°C - +60°C / 5°F – 140°F
Environmental facts:	Noise Level: Less than/equal to 55dB per module Humidity: Max 80% non condensing
RFID specification:	Operating frequency: 13.56 MHz, max transmitting power: 1.2W Supported tag types: ISO15693 / ISO18000-3 Mode 1 Radio approvals: Europe (EN 300 330), US (FCC 47 CFR Part 15), Canada (IC RSS-GEN, RSS-210) bulkSeparator: Operating frequency: 13.56 MHz, max transmitting power: 5W Supported tag types: ISO15693 / ISO18000-3 Mode 1 Supported user cards: Operating frequency: 13.56 MHz, max transmitting power: 100mW Supported tag types: ISO15693, ISO18000-3 Mode 1, ISO14443A/B Radio approvals: Europe (EN 300 330), US (FCC 47 CFR Part 15)
Item performance:	2,400 item per hour to be sorted, depending on LMS/ILS response time and flex AMH configuration
Login types:	Barcode , Mifare , Legic
Standards / certification:	CE, FCC, UL, RCM All devices running on 24V DC low voltage Machinery directives 2006/42 EN Relevant low voltage directives Relevant electromagnetic submission and radiation directives
Reporting:	Configuration and reporting is available via our optional libraryConnect devices central management software
Software:	quickConnect AMH software is delivered pre-installed and pre-configured with all AMH systems. Supports LMS/ILS protocols SIP2 and NCIP and is data model independent. flexVisualizer™ provides quick information and an instant virtual view of the configured AMH system.
Dimensions of items that can be sorted:	minimum: h: 100mm / 3-15/16" w: 100mm / 3-15/16" d: 5mm / 3/16" maximum: h: 410mm / 16-1/8" w: 360mm / 14-1/8" d: 120mm / 4-11/16"
Weight of items that can be sorted:	maximum: 10lbs (4.5kg)
flex bulkSeparator performance:	900 per hour rate yields up to 50% of items to the exceptions bin. Generally, processing less items per hour yields fewer items to the exceptions bin.
Hardware options:	External weather resistant proofing (rain/bright conditions) Mounting collar Hold slip printer Item barcode reader Mifare Reader for user identification cards RFID Antenna in frame - for RFID user cards or items Declining conveyors Turntable and curve modules Lift systems flex bulkSeparator** flex bin in large or small size flex autoBin flex stackingCart (incl. turn table) Tote sorting

Software options:

Reject function
Unsecure function
libraryConnect devices central management software

* Subject to change based on custom configuration

** flex AMH bulkSeparator works with RFID enabled items only

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Bibliotheca, LLC
11190 Hudson Blvd. N., Suite 300
Lake Elmo, MN 55042

www.bibliotheca.com
info-us@bibliotheca.com



Subject: Resolution No. 27, Series 2026 — A Resolution Approving a Contract with TischlerBise, Inc. for a Development Impact Fee and Public Use Dedication Study

Date: March 24, 2026

Prepared By: Rob Zuccaro, Director

Presented By: Rob Zuccaro, Director

Summary:

Attached for City Council approval is a contract with TischlerBise, Inc. to complete a Development Impact Fee and Public Use Dedication study (Attachment No. 2). Staff is proposing a sole-source contract with TischlerBise due to the firm's experience working with the City and its familiarity with City operations. TischlerBise completed the City's last two Impact Fee studies and authored the City's Fiscal Impact Model.

Background / Prior Discussions:

Development Impact Fees

The City's current Development Impact Fee regulations are outlined in [Chapter 3.18](#) of the Louisville Municipal Code (LMC). Development Impact Fees are charged at the time of building permit issuance to ensure that new development contributes to capital facility expansion costs associated with that development. Such fees must be calculated to reflect the proportional cost of capital facility expansions reasonably associated with the new development and may not be used to address deficiencies in existing services or capital facilities.

The City last completed a Development Impact Fee Study in 2017 (Attachment No. 4). As part of the 2017 study, City Council appointed a Liaison Committee to work with Staff and TischlerBise on development of the study. The Liaison Committee included eight members representing the following groups:

- Residents (three members)
- Chamber of Commerce
- Commercial developer
- Local realtor
- Louisville Revitalization Commission
- Planning Commission

Following completion of the 2017 study, City Council adopted [Ordinance No. 1737, Series 2017](#), which updated the City's Development Impact Fee methodology and fee schedule consistent with the study. Currently, residential Development Impact Fees are

charged for Parks and Trails, Transportation, and Library Collections based on the size of the residential unit. Commercial Development Impact Fees are charged for Transportation only and are based on the size of the commercial development. Fees are also charged for additions and expansions to residential and commercial development based on the area of the addition.

Previous Development Impact Fee ordinances included fee categories for Municipal Facilities, Recreation Facilities, Library Facilities, and Police Facilities, in addition to the current fee categories. The 2017 study included fewer fee categories due to the City's limited plans for new development at that time. With the upcoming adoption of the City's Comprehensive Plan update, which will guide City growth over the next 10 years, Staff expects that this update to the Impact Fee Study will consider the inclusion of additional fee categories to address capital facility needs associated with the planned growth outlined in the Comprehensive Plan.

The City updates its impact fees each November based on the Construction Cost Index published by Engineering News-Record. The following is the City's current Development Impact Fee schedule:

<i>Use Category</i>	<i>Library</i>	<i>Parks & Trails</i>	<i>Transportation</i>	<i>Total Fee</i>
Residential (per unit)				
Single Family				
1,100 sq. ft. of finished floor area or less*	\$68.00	\$3,762.06	\$2,085.41	\$5,915.47
1,101 to 1,400	\$92.00	\$5,057.30	\$2,642.55	\$7,791.85
1,401 to 1,700	\$111.00	\$6,132.54	\$3,087.76	\$9,331.30
1,701 to 2,000	\$127.00	\$7,011.22	\$3,460.05	\$10,598.27
2,001 or more	\$149.00	\$8,233.57	\$3,972.95	\$12,355.52
Multi-Family				
750 or less	\$46.00	\$2,516.28	\$1,425.42	\$3,987.70
751 to 900	\$67.00	\$3,689.17	\$2,068.49	\$5,824.66
901 to 1,050	\$85.00	\$4,690.21	\$2,611.31	\$7,386.52
1,051 or more	\$110.00	\$6,083.08	\$3,366.32	\$9,559.40
Nonresidential (per square foot)				
Commercial	\$0.00	\$0.00	\$4.03	\$4.03
Office	\$0.00	\$0.00	\$1.75	\$1.75
Institutional	\$0.00	\$0.00	\$2.43	\$2.43
Industrial	\$0.00	\$0.00	\$0.60	\$0.60

Public Land Dedications

[Section 16.16.060](#) of the LMC outlines a requirement for the dedication of public land as part of any new development at the time of subdivision plat approval. Similar to Development Impact Fees, the public land dedication standards are intended to reasonably relate to the “needs created or contributed to by the subdivision development.” The ordinance requires a dedication of public land of at least 12% for non-residential subdivisions and 15% for residential subdivisions, or a cash-in-lieu contribution. Public Use Dedications may be used for any public purpose, including parks, open space, schools, city facilities, or public safety facilities.

The ordinance was last updated in 1993, and new legal standards must now be considered in relation to the City’s public land dedication requirements. These legal requirements include establishing a methodology for determining the “essential nexus” and “rough proportionality” used to determine appropriate dedication standards.

Development Proposal:

N/A

Analysis:

Staff have worked with TischlerBise to develop a proposed project scope. TischlerBise will work closely with Staff and a Liaison Committee throughout development of the report and will hold meetings with the Finance Committee and City Council at various stages of the report development process. The following is a brief summary of each task included in the scope; a more detailed description is included in Exhibit A of the contract (Attachment No. 2):

Task 1: Project Initiation and Data Acquisition: Meet with Staff to review project goals and relevant policies and collect data and documents needed for the study.

Task 2: Prepare Land Use Assumptions and Development Projections: Evaluate demographics and develop projections of future development trends over the next 10–20 years.

Task 3: Determine Capital Facility Needs and Service Levels: Evaluate the impact of new development on facility needs, identify eligible fee categories, and determine costs eligible for impact fee funding. This task will include a briefing meeting with City Council.

Task 4: Evaluation of Public Use Dedication Standards and Policies: Conduct a nexus analysis for public land dedications and determine potential approaches for revising standards to meet current legal requirements.

Task 5: Evaluate Different Allocation Methodologies: Determine the methodology for calculating impact fees by category. Three potential allocation methodologies will be considered.

Task 6: Determine Need for Credits to be Applied Against Capital Costs: Evaluate potential credit methodologies to address double payments or other payments or

dedications made outside of Development Impact Fee payments.

Task 7: Conduct Funding and Cash Flow Analysis: Review revenues and capital facility costs, evaluate revenue resources available to address capital costs, and assess the relationship to impact fee calculations.

Task 8: Prepare Draft and Final Impact Fee and Public Use Dedications Report: Prepare a draft report for review and finalize the report for adoption. This task includes a meeting with the City Council Finance Committee to review the draft report and a meeting with City Council to review the final report. Also included in this task is an analysis of peer community fee structures. This comparison will help inform the final fee categories and amounts and ensure that the City remains competitive with peer communities.

Task 9: Liaison Committee: This task includes City Council appointing a Liaison Committee to work with TischlerBise and Staff. Three Liaison Committee engagements are included: one early in the project to review the process, development projections, and preliminary methodologies, and two meetings to review draft work products at critical stages of the report development.

Staff recommends approval of the TischlerBise proposal as a sole-source contract. TischlerBise has extensive experience and expertise in impact fee and public dedication nexus studies and has completed numerous similar studies nationwide and in Colorado. TischlerBise is uniquely positioned to efficiently complete the study based on its previous work for the City and its knowledge of the City's capital facility needs, revenue sources, and budget structure.

Council Work Plan:

Updating the City's development impact fees is listed as Priority Item under Core Services in the 2026 City Council Work Plan.

Fiscal Impact:

The proposal includes a fee of \$74,650, which is within the approved \$75,000 budget for the project.

Alternatives:

- Approve the contract as proposed.
- Approve the contract with changes to the project scope. Some changes to scope could require a budget amendment, depending on extent of desired change.
- Not approve the contract.

Recommendation:

Staff recommend approval of Resolution No. 27, Series 2026, approving a contract with TischlerBise, Inc. to complete a Development Impact Fee and Public Use Dedication Study.

Attachments:

1. Resolution No. 27, Series 2026
2. Impact Fee Contract
3. TischlerBise Impact Fee Proposal
4. 2017 Louisville Development Impact Fees Report

**RESOLUTION NO. 27
SERIES 2026**

**A RESOLUTION APPROVING AN AGREEMENT WITH TISCHLERBISE, INC. FOR A
DEVELOPMENT IMPACT FEE AND PUBLIC USE DEDICATION STUDY**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE,
COLORADO:**

Section 1. The proposed Agreement by and between the City of Louisville and Tischler Bise, Inc., for Professional Services to Complete a Development Impact Fee (the "Agreement") is hereby approved in substantially the same form as the copy of such Agreement accompanying this Resolution.

Section 2. The Mayor is hereby authorized to execute the Agreement on behalf of the City, and the Mayor is hereby further authorized to negotiate and approve such revisions to the Agreement as the Mayor determines are necessary or desirable for the protection of the City, so long as the essential terms and conditions of the Agreement are not altered.

PASSED AND ADOPTED this 24th day of March 2026.

Christopher M. Leh, Mayor

ATTEST:

Genny Kline, City Clerk

Resolution No. 27, Series 2026
Page 1 of 1

**AN AGREEMENT BY AND BETWEEN THE CITY OF LOUISVILLE
AND TISHLERBISE, INC. FOR PROFESSIONAL SERVICES TO COMPLETE A
DEVELOPMENT IMPACT FEE AND PUBLIC USE DEDICATION STUDY**

1.0 PARTIES

This AGREEMENT FOR CONSULTING SERVICES (this “Agreement”) is made and entered into this 24th day of March, 2026 (the “Effective Date”), by and between the **City of Louisville**, a Colorado home rule municipal corporation, hereinafter referred to as the “City”, and **TischlerBise Inc.**, a Washington, DC Corporation, hereinafter referred to as the “Consultant”.

2.0 RECITALS AND PURPOSE

- 2.1 The City desires to engage the Consultant for the purpose of completing a Development Impact Fee and Public Use Dedication Study and as further set forth in the Consultant’s Scope of Services (which services are hereinafter referred to as the “Services”).
- 2.2 The Consultant represents that it has the special expertise, qualifications and background necessary to complete the Services.

3.0 SCOPE OF SERVICES

The Consultant agrees to provide the City with the specific Services and to perform the specific tasks, duties and responsibilities set forth in Scope of Services attached hereto as **Exhibit A** and incorporated herein by reference.

4.0 COMPENSATION

- 4.1 The City shall pay the Consultant for services under this agreement a total not to exceed **Seventy Four Thousand, Six Hundred and Fifty Dollars (\$74,650)** as set forth in **Exhibit A** attached hereto and incorporated herein by this reference. For Services compensated at hourly or per unit rates, or on a per-task basis, such rates or costs per task shall not exceed the amounts set forth in **Exhibit A**. The City shall not pay mileage and other reimbursable expenses (such as meals, parking, travel expenses, necessary memberships, etc.), unless such expenses are (1) clearly set forth in the Scope of Services, and (2) necessary for performance of the Services (“Pre-Approved Expenses”). The foregoing amounts of compensation shall be inclusive of all costs of whatsoever nature associated with the Consultant’s efforts, including but not limited to salaries, benefits, overhead, administration, profits, expenses, and outside consultant fees. The Scope of Services and payment therefor shall only be changed by a properly authorized amendment to this Agreement. No City employee has the authority to bind the City with regard to any

payment for any services which exceeds the amount payable under the terms of this Agreement.

- 4.2 The Consultant shall submit monthly an invoice to the City for Services rendered and a detailed expense report for Pre-Approved Expenses incurred during the previous month. The invoice shall document the Services provided during the preceding month, identifying by work category and subcategory the work and tasks performed and such other information as may be required by the City. The Consultant shall provide such additional backup documentation as may be required by the City. The City shall pay the invoice within thirty (30) days of receipt unless the Services or the documentation therefor are unsatisfactory. Payments made after thirty (30) days may be assessed an interest charge of one percent (1%) per month unless the delay in payment resulted from unsatisfactory work or documentation therefor.

5.0 PROJECT REPRESENTATION

- 5.1 The City designates Rob Zuccaro, Community Development Director, as the responsible City staff to provide direction to the Consultant during the conduct of the Services. The Consultant shall comply with the directions given by such person and such person's designees.
- 5.2 The Consultant designates Carson Bise, President, as its project manager and as the principal in charge who shall be providing the Services under this Agreement. Should any of the representatives of Consultant be replaced, and such replacement require the City or the Consultant to undertake additional reevaluations, coordination, orientations, etc., the Consultant shall be fully responsible for all such additional costs and services.

6.0 TERM

- 6.1 The term of this Agreement shall be from the Effective Date until April 1, 2027, unless sooner terminated pursuant to Section 13, below. The Consultant's Services under this Agreement shall commence on the Effective Date and Consultant shall proceed with diligence and promptness so that the Services are completed in a timely fashion consistent with the City's requirements.
- 6.2 Nothing in this Agreement is intended or shall be deemed or construed as creating any multiple-fiscal year direct or indirect debt or financial obligation on the part of the City within the meaning of Colorado Constitution Article X, Section 20 or any other constitutional or statutory provision. All financial obligations of the City under this Agreement are subject to annual budgeting and appropriation by the Louisville City Council, in its sole discretion. Notwithstanding anything in this Agreement to the contrary, in the event of non-appropriation, this Agreement shall terminate effective December 31 of the then-current fiscal year.

7.0 INSURANCE

7.1 The Consultant agrees to procure and maintain, at its own cost, the policies of insurance set forth in Subsections 7.1.1 through 7.1.4. The Consultant shall not be relieved of any liability, claims, demands, or other obligations assumed pursuant to this Agreement by reason of its failure to procure or maintain insurance, or by reason of its failure to procure or maintain insurance in sufficient amounts, durations, or types. The coverages required below shall be procured and maintained with forms and insurers acceptable to the City. All coverages shall be continuously maintained from the date of commencement of services hereunder. The required coverages are:

7.1.1 Workers' Compensation insurance as required by the Labor Code of the State of Colorado and Employers Liability Insurance. Evidence of qualified self-insured status may be substituted.

7.1.2 General Liability insurance with minimum combined single limits of ONE MILLION DOLLARS (\$1,000,000) each occurrence and TWO MILLION DOLLARS (\$2,000,000) aggregate. The policy shall include the City of Louisville, its officers and its employees, as additional insureds, with primary coverage as respects the City of Louisville, its officers and its employees, and shall contain a severability of interests provision.

7.1.3 Comprehensive Automobile Liability insurance with minimum combined single limits for bodily injury and property damage of not less than FOUR HUNDRED THOUSAND DOLLARS (\$400,000) per person in any one occurrence and ONE MILLION DOLLARS (\$1,000,000) for two or more persons in any one occurrence, and auto property damage insurance of at least FIFTY THOUSAND DOLLARS (\$50,000) per occurrence, with respect to each of Consultant's owned, hired or non-owned vehicles assigned to or used in performance of the services. The policy shall contain a severability of interests provision. If the Consultant has no owned automobiles, the requirements of this paragraph shall be met by each employee of the Consultant providing services to the City of Louisville under this Agreement.

7.1.4 Professional Liability coverage with minimum combined single limits of ONE MILLION DOLLARS (\$1,000,000) each occurrence and ONE MILLION DOLLARS (\$1,000,000) aggregate.

7.2 The Consultant's general liability insurance, automobile liability and physical damage insurance, and professional liability insurance shall be endorsed to include the City, and its elected and appointed officers and employees, as additional insureds, unless the City in its sole discretion waives such requirement. Every policy required above shall be primary insurance, and any insurance carried by the City, its officers, or its employees, shall be excess and not contributory insurance to that provided by the Consultant. Such policies shall contain a

severability of interests provision. The Consultant shall be solely responsible for any deductible losses under each of the policies required above.

- 7.3 Certificates of insurance shall be provided by the Consultant as evidence that policies providing the required coverages, conditions, and minimum limits are in full force and effect, and shall be subject to review and approval by the City. No required coverage shall be cancelled, terminated or materially changed until at least 30 days' prior written notice has been given to the City. The City reserves the right to request and receive a certified copy of any policy and any endorsement thereto.
- 7.4 Failure on the part of the Consultant to procure or maintain policies providing the required coverages, conditions, and minimum limits shall constitute a material breach of contract upon which the City may immediately terminate this Agreement, or at its discretion may procure or renew any such policy or any extended reporting period thereto and may pay any and all premiums in connection therewith, and all monies so paid by the City shall be repaid by Consultant to the City upon demand, or the City may offset the cost of the premiums against any monies due to Consultant from the City.
- 7.5 The parties understand and agree that the City is relying on, and does not waive or intend to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, § 24-10-101 et seq., C.R.S., as from time to time amended, or otherwise available to the City, its officers, or its employees.

8.0 INDEMNIFICATION

- 8.1 To the fullest extent permitted by law, the Consultant agrees to indemnify and hold harmless the City, and its elected and appointed officers and its employees, from and against all liability, claims, and demands, on account of any injury, loss, or damage, which arise out of or are connected with the services hereunder, if and to the extent such injury, loss, or damage is caused by the negligent act, omission, or other fault of the Consultant or any subcontractor of the Consultant, or any officer, employee, or agent of the Consultant or any subcontractor, or any other person for whom Consultant is responsible. The Consultant shall investigate, handle, respond to, and provide defense for and defend against any such liability, claims, and demands. The Consultant shall further bear all other costs and expenses incurred by the City or Consultant and related to any such liability, claims and demands, including but not limited to court costs, expert witness fees and attorneys' fees if the court determines that these incurred costs and expenses are related to such negligent acts, errors, and omissions or other fault of the Consultant.
- 8.2 The City shall be entitled to its costs and attorneys' fees incurred in any action to enforce the provisions of this Section 8.0. The Consultant's indemnification

obligation shall not be construed to extend to any injury, loss, or damage which is caused by the act, omission, or other fault of the City.

- 8.3 If the Consultant is providing architectural, engineering, surveying or other design services under this Agreement, the extent of the Consultant's obligation to indemnify and hold harmless the City may be determined only after the Consultant's liability or fault has been determined by adjudication, alternative dispute resolution or otherwise resolved by mutual agreement between the parties, as provided by C.R.S. § 13-50.5-102(8)(c).

9.0 QUALITY OF WORK

Consultant's professional services shall be in accordance with the prevailing standard of practice normally exercised in the performance of services of a similar nature in the Denver metropolitan area.

10.0 INDEPENDENT CONTRACTOR

It is the expressed intent of the parties that the Consultant is an independent contractor and not the agent, employee or servant of the City, and that:

- 10.1. Consultant shall satisfy all tax and other governmentally imposed responsibilities including but not limited to, payment of state, federal, and social security taxes, unemployment taxes, worker's compensation and self-employment taxes. No state, federal or local taxes of any kind shall be withheld or paid by the City.
- 10.2. **Consultant is not entitled to worker's compensation benefits except as may be provided by the Consultant nor to unemployment insurance benefits unless unemployment compensation coverage is provided by the Consultant or some entity other than the City.**
- 10.3. Consultant does not have the authority to act for the City, or to bind the City in any respect whatsoever, or to incur any debts or liabilities in the name of or on behalf of the City.
- 10.4. Consultant has and retains control of and supervision over the performance of Consultant's obligations hereunder and control over any persons employed by Consultant for performing the Services hereunder.
- 10.5. The City will not provide training or instruction to Consultant or any of its employees regarding the performance of the Services hereunder.
- 10.6. Neither the Consultant nor any of its officers or employees will receive benefits of any type from the City.

- 10.7. Consultant represents that it is engaged in providing similar services to other clients and/or the general public and is not required to work exclusively for the City.
- 10.8. All Services are to be performed solely at the risk of Consultant and Consultant shall take all precautions necessary for the proper and sole performance thereof.
- 10.9. Consultant will not combine its business operations in any way with the City's business operations and each party shall maintain their operations as separate and distinct.

11.0 ASSIGNMENT

Consultant shall not assign or delegate this Agreement or any portion thereof, or any monies due or to become due hereunder without the City's prior written consent.

12.0 DEFAULT

Each and every term and condition hereof shall be deemed to be a material element of this Agreement. In the event either party should fail or refuse to perform according to the terms of this Agreement, such party may be declared in default.

13.0 TERMINATION

- 13.1 This Agreement may be terminated by either party for material breach or default of this Agreement by the other party not caused by any action or omission of the other party by giving the other party written notice at least thirty (30) days in advance of the termination date. Termination pursuant to this subsection shall not prevent either party from exercising any other legal remedies which may be available to it.
- 13.2 In addition to the foregoing, this Agreement may be terminated by the City for its convenience and without cause of any nature by giving written notice at least fifteen (15) days in advance of the termination date. In the event of such termination, the Consultant will be paid for the reasonable value of the services rendered to the date of termination, not to exceed a pro-rated daily rate, for the services rendered to the date of termination, and upon such payment, all obligations of the City to the Consultant under this Agreement will cease. Termination pursuant to this subsection shall not prevent either party from exercising any other legal remedies which may be available to it.

14.0 INSPECTION AND AUDIT

The City and its duly authorized representatives shall have access to any books, documents, papers, and records of the Consultant that are related to this Agreement for the purpose of making audits, examinations, excerpts, and transcriptions.

15.0 DOCUMENTS

All computer input and output, analyses, plans, documents photographic images, tests, maps, surveys, electronic files and written material of any kind generated in the performance of this Agreement or developed for the City in performance of the Services are and shall remain the sole and exclusive property of the City. All such materials shall be promptly provided to the City upon request therefor and at the time of termination of this Agreement, without further charge or expense to the City. Consultant shall not provide copies of any such material to any other party without the prior written consent of the City.

16.0 ENFORCEMENT

- 16.1 In the event that suit is brought upon this Agreement to enforce its terms, the prevailing party shall be entitled to its reasonable attorneys' fees and related court costs.
- 16.2 This Agreement shall be deemed entered into in Boulder County, Colorado, and shall be governed by and interpreted under the laws of the State of Colorado. Any action arising out of, in connection with, or relating to this Agreement shall be filed in the District Court of Boulder County of the State of Colorado, and in no other court. Consultant hereby waives its right to challenge the personal jurisdiction of the District Court of Boulder County of the State of Colorado over it.

17.0 COMPLIANCE WITH LAWS

- 17.1 Consultant shall be solely responsible for compliance with all applicable federal, state, and local laws, including the ordinances, resolutions, rules, and regulations of the City; for payment of all applicable taxes; and obtaining and keeping in force all applicable permits and approvals.
- 17.2 Consultant acknowledges that the City of Louisville Code of Ethics provides that independent contractors who perform official actions on behalf of the City which involve the use of discretionary authority shall not receive any gifts seeking to influence their official actions on behalf of the City, and that City officers and employees similarly shall not receive such gifts. Consultant agrees to abide by the gift restrictions of the City's Code of Ethics.

18.0 INTEGRATION AND AMENDMENT

This Agreement represents the entire Agreement between the parties and there are no oral or collateral agreements or understandings. This Agreement may be amended only by an instrument in writing signed by the parties.

19.0 NOTICES

All notices required or permitted under this Agreement shall be in writing and shall be given by hand delivery, by United States first class mail, postage prepaid, registered or certified, return receipt requested, by national overnight carrier, or by facsimile transmission, addressed to the party for whom it is intended at the following address:

If to the City:

City of Louisville
Attn: City Manager
749 Main Street
Louisville, Colorado 80027
Telephone: (303) 335-4533
Email: dlanglely@louisvilleco.gov

If to the Consultant:

Carson Bise, AICP
TisherBise, Inc
4701 Sangamore Rd, Suite 240
Bethesda, MD 20816
Telephone (301) 320-6900 x12
Email: carson@tischlerbise.com

Any such notice or other communication shall be effective when received as indicated on the delivery receipt, if by hand delivery or overnight carrier; on the United States mail return receipt, if by United States mail; or on facsimile transmission receipt. Either party may by similar notice given, change the address to which future notices or other communications shall be sent.

20.0 EQUAL OPPORTUNITY EMPLOYER

- 20.1 Consultant will not discriminate against any employee or applicant for employment because of race, color, religion, age, sex, disability or national origin. Consultant will take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to their race, color, religion, age, sex, disability, national origin, sexual orientation, gender identify or expression, marital status or any other protected basis. Such action shall include but not be limited to the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. Consultant agrees to post in conspicuous places, available to employees and applicants for employment, notice to be provided by an agency of the federal government, setting forth the provisions of the Equal Opportunity Laws.
- 20.2 Consultant shall be in compliance with the applicable provisions of the American with Disabilities Act of 1990 as enacted and from time to time amended and any

other applicable federal, state, or local laws and regulations. A signed, written certificate stating compliance with the Americans with Disabilities Act may be requested at any time during the life of this Agreement or any renewal thereof.

21.0 NO THIRD PARTY BENEFICIARIES

It is expressly understood and agreed that enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to City and Consultant, and nothing contained in this Agreement shall give or allow any such claim or right of action by any other third party on such Agreement. It is the express intention of the parties that any person other than City or Consultant receiving services or benefits under this Agreement shall be deemed to be an incidental beneficiary only.

22.0 SUBCONTRACTORS

Consultant may utilize subcontractors identified in its qualifications submittal to assist with non-specialized works as necessary to complete projects. Consultant will submit any proposed subcontractor and the description of its services to the City for approval. The City will not work directly with subcontractors.

23.0 AUTHORITY TO BIND

Each of the persons signing below on behalf of any party hereby represents and warrants that such person is signing with full and complete authority to bind the party on whose behalf of whom such person is signing, to each and every term of this Agreement.

In witness whereof, the parties have executed this Agreement to be effective on the date first above written.

CITY OF LOUISVILLE,
a Colorado Municipal Corporation

By: _____
Christopher M. Leh, Mayor

Attest: _____
Genny Kline, City Clerk

CONSULTANT:
TischlerBise, Inc., a Maryland Corporation

By: _____
Name: L. Carson Bise, AICP
Title: President

Exhibit A – Scope of Services and Fees

TASK 1: PROJECT INITIATION / DATA ACQUISITION

During this task, we will meet with City staff to establish lines of communication, review and discuss project goals and expectations related to the project, request data and documentation related to new proposed development, and discuss staff's role in the project. The objectives of this initial discussion are outlined below:

- Obtain and review recent permit data and other land use information for the City
- Assess additional information needs and required staff support
- Identify and collect data and documents relevant to the analysis
- Identify any relevant policy issues

Meetings: One (1) on-site visit to meet with City staff as appropriate.

Deliverables: Data request memorandum (prepared in advance of meeting).

TASK 2: PREPARE LAND USE ASSUMPTIONS AND DEVELOPMENT PROJECTIONS

The purpose of this task is to review and understand the current demographics of the City and determine future development for the City in terms of new population, housing units, employment, and nonresidential building area over the next 10-20 years. TischlerBise will prepare a plan that includes projections of changes in land uses, densities, intensities, and population. A map of the area(s) to which the land use assumptions apply will also be included in this task.

Meetings: Discussions with the Planning Department and other relevant staff held as part of Task 1, as well as conference calls as needed.

Deliverables: TischlerBise will prepare a draft Technical Memorandum discussing the recommended land use factors and projections. After review and sign-off by the City, a final memorandum will be issued, which will become part of the final Impact Fee Report.

TASK 3: DETERMINE CAPITAL FACILITY NEEDS AND SERVICE LEVELS

This Task as well as Tasks 4-6 may vary somewhat depending on the methodology applied to a particular impact fee category. The impact fee study for each facility type would be presented in separate chapters in the Impact Fee Report.

Identify Facilities/Costs Eligible for Impact Fee Funding. As an essential part of the nexus analysis, TischlerBise will evaluate the impact of development on the need for additional facilities, by type, and identify costs eligible for impact fee funding. Elements of the analysis include:

- Review facility plans, fixed asset inventories, and other documents establishing the relationship between development and facility needs by type.
- Identify planned facilities, vehicles, equipment, and other capital components eligible for impact fee funding.
- Prepare forecast of relevant capital facility needs.
- Adjust costs as needed to reflect other funding sources.

As part of calculating the fee, the City may include the construction contract price; the cost of acquiring land, improvements, materials, and fixtures; the cost for planning, surveying, and engineering fees for services provided for and directly related to the construction system improvement; and debt service charges, if the City might use impact fees as a revenue stream to pay the principal and interest on bonds, notes or other obligations issued to finance the cost of system improvements. All these components will be considered in developing an equitable allocation of costs.

Identify Appropriate Level of Service (LOS) Standards. We will review needs analyses and LOS for each facility type. Activities related to this Task include:

- Apply defined service standards to data on future development to identify the impacts of development on facility and other capital needs. This will include discussions with staff of the existing versus adopted LOS, as appropriate.
- Ascertain and evaluate the actual demand factors (measures of impact) that generate the need for each type of facility to be addressed in the study.
- Identify actual existing service levels for each facility type.
- Define service standards to be used in the impact fee analysis.
- Determine appropriate geographic service areas (if necessary) for each fee category.

Meetings: Two (2) meetings with City staff to discuss capital facility needs and levels of service. At the City's option, one of these visits can serve as an opportunity to brief the City Council on the fee study, process, timeline, etc.

Deliverables: Memoranda as appropriate. Results integrated into Draft/Final Impact Fee Report.

TASK 4: EVALUATION OF PUBLIC USE DEDICATION STANDARDS AND POLICIES

This Task will result in an analysis and recommendation for maintaining or revising the City's Public Use Dedication standards.

Nexus Analysis for Dedication Requirement. As an essential part of the nexus analysis, TischlerBise will evaluate the impact of development on the need for additional parks, open space, schools, and public safety and the Public Use Dedication requirements relative to the City's current/updated impact fee structure to ensure there are no overlaps. Elements of this analysis include:

- Application of Land Dedication Requirement: Review application of Public Use Dedication vs. cash in lieu vs. exactions/impact fees.
- Acreage/Land Requirements: By residential dwelling unit, type of housing, population threshold by dwelling unit, nonresidential development type, or other method.
- Improvement Guarantees: Recommend approaches to ensure agreed-upon dedications/improvements are made by the developer. For example, requiring the timing of the installation of open spaces, parks, and trails within a development to ensure completion for the public.
- Cash-in-Lieu: Best practices for ensuring an independent determination of fair-market value is used when land dedication is not feasible or desirable. This should include different approaches for rural areas and urban areas.

- Determination of appropriate market value assumptions.

Meetings: One (1) meeting with City staff to discuss adequacy of Public Use Dedication.

Deliverables: See Task 8.

TASK 5: EVALUATE DIFFERENT ALLOCATION METHODOLOGIES

The purpose of this Task is to determine the methodology most appropriate for each impact fee category. As noted previously, the three basic methodologies that can be applied in the calculation of impact fees are the plan-based, incremental expansion, and cost-recovery approaches. Selection of the particular methodology for each component of the impact fee category will depend on which is most beneficial for the City. In some cases, we will prepare the impact fees for a particular infrastructure category using several methodologies and will discuss the trade-offs with the City. This allows the utilization of a combination of methodologies within one fee category. For instance, a plan-based approach may be appropriate for a new building while an incremental approach may be appropriate for support vehicles and equipment. By testing all possible methodologies, the City is assured that the maximum supportable impact fee will be developed. Policy discussions will then be held at the staff level regarding the trade-offs associated with each allocation method prior to proceeding to the next Task as well as trade-offs regarding implementation as impact fees.

Meetings: One (1) meeting with City staff to discuss issues related to allocation methodologies and relevant policy issues. This trip can be scheduled to coincide with a City Council briefing as well.

Deliverables: "Storyboard" presentation on fee options.

TASK 6: DETERMINE NEED FOR CREDITS TO BE APPLIED AGAINST CAPITAL COSTS

A consideration of credits is integral to the development of a legally valid impact fee methodology. There are two types of credits that are included in the calculation of impact fees, each with specific, distinct characteristics. The first is a credit due to possible double payment situations. This could occur when a property owner will make future contributions toward the capital costs of a public facility covered by an impact fee. The second is a credit toward the payment of an impact fee for the required dedication of public sites and improvements provided by the developer and for which the impact fee is imposed. Both types of credits will be considered and addressed in the impact fee study.

Deliverables: Memoranda as appropriate. See Task 8.

TASK 7: CONDUCT FUNDING AND CASH FLOW ANALYSIS

In order to prepare a meaningful capital funding strategy, it is important to not only understand the gross revenues, but also the capital facility costs and any deficits. In this case, some consideration should be given to anticipated funding sources. This calculation will allow the City to better understand the various revenue sources possible and the amount that would be needed if the impact fees were discounted.

The initial cash flow analysis will indicate whether additional funds might be needed or if the funding strategy might need to be changed to have new growth pay its fair share of new capital facilities. This could also affect the total credits calculated in the previous Task. Therefore, it is likely that a number of iterations will be conducted in order to refine the cash flow analysis reflecting the capital improvement needs.

Deliverables: See Task 8.

TASK 8: PREPARE DRAFT AND FINAL IMPACT FEE/PUBLIC USE DEDICATIONS REPORT, PUBLIC PRESENTATIONS

TischlerBise will prepare a draft report for the City's review. The report will summarize the need for all relevant categories of impact fees in Louisville and the relevant methodologies employed in the calculation. It will also document all assumptions and cost factors. The report will include at a minimum the following information:

- Executive summary
- A detailed description of the methodologies used during the study
- A detailed description of all LOS standards and cost factors used and accompanying rationale
- A detailed schedule of all proposed fees listed by land use type and activity
- Other information which adequately explains and justifies the resulting recommended fee schedule
- Cash flow analysis
- Housing affordability analysis
- Implementation and administration procedures (including annual escalation methods)

Following the City's review of the draft report, we will make mutually agreed upon changes to the impact fee report and issues a final version.

TischlerBise's report(s) will have flow diagrams clearly indicating the methodology and approach, a series of tables for each fee category showing all of the data assumptions and figures, and a narrative explaining all of the data assumptions, sources and the methodologies. The report will be a stand-alone document clearly understood by all interested parties. Because of the firm's extensive experience in calculating impact fees and preparing such reports, we have developed a succinct written product that leaves a well-understood paper trail.

Analysis of Peer Community Fee Structures. In this Task, TischlerBise will prepare a comparative analysis of peer communities' impact fee structures. This will include a minimum of seven communities. The analysis will compare how the proposed impact fee structure for the City of Louisville compares to other peer communities, including noting any differences in fee schedules and methodologies.

Meetings: Two (2) meetings/presentations to present the Impact Fee Study to the City Council. One (1) meeting/presentation with Finance Committee.

Deliverables: Draft and Final Impact Fee Study. Presentation Materials as Appropriate.

TASK 9: LIAISON COMMITTEE

As part of this process, TischlerBise will conduct three meetings with an Impact Fee Study Liaison Committee, which will consist of various stakeholders identified and appointed by the City of Louisville. This Liaison Committee review data/assumptions and raise any questions about the technical data and approach being used in the fee update. The intent is for these discussions to be an opportunity for interested parties to understand the soundness and reasonableness of the technical methodologies, and to a certain extent, the political and/or philosophical use of fees. We recommend a minimum of three meetings—one toward the beginning of the process, where we discuss, process, development projections, and preliminary methodological directions, and two to discuss the draft work products.

Meetings: Three (3) meetings with Liaison Committee.

Deliverables: Presentation materials for meetings.

The following table provides our not-to-exceed fixed fee cost proposal for the Impact Fee Study. Our cost proposal is a fixed fee and includes all consulting costs, travel, etc. TischlerBise bills on a percentage complete basis.

PROPOSED FEE SCHEDULE FOR LOUISVILLE, COLORADO					
Project Team Member:	Bise	McAweeney	Griffin	Total	
Job Title:	Project Manager	Primary Analyst	Project Analyst	Hours	Cost
Hourly Rate*	\$235	\$200	\$200		
Task 1: Project Initiation / Data Acquisition	4	4	0	8	\$1,740
Task 2: Prepare Land Use Assumptions and Development Projections	4	16	24	44	\$8,940
Task 3: Determine Capital Facility Needs and Service Levels	16	36	24	76	\$15,760
Task 4: Evaluation of Public Use Dedication Standards and Policies	8	32	8	48	\$9,880
Task 5: Evaluate Different Allocation Methodologies	10	16	8	34	\$7,150
Task 6: Determine Need for Credits to be Applied Against Capital Costs	2	8	0	10	\$2,070
Task 7: Conduct Funding and Cash Flow Analysis	2	8	0	10	\$2,070
Task 8: Prepare Impact Fee Report, Public Presentations	32	40	16	88	\$18,720
Task 9: Liaison Committee	32	4	0	36	\$8,320
TOTAL:	110	164	80	354	\$74,650

* Hourly rates are inclusive of all costs.



PROPOSAL FOR A DEVELOPMENT IMPACT FEE AND PUBLIC USE DEDICATION STUDY

Prepared for
City of Louisville, Colorado
January 22, 2026



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Section A: Executive Summary

The City of Louisville seeks a consultant to prepare a comprehensive evaluation of the City's Impact Fee program and Public Use Dedications policy. When preparing the recommended land dedication or impact fee structure, we will work with City staff to ensure assumptions and methodologies are consistent with recommended City policy directives and strategic objectives. With decades of impact fee and development exaction experience across the nation, TischlerBise has pioneered best practices and moved the industry away from generic, cookie-cutter, dedication/fee studies toward dedications/fees that are designed to function as an integral component of the community's strategic plan. TischlerBise will be available to function as a key member of the City's management and leadership team and will remain available to the City long after the engagement is over for assistance on administrative and implementation issues.

We feel that TischlerBise is ideally suited to undertake this project based on our extensive national, Colorado, and Louisville impact fee experience. There are several points we would like to note that make our firm's qualifications unique:

- **No other firm has the depth of experience that TischlerBise brings to this assignment.** The City will benefit from our staff's experience in identifying funding gaps and creating new revenue programs for hundreds of local government agencies across the country. **We have prepared over 1,100 impact fee studies across the country – more than any other firm.** We are innovators in the field, pioneering approaches for credits, impact fees by size of housing unit, and distance-related/tiered impact fees. More importantly, a TischlerBise impact fee methodology has never been successfully challenged in a court of law.
- **National Thought Leaders.** All three Project Team members for this assignment are considered national thought leaders on the subjects of impact fees, infrastructure financing strategies, fiscal/economic sustainability, and growth management. Carson Bise, AICP, Chaired the American Planning Association's Paying for Growth Task Force and is an Affiliate of the National Center for Smart Growth Research & Education. Mr. Bise also served on the Board of Directors for the Growth and Infrastructure Consortium, where he is a frequent presenter at the annual conference. Colin McAweeney and Ben Griffin are also frequent speakers on impact fees and infrastructure financing at the state and national level for the American Planning Association, National Association of Homebuilders, Urban Land Institute, and the Government Finance Officers Association.
- **Consensus Builders.** Our seasoned Project Team has actively participated in legislative body meetings and citizen committees to educate stakeholders regarding the technical process of impact fee calculations as well as the pros and cons of impact fees, particularly the economic effect of implementation. We have unsurpassed experience as consensus builders working with a broad cross-section of urban, suburban and rural communities across country.
- **Colorado Experience.** TischlerBise has recently completed, or is conducting, similar assignments in the following Colorado communities: Adams County, Arapahoe County, Aspen, Boulder, Colorado Springs, Dacono, Durango, Erie, Evans, Firestone, Fort Collins, Fruita, Garfield County, Grand Junction, Lafayette, Larimer County, Lone Tree, Longmont, Louisville, Loveland, Mead, Parker, Severance, Thornton, and Vail.

- 
- As a small firm, **we have the flexibility and responsiveness to meet all deadlines of your project.**
We offer you the level of service and commitment that the larger firms save for their largest clients.

Section B: Firm Profile

TischlerBise, Inc., was founded in 1977 as Tischler, Montasser & Associates. The firm became Tischler & Associates, Inc., in 1980 and TischlerBise, Inc., in 2005. The firm is a Subchapter (S) corporation, is incorporated in Washington, D.C., and maintains offices in Bethesda, Maryland and Boise, Idaho. The firm's legal addresses are:

Principal Office

L. Carson Bise, AICP, President
4701 Sangamore Rd, Suite 240
Bethesda, MD 20816
301.320.6900 x12 (w) | 301.320.4860 (f)
carson@tischlerbise.com

Idaho Office

Colin McAweeney, Sr. Analyst
999 West Main Street
Boise, ID 83702
202.642.8248
colin@tischlerbise.com

TischlerBise is a fiscal, economic, and planning consulting firm specializing in fiscal/economic impact analysis, impact fees, user fees, market feasibility, infrastructure financing studies, and related revenue strategies. Our firm has been providing consulting services to public agencies for over thirty years. In this time, we have prepared over **1,000 fiscal/economic impact evaluations and over 1,100 impact fee/infrastructure financing studies** – more than any other firm.

Innovation

TischlerBise has been the national leader in advancing the state of the practice as it relates to impact fee calculations. For example, TischlerBise has developed unique methodologies for calculating “progressive” demand indicators for not only persons per housing unit (household), but also the development of jurisdiction-specific average daily vehicle trip generation rates, using US Census Bureau data and Institute of Transportation Engineer’s formulas. These methods not only improve proportionality, but also promote housing equity. In addition, TischlerBise has developed unique impact fee methodologies to assist communities with the implementation of land use policies intended to address sprawl, congestion, and other growth management issues by helping to direct growth to planned development zones. Using GIS and data from local traffic models, TischlerBise developed an innovative tiered road impact fee methodology to allocate the cost of road improvements by Traffic Analysis Zone (TAZ) based on vehicle miles of travel (VMT). As density and mix of development increase in urban areas, VMT decreases due to shorter trips and more walking, bicycling, and transit use. This results in lower impact fees in areas where communities are attempting to encourage infill development.

TischlerBise Colorado Experience

We believe our **previous experience preparing impact fees in the State of Colorado** makes us a prime candidate for this assignment. This experience makes us intimately familiar with local government revenue structures and the planning/growth management issues facing front range communities. The following table summarizes TischlerBise’s vast impact fee experience in the State of Colorado.



CLIENT	Housing Mitigation	Transportation	Sewer	Water	Stormwater	Law Enforcement	Fire/EMS	Parks and Recreation	Trails/Open Space	Libraries	General Government
Adams County		◆						◆			
Arapahoe County		◆						◆			
Aspen	◆										
Berthoud Fire District							◆				
Boulder		◆				◆	◆	◆	◆	◆	◆
Castle Rock		◆			◆	◆	◆	◆	◆		◆
Colorado Springs		◆				◆		◆			
Crested Butte	◆										
Dacono		◆				◆		◆			◆
Denver								◆			
Durango	◆	◆									
Eaton			◆	◆		◆		◆	◆		◆
Erie		◆				◆		◆	◆		◆
Evans		◆									
Fort Collins		◆									
Fruita								◆	◆		
Garfield County		◆									
Grand Junction						◆	◆	◆			
Greeley		◆	◆				◆	◆			
Lafayette						◆	◆	◆			◆
Lake Dillon Fire District							◆				
Larimer County		◆									
Lone Tree		◆				◆		◆	◆		◆
Longmont		◆					◆				◆
Louisville		◆				◆		◆	◆	◆	◆
Loveland						◆		◆	◆	◆	◆
Mead		◆				◆		◆			◆
Montezuma County		◆									
Parker		◆				◆		◆			◆
Pitkin County		◆									
Pueblo		◆									
Thornton		◆				◆	◆	◆	◆		◆
Vail		◆									

TischlerBise National Experience Over the Past 3 Years

TischlerBise is the national leader in advancing the “state of the practice.” For example, TischlerBise pioneered impact fees by housing size and/or bedroom count, tiered transportation fee schedules, techniques for mitigating high fees for nonresidential development, and integrating transportation impact fees as part of an overall funding strategy. While every community is unique, this national experience provides invaluable perspective for our clients. A summary of our national impact fee experience is shown below. **(As the table indicates, this list is much too exhaustive to a brief account of the product/service delivered, the total dollar value of the project, and the completion (or expected completion) date. An asterisk indicates a repeat client).**

STATE	CLIENT	Feasibility Analysis	Roads/Transportation	Sewer	Water	Stormwater	Law Enforcement	Fire/EMS	Parks and Recreation	Trails/Open Space	Libraries	General Government	Schools
AL	Baldwin County		◆							◆			
AL	Daphne*		◆					◆	◆	◆			
AL	Fairhope*		◆					◆	◆	◆		◆	
AL	Foley		◆					◆	◆	◆			
AL	Gulf Shores		◆					◆	◆	◆			
AL	Orange Beach		◆					◆	◆	◆		◆	
AR	Bella Vista						◆	◆			◆		
AR	Bentonville*		◆	◆	◆		◆	◆	◆				
AR	Siloam Springs		◆					◆	◆				
AZ	Apache County	◆											
AZ	Apache Junction*		◆				◆	◆	◆		◆	◆	
AZ	Avondale*		◆	◆	◆		◆	◆	◆		◆	◆	
AZ	Buckeye*		◆	◆	◆		◆		◆		◆	◆	
AZ	Bullhead City*		◆				◆		◆			◆	
AZ	Camp Verde	◆					◆		◆		◆	◆	
AZ	Carefree	◆	◆		◆					◆		◆	
AZ	Casa Grande*		◆	◆			◆	◆	◆		◆	◆	
AZ	Cave Creek*		◆	◆	◆				◆	◆		◆	
AZ	Coolidge*		◆	◆			◆	◆	◆			◆	
AZ	Dewey-Humboldt		◆				◆	◆	◆		◆	◆	
AZ	El Mirage*			◆	◆		◆	◆	◆			◆	
AZ	Eloy*			◆	◆		◆		◆		◆	◆	
AZ	Flagstaff*	◆	◆				◆	◆	◆		◆	◆	
AZ	Fountain Valley		◆					◆	◆				
AZ	Gilbert*		◆		◆		◆	◆			◆		



STATE	CLIENT	Feasibility Analysis	Roads/Transportation	Sewer	Water	Stormwater	Law Enforcement	Fire/EMS	Parks and Recreation	Trails/Open Space	Libraries	General Government	Schools
AZ	Glendale*			◆	◆	◆	◆	◆	◆		◆	◆	
AZ	Goodyear*		◆	◆	◆		◆	◆	◆		◆		
AZ	Kingman*		◆	◆	◆		◆		◆				
AZ	Maricopa*	◆	◆				◆	◆	◆	◆	◆	◆	
AZ	Nogales			◆	◆								
AZ	Oro Valley		◆		◆		◆		◆				
AZ	Peoria*	◆	◆				◆	◆	◆	◆	◆	◆	
AZ	Pinal County	◆	◆				◆		◆				
AZ	Pinetop-Lakeside		◆				◆		◆	◆		◆	
AZ	Safford			◆	◆								
AZ	San Luis		◆	◆	◆	◆	◆	◆	◆				
AZ	Sedona		◆			◆	◆		◆			◆	
AZ	Sierra Vista*		◆				◆	◆	◆	◆	◆		
AZ	Somerton*		◆	◆	◆	◆	◆	◆	◆				
AZ	Surprise*		◆	◆	◆		◆	◆	◆		◆	◆	
AZ	Taylor	◆	◆				◆	◆	◆			◆	
AZ	Tucson		◆				◆	◆	◆				
AZ	Wellton*		◆	◆	◆	◆	◆	◆	◆				
AZ	Yuma*		◆	◆		◆	◆	◆	◆	◆		◆	
CA	Hemet*		◆			◆	◆	◆	◆	◆	◆	◆	
CA	Imperial County*	◆											
CA	Temecula*		◆	◆	◆		◆		◆	◆	◆	◆	
CA	Tulare*		◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	
FL	Manatee County		◆				◆	◆	◆	◆		◆	◆
FL	Manatee Co. Schools*												◆
FL	Miami*	◆					◆	◆	◆	◆		◆	◆
FL	North Miami	◆		◆	◆		◆	◆	◆	◆	◆	◆	
FL	Osceola County Schools												◆
FL	Pasco Co. School Board*												◆
FL	Pinecrest*		◆			◆	◆		◆				
FL	Port St. Lucie*								◆			◆	
FL	Sarasota County Schools												◆
FL	South Miami*		◆						◆				
FL	Stuart*		◆				◆	◆	◆			◆	
GA	Forsyth County		◆										



STATE	CLIENT	Feasibility Analysis	Roads/Transportation	Sewer	Water	Stormwater	Law Enforcement	Fire/EMS	Parks and Recreation	Trails/Open Space	Libraries	General Government	Schools
GA	Gordon County	◆							◆	◆		◆	
ID	Caldwell	◆											
ID	Canyon County	◆											
ID	Hailey*		◆	◆	◆		◆	◆	◆	◆	◆	◆	
ID	Hayden		◆				◆		◆				
ID	Idaho Falls*		◆				◆	◆	◆				
ID	Kellogg			◆				◆		◆			
ID	Kootenai Fire/ Rescue								◆				
ID	Nampa*	◆	◆	◆	◆			◆	◆	◆	◆		
ID	Post Falls	◆	◆				◆		◆				
ID	Sandpoint		◆					◆	◆	◆			
ID	Shoshone Co. Fire Dept							◆					
ID	Victor*		◆				◆	◆	◆				
MD	Anne Arundel County*		◆										◆
MD	Calvert County*		◆				◆	◆					◆
MD	Caroline County												◆
MD	Carroll County*					◆		◆	◆		◆	◆	◆
MD	Easton*	◆	◆				◆	◆	◆			◆	
MD	Frederick*		◆										
MD	Frederick County*		◆				◆	◆	◆		◆	◆	◆
MD	St. Mary's County		◆				◆	◆	◆		◆	◆	◆
MT	Bozeman*		◆	◆	◆			◆					
MT	Hamilton		◆	◆	◆		◆	◆					
MT	Livingston		◆	◆	◆			◆	◆				
MT	Missoula*		◆				◆		◆		◆	◆	
MT	Missoula County*		◆	◆			◆	◆					
MT	Whitefish			◆	◆		◆	◆	◆				
NM	Las Cruces*			◆	◆								
NV	Washoe County*		◆										
OH	Delaware*						◆	◆	◆			◆	
OH	Lebanon*		◆						◆				
OH	Sunbury*						◆					◆	
RI	East Greenwich*							◆	◆	◆		◆	◆
RI	Middletown*			◆			◆	◆	◆			◆	◆
SC	Aiken		◆				◆	◆	◆				

STATE	CLIENT	Feasibility Analysis	Roads/Transportation	Sewer	Water	Stormwater	Law Enforcement	Fire/EMS	Parks and Recreation	Trails/Open Space	Libraries	General Government	Schools
SC	Anderson County*		◆										
SC	Beaufort County*		◆				◆	◆	◆		◆		◆
SC	Clover School District*												◆
SC	Easley		◆				◆	◆	◆				
SC	Fort Mill School District												◆
SC	Georgetown County*		◆				◆				◆		
SC	Horry County*	◆					◆	◆	◆	◆	◆		
SC	Jasper County		◆				◆	◆	◆				◆
SC	Lancaster County						◆	◆	◆				◆
SC	Lexington County						◆	◆					
SC	Richland County		◆										
SC	Summerville							◆	◆			◆	
SC	Tega Cay*			◆	◆			◆	◆				
SC	York County		◆				◆		◆				
TN	Hendersonville		◆				◆	◆	◆				
TN	Murfreesboro		◆				◆	◆	◆				
TN	Portland		◆				◆	◆					
TN	Williamson County*												◆
VA	Goochland County*		◆										
VA	Fauquier County*		◆					◆					◆
VA	Frederick County*		◆					◆					◆
VA	Henrico County*		◆						◆		◆		◆
VA	Isle of Wight County*							◆	◆				◆
VA	Loudoun County*		◆				◆	◆	◆		◆		◆
VA	Prince William County		◆										
VA	Spotsylvania County*		◆										
VA	Suffolk			◆	◆								
VA	Sussex County	◆											
WV	Jefferson County*						◆	◆	◆			◆	◆
WY	Cheyenne		◆				◆	◆	◆			◆	◆

Public Engagement Experience

We realize a key element of the City's assignment involves the presentation and dissemination of the impact fee findings to a diverse set of stakeholders. In addition to our vast experience with stakeholder groups as

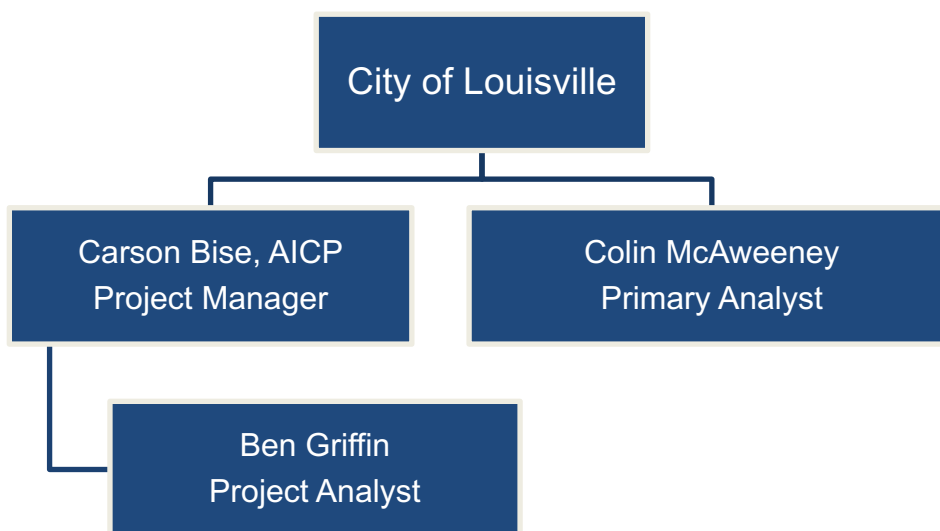


part of our impact fee assignments, TischlerBise has extensive community and public outreach experience as demonstrated by the following examples:

- Three regional forums in California on the fiscal benefits of infill development as part of our engagement with the California Strategic Growth Council.
- Regional forums to engage the public in a discussion on the Delaware Valley Region's economic and fiscal future.
- A series of community growth management forums in Manatee County, Florida.
- A one-day, two-part public forum (Conversation on Growth) for Ada County, Idaho.
<https://adacounty.id.gov/commissioners/coordinated-growth/coordinated-growth-for-ada-county-conversations/>
- Two-day workshop on the fiscal implications of growth for COMPASS.
<https://www.youtube.com/watch?v=nTj5xNU3IWM> <https://www.youtube.com/watch?v=8tiYpeFCXDo>
<https://www.youtube.com/watch?v=q4A-F8SVB2E>
- A one-day workshop about evaluation of fiscal and economic impacts and their use in decision-making.
- Multiple State level workshops to identify economic development goals and aspirations as part of land use planning studies.
- A public conference focused on sustainable strategies for suburban communities facing demographic shifts, changing housing preferences, and growing infrastructure costs.
- Extensive experience conducting one-on-one meetings with representatives of the private sector related to conducting market assessments and development trends.
- Extensive experience conducting individual departmental meetings to collect data required to conduct fiscal and economic evaluations, as well as impact fee and infrastructure finance studies.
- Extensive experience presenting complex market, economic, and fiscal data and conclusions to elected/appointed bodies.

Section C: Staff Profile

To successfully navigate through the City's impact fee study, the consultant must possess specific, detailed, and customized knowledge, not only of the technical analysis, but also of the context of the impact fee structure in achieving the City's land use, transportation, and economic development policy goals. **Our Project Team for this assignment includes our most senior and experienced impact fee professionals.** We have unsurpassed experience performing projects requiring the same expertise as that needed to serve the City of Louisville. The role of each team member and their qualifications are briefly discussed in this section, and the organizational chart shows our project team for this assignment.



Carson Bise, AICP, President of TischlerBise, will serve as Project Manager and coordinate our Project Team's interaction with the City to ensure that all work is completed properly, on time, and within budget. He will work closely with Colin McAweeney, developing and reviewing all aspects of the project and providing overall quality assurance for the project. Mr. Bise has 30 years of fiscal, economic and planning experience and is a leading national figure in the calculation of impact fees, having completed over 350 impact fee studies. Mr. Bise has also written and lectured extensively on fiscal impact analysis and infrastructure financing. His most recent publication is *Next Generation Transportation Impact Fees*. **Mr. Bise has been the Project Manager for the majority of our Colorado impact fee assignments.**

Colin McAweeney, Senior Fiscal/Economic Analyst, will serve as Primary Analyst for this assignment. Mr. McAweeney has been with TischlerBise for seven years and heads our Boise office. Mr. McAweeney will assist with controlling the work in progress and will assist with the technical requirements of the project. Most importantly, Mr. McAweeney, in conjunction with Mr. Bise, will ensure constant collaboration and communication between City staff and our team through frequent progress memorandums, conference calls, and in-person meetings. **Mr. McAweeney has assisted or managed impact fee studies in Colorado Springs, Fort Collins, Erie, Lake Dillon Fire District, Lafayette, Lone Tree, South Metro Fire District, and Parker.**

Ben Griffin, Senior Fiscal/Economic Analyst, an accomplished development fee Project Manager in his own right, will provide analytical support to the impact fee study. Mr. Griffin has been with TischlerBise for



ten years and has assisted or **managed impact fee studies in Boulder, Durango, Erie, Lone Tree, Louisville, and Vail.**

Resumes for our project team are shown below.

L. Carson Bise, AICP, President

Carson Bise has 30 years of fiscal, economic and planning experience and has conducted fiscal and infrastructure finance evaluations in 40 states. Mr. Bise has developed and implemented more fiscal impact models than any consultant in the country. The applications which Mr. Bise has developed have been used for evaluating multiple land use scenarios, specific development projects, annexations, urban service provision, tax-increment financing, and concurrency/adequate public facilities monitoring. Mr. Bise is also a leading national figure in the calculation of impact fees, having completed over 350 impact fee studies. Mr. Bise has also written and lectured extensively on fiscal impact analysis and infrastructure financing. His most recent publications are *Next Generation Transportation Impact Fees* and *Fiscal Impact Analysis: Methodologies for Planners*, both published by the American Planning Association, a chapter on fiscal impact analysis in the book *Planning and Urban Design Standards*, also published by the American Planning Association, and the ICMA IQ Report, *Fiscal Impact Analysis: How Today's Decisions Affect Tomorrow's Budgets*. Mr. Bise was also the principal author of the fiscal impact analysis component for the Atlanta Regional Commission's Smart Growth Toolkit and is featured in the recently released AICP Training Package entitled *The Economics of Density*. Mr. Bise is a past Board of Directors of the Growth and Infrastructure Finance Consortium and **Chaired the American Planning Association's Paying for Growth Task Force**. He is also an Affiliate of the National Center for Smart Growth Research & Education.

SELECTED IMPACT FEE EXPERIENCE

- Daphne, Alabama – *Impact Fee Study*
- Foley, Alabama – *Impact Fee Study*
- Gulf Shores, Alabama – *Impact Fee Study*
- Orange Beach, Alabama – *Impact Fee Study*
- Apache Junction, Arizona – *Impact Fee Study*
- Camp Verde, Arizona – *Impact Fee Study*
- Eloy, Arizona – *Impact Fee Study*
- Siloam Springs, Arkansas – *Impact Fee Study*
- Avenal, California – *Development Impact Fee Study*
- Corcoran, California – *Development Impact Fee Study*
- Banning, California – *Development Impact Fee Study*
- National City, California – *Development Impact Fee Study*
- Mammoth Lakes, California – *Development Impact Fee*
- Rancho Cucamonga, California – *Development Impact Fee Study*
- Suisun City, California – *Development Impact Fee Study*
- Temecula, California – *Development Impact Fee Study*
- Tulare, California – *Development Impact Fee Study*
- **Adams County, Colorado – *Transportation Impact Study***

- **Arapahoe County, Colorado – *Rural Road Funding Strategy and Rural Road Impact Fee Study***
- **Boulder, Colorado – *Impact Fee/Excise Tax Study***
- **Castle Rock, Colorado – *Impact Fee Study***
- **Evans, Colorado – *Impact Fee Study***
- **Erie, Colorado – *Impact Fee Study***
- **Fort Collins, Colorado – *Transportation Capital Expansion Fee Study***
- **Grand Junction, Colorado – *Impact Fee Study***
- **Greeley, Colorado – *Impact Fee Study***
- **Longmont, Colorado – *Impact Fee Study***
- **Louisville, Colorado – *Impact Fee Study***
- **Mead, Colorado – *Impact Fee Study***
- **Steamboat Springs, Colorado – *Impact Fee Study***
- **Thornton, Colorado – *Impact Fee Study***
- **Vail, Colorado – *Impact Fee Study***
- **DeSoto County, Florida – *Impact Fee Study***
- **Manatee County, Florida – *Impact Fee Study***
- **North Miami, Florida – *Impact Fee Study***
- **Pasco County, Florida – *School Impact Fee Study***
- **Polk County, Florida – *Impact Fee Study***
- **Punta Gorda, Florida – *Impact Fee Study***
- **Seminole County, Florida – *School Impact Fee and Infrastructure Financing Study***
- **Anne Arundel County, Maryland – *Revenue Strategies***
- **Calvert County, Maryland – *Impact Fee Study***
- **Caroline County, Maryland – *Schools Excise Tax Study***
- **Carroll County, Maryland – *Impact Fee Study***
- **Charles County, Maryland – *Impact Fee Study***
- **Dorchester County, Maryland – *Impact Fee Study***
- **Easton, Maryland – *Impact Fee Study***
- **Hagerstown, Maryland – *Impact Fee Study***
- **Hampstead, Maryland – *Impact Fee Study***
- **Salisbury, Maryland – *Impact Fee Study***
- **Talbot County, Maryland – *Impact Fee Study***
- **Washington County, Maryland – *Impact Fee Study***
- **Wicomico County, Maryland – *Impact Fee Study***
- **Worcester County, Maryland – *Impact Fee Study***
- **Broadwater County, Montana – *Impact Fee Feasibility Study***
- **Florence-Carlton School District, Montana – *Impact Fee Study***
- **North Las Vegas, Nevada – *Impact Fee Study***
- **Clinton City, Utah – *Impact Fee Study***
- **Draper City, Utah – *Impact Fee Study***
- **Farmington City, Utah – *Impact Fee Study***
- **Logan City, Utah – *Impact Fee Study***
- **Mapleton City, Utah – *Impact Fee Study***

- Spanish Fork, Utah – *Impact Fee Study*
- West Jordan, Utah – *Impact Fee Study*

EDUCATION

M.B.A., Economics, Shenandoah University

B.S., Geography/Urban Planning, East Tennessee State University

B.S., Political Science/Urban Studies, East Tennessee State University

SPEAKING ENGAGEMENTS

- Fiscal Impact Assessment, AICP Training Workshop, American Planning Association National Planning Conference
- Dealing with the Cost of Growth: From Soup to Nuts, International City/County Management Association National Conference
- Demand Numbers for Impact Analysis, National Impact Fee Roundtable
- Calculating Infrastructure Needs with Fiscal Impact Models, Florida Chapter of the American Planning Association Conference
- Economic Impact of Home Building, National Impact Fee Roundtable
- Annexation and Economic Development, American Planning Association National Conference
- Economics of Density, American Planning Association National Conference
- The Cost/Benefit of Compact Development Patterns, American Planning Association National Conference
- Fiscal Impact Modeling: A Tool for Local Government Decision Making, International City/County Management Association National Conference
- Fiscal Assessments, American Planning Association National Conference
- From Soup to Nuts: Paying for Growth, American Planning Association National Conference
- Growing Pains, International City/County Management Association National Conference
- Mitigating the Impacts of Development in Urban Areas, Florida Chapter of the American Planning Association
- Impact Fee Basics, National Impact Fee Roundtable
- Fiscal Impact Analysis and Impact Fees, National Impact Fee Roundtable
- Are Subsidies Worth It?, American Planning Association National Conference

PUBLICATIONS

- "Next Generation Transportation Impact Fees," American Planning Association.
- "Fiscal Impact Analysis: Methodologies for Planners," American Planning Association.
- "Planning and Urban Design Standards," American Planning Association, Contributing Author on Fiscal Impact Analysis.
- "Fiscal Impact Analysis: How Today's Decisions Affect Tomorrow's Budgets," ICMA Press.
- "The Cost/Contribution of Residential Development," Mid-Atlantic Builder.
- "Are Subsidies Worth It?" Economic Development News & Views.
- "Smart Growth and Fiscal Realities," ICMA Getting Smart! Newsletter.
- "The Economics of Density," AICP Training Series, 2005, Training CD-ROM (American Planning Association)



Colin McAweeney, Western Region Manager

Colin McAweeney is the Western Region Manager and manages the Boise, Idaho office, with specialties in finance and economic development planning. Mr. McAweeney is an industry expert regarding the intersection of land use planning and municipal finance. His expertise ranges from project-level impact analysis to regional fiscal model design and programming. Additionally, McAweeney has completed impact fee and user fee studies in 50+ communities and presented at local- and state-level conferences. McAweeney co-authored a contribution to the Journal of Comparative Urban Law and Policy, “The Evolution of Fiscal Impact Analysis and Where it Needs to Go.” Prior to joining TischlerBise, he finished his master’s degree with a thesis surrounding the urban aspects that attract investment. Before pursuing his M.S., Mr. McAweeney worked in the finance sector for several years where he became familiar with financial markets and business financing.

EDUCATION

M.S., Urban Management and Development, Erasmus University Rotterdam

B.S., Economics with an emphasis on Mathematics, University of Wisconsin - Madison

SELECTED IMPACT FEE AND INFRASTRUCTURE FUNDING EXPERIENCE

- **Erie, Colorado – *Impact Fee Study***
- **Fort Collins, Colorado – *Transportation Capital Expansion Fee Study***
- **Fruita, Colorado – *Parks and Recreation Impact Fee Study***
- **Lake Dillon Fire District, Colorado – *Impact Fee Study***
- **Lone Tree, Colorado – *Impact Fee Study***
- **Loveland, Colorado – *Capital Expansion Fee Study***
- **Parker, Colorado – *Impact Fee Study***
- **South Metro Fire District, Colorado – *Impact Fee Study***
- Nassau County, Florida – *Impact Fee Study*
- Kellogg, Idaho – *Capital Improvement Plan and Impact Fee Study*
- Post Falls, Idaho – *Capital Improvement Plan and Impact Fee Study*
- Portland, Maine – *Impact Fee Study*
- Easton, Maryland – *Impact Fee Study*
- Talbot County, Maryland – *Impact Fee Study*
- Las Cruces, New Mexico – *Impact Fee Study*
- Beaufort County, South Carolina – *Capital Improvement Plan and Impact Fee Study*
- Beaufort County, South Carolina – *Capital Improvement Plan and Impact Fee Study*
- Lexington County, South Carolina – *Capital Improvement Plan and Impact Fee Study*
- York County, South Carolina – *Capital Improvement Plan and Impact Fee Study*
- Frederick County, Virginia – *Cash Proffer Study*
- Fauquier County, Virginia – *Cash Proffer Study*
- Goochland County, Virginia – *School Cash Proffer Study*
- Isle of Wight County, Virginia – *Cash Proffer Study*



Benjamin Griffin, Senior Fiscal/Economic Analyst

Benjamin Griffin is the Senior Fiscal and Economic Analyst at TischlerBise with specialties in finance and economic development planning. Prior to joining TischlerBise, Mr. Griffin worked for the New Orleans Business Alliance (NOLABA) — the non-profit agency tasked with leading economic development initiatives for the City of New Orleans. Mr. Griffin also worked for the Jefferson Parish Planning Department where he gained experience in the short-range planning division. Since joining TischlerBise, Mr. Griffin has worked on fiscal analyses, market analyses, capital improvement plans, development impact fees, and revenue strategies for local governments in sixteen states.

SELECTED IMPACT FEE EXPERIENCE

- Buckeye, Arizona – *Development Impact Fee Study*
- Pinal County, Arizona – *Development Impact Fee Study*
- Maricopa, Arizona – *Transportation Impact Fee Review*
- Sierra Vista, Arizona – *Development Impact Fee Study*
- Tempe, Arizona – *Development Impact Fee Study*
- Yuma, Arizona – *Development Impact Fee Study*
- Lemoore, California – *Impact Fee Study*
- Mammoth Lakes, California – *Impact Fee Study*
- Suisun City, California – *Impact Fee Study*
- Tulare, California – *Impact Fee Study*
- **Dacono, Colorado – *Impact Fee Study***
- **Durango, Colorado – *Multimodal Impact Fee and Housing Linkage Fee Study***
- **Larimer County, Colorado – *Transportation Capital Expansion Fee Study***
- **Lone Tree – *Impact Fee Study***
- **Louisville, Colorado – *Impact Fee Study***
- **Mead, Colorado – *Impact Fee Study***
- **Thornton, Colorado – *Impact Fee Study***
- Manatee County, Florida – *Impact Fee Study*
- Manatee County School District, Florida – *School Impact Fee Study*
- Covington, Louisiana – *Impact Fee Study*
- Middletown, Rhode Island – *Impact Fee Study*
- West Jordan, Utah – *Impact Fee Study*
- Jefferson County, West Virginia—*Impact Fee Study*

EDUCATION

M.A., Urban and Regional Planning, University of New Orleans

B.B.A., Finance, University of Mississippi



Section D: Project Approach and Work Scope

Project Approach

Impact fees are simple in concept, but complex in delivery. Generally, the jurisdiction imposing the fee must: (1) identify the purpose of the fee, (2) identify the use to which the fee is to be put, (3) show a reasonable relationship between the fee's use and the type of development project, and (4) account for and spend the fees collected only for the purpose(s) used in calculating the fee.

Reduced to its simplest terms, the process of calculating impact fees involves the following two steps:

1. Determine the cost of development-related capital improvements, and
2. Allocate those costs equitably to various types of development.

There is, however, a fair degree of latitude granted in constructing the actual fees, as long as the outcome is "proportionate and equitable." Fee construction is both an art and a science, and it is in this convergence that TischlerBise excels in delivering products to clients.

Any one of several legitimate methods may be used to calculate impact fees for the City. Each method has advantages and disadvantages given a particular situation, and to some extent they are interchangeable because they all allocate facility costs in proportion to the needs created by development.

In practice, the calculation of impact fees can become quite complicated because of the many variables involved in defining the relationship between development and the need for capital facilities. The following paragraphs discuss the three basic methods for calculating impact fees and how those methods can be applied.

Plan-Based Impact Fee Calculation - The plan-based method allocates costs for a specified set of future improvements to a specified amount of development. The improvements are identified by a CIP. In this method, the total cost of relevant facilities is divided by total demand to calculate a cost per unit of demand. The plan-based method is often the most advantageous approach for facilities that require engineering studies, such as roads and utilities.

Cost Recovery Impact Fee Calculation - The rationale for the cost recovery approach is that new development is paying for its share of the useful life and remaining capacity of facilities from which new growth will benefit. To calculate an impact fee using the cost recovery approach, facility cost is divided by the ultimate number of demand units the facility will serve. An oversized police station is an example.

Incremental Expansion Impact Fee Calculation - The incremental expansion method documents the current level of service (LOS) for each type of public facility in both quantitative and qualitative measures, based on an existing service standard such as square feet per capita or park acres per capita. The LOS standards are determined in a manner similar to the current replacement cost approach used by property insurance companies. However, in contrast to insurance practices, clients do not use the funds for renewal and/or replacement of existing facilities. Rather, the jurisdiction uses the impact fee revenue to expand or provide additional facilities as needed to accommodate new development. An incremental expansion cost method is best suited for public facilities that will be expanded in regular increments with LOS standards based on current conditions in the community.



Evaluation of Alternatives. Designing the optimum impact fee approach and methodology is what sets TischlerBise apart from our competitors. Unlike most consultants, we routinely consider each of the three methodologies for each component within a fee category. The selection of the methodology for each component of an impact fee category will be dependent on which is most beneficial for the City. In some cases, we will prepare the impact fee using several methodologies and will discuss the various trade-offs with the City. There will likely be policy and revenue tradeoffs. We recognize that “one size does *not* fit all” and we create the optimum format that best achieves our clients’ goals.

Lending a Sense of Market Reality to the Development Projections. Projecting future residential and nonresidential development is more difficult now than in the past due to shifting trends in the housing market as a result of changing demographics and lifestyle choices, particularly in light of the COVID-19 pandemic. Changes in the retail sector combined with existing surpluses of retail and office space in many communities are also a concern. **TischlerBise’s extensive national experience conducting market analysis and real estate feasibility studies is invaluable in determining the appropriate development projections used in the impact fee calculations.** Depending on the methodology employed, overly optimistic development projections can increase the City’s financial exposure if impact fee revenue is less than expected.

Potential Impact on Housing Affordability. As part of the impact fee analysis, TischlerBise will estimate the effect of imposing the proposed impact fees on the affordability of housing in Louisville. The analysis will examine the current household income and housing expenses that burden an average household in the City under the current impact fee structure. Next, the proposed impact fees will be included in the cost burden analysis to identify the effect on housing affordability in Louisville.

Implementation/Ongoing Support. The Impact Fee Study is just the beginning of the relationship between TischlerBise and our clients. That is the primary reason the majority of our projects come from existing clients through sole source procurement. After the fee study is complete, TischlerBise can prepare implementation materials and provide training to City staff to ensure it is prepared to implement the impact fee program in a manner that is efficient and consistent with Colorado and national case law. Implementation materials include an administrative manual and forms which will track the City’s impact fee ordinance with cross references between the ordinance, forms, and administrative manual. Finally, TischlerBise understands that it is impossible to forecast every conceivable development proposal within the fee structure. Therefore, TischlerBise routinely prepares specific impact fee amounts for specific projects at no charge to our clients.

Public Outreach. The importance of public outreach when considering impact fees should not be overlooked. Based upon our team’s experience with impact fees across the country and the State of Colorado, we anticipate this study may attract controversy. Therefore, it is important to build a coalition of support early in the process, to educate and inform the public and other key stakeholders about the purpose of the various components of the study, and to explain how it will benefit both key constituents (developers) and the general public. It is critical to develop a communications strategy that will offset and correct any misinformation that might proliferate, and to provide a clear and compelling logic for public adoption of an impact fee program or other exaction program. Our seasoned project team has actively participated in legislative body meetings and citizen committees to educate stakeholders regarding the technical process of impact fee calculations.



Peer Community Fee Survey. We are occasionally asked to provide comparative impact fee information on similar jurisdictions. This type of survey can be relatively straightforward and obtained from our current and ongoing work in Colorado as well as primary research (i.e., online, phone calls, and emails). However, it is important for the consultant compiling the report to understand what is—and is not—included in the fee amounts for a true “apples-to-apples” comparison. For instance, it is important to note what specific categories are included in the impact fee program. Does the overall fee amount include utility fees? What are the components within the fees? Are there unique elements embedded in an impact fee that makes it relatively high or low compared to other jurisdictions in the region? What are the methodological approaches used and how do those approaches affect the fee? What is the difference between the *calculated fees* and the *adopted fees*? For the City of Louisville, we will conduct this evaluation to include methodologies employed, fee amounts, and any unique circumstances that should be identified and communicated to staff and stakeholders throughout the process.

Scope of Work

The following scope of work provides detailed steps to ensure this project is completed successfully and meets the legal requirements for impact fees, based the State’s enabling legislation (SB15), as well as national case law.

TASK 1: PROJECT INITIATION / DATA ACQUISITION

During this task, we will meet with City staff to establish lines of communication, review and discuss project goals and expectations related to the project, request data and documentation related to new proposed development, and discuss staff’s role in the project. The objectives of this initial discussion are outlined below:

- Obtain and review recent permit data and other land use information for the City
- Assess additional information needs and required staff support
- Identify and collect data and documents relevant to the analysis
- Identify any relevant policy issues

Meetings: One (1) on-site visit to meet with City staff as appropriate.

Deliverables: Data request memorandum (prepared in advance of meeting).

TASK 2: PREPARE LAND USE ASSUMPTIONS AND DEVELOPMENT PROJECTIONS

The purpose of this task is to review and understand the current demographics of the City and determine future development for the City in terms of new population, housing units, employment, and nonresidential building area over the next 10-20 years. TischlerBise will prepare a plan that includes projections of changes in land uses, densities, intensities, and population. A map of the area(s) to which the land use assumptions apply will also be included in this task.

Meetings: Discussions with the Planning Department and other relevant staff held as part of Task 1, as well as conference calls as needed.

Deliverables: TischlerBise will prepare a draft Technical Memorandum discussing the recommended land use factors and projections. After review and sign-off by the City, a final memorandum will be issued, which will become part of the final Impact Fee Report.



TASK 3: DETERMINE CAPITAL FACILITY NEEDS AND SERVICE LEVELS

This Task as well as Tasks 4-6 may vary somewhat depending on the methodology applied to a particular impact fee category. The impact fee study for each facility type would be presented in separate chapters in the Impact Fee Report.

Identify Facilities/Costs Eligible for Impact Fee Funding. As an essential part of the nexus analysis, TischlerBise will evaluate the impact of development on the need for additional facilities, by type, and identify costs eligible for impact fee funding. Elements of the analysis include:

- Review facility plans, fixed asset inventories, and other documents establishing the relationship between development and facility needs by type.
- Identify planned facilities, vehicles, equipment, and other capital components eligible for impact fee funding.
- Prepare forecast of relevant capital facility needs.
- Adjust costs as needed to reflect other funding sources.

As part of calculating the fee, the City may include the construction contract price; the cost of acquiring land, improvements, materials, and fixtures; the cost for planning, surveying, and engineering fees for services provided for and directly related to the construction system improvement; and debt service charges, if the City might use impact fees as a revenue stream to pay the principal and interest on bonds, notes or other obligations issued to finance the cost of system improvements. All these components will be considered in developing an equitable allocation of costs.

Identify Appropriate Level of Service (LOS) Standards. We will review needs analyses and LOS for each facility type. Activities related to this Task include:

- Apply defined service standards to data on future development to identify the impacts of development on facility and other capital needs. This will include discussions with staff of the existing versus adopted LOS, as appropriate.
- Ascertain and evaluate the actual demand factors (measures of impact) that generate the need for each type of facility to be addressed in the study.
- Identify actual existing service levels for each facility type.
- Define service standards to be used in the impact fee analysis.
- Determine appropriate geographic service areas (if necessary) for each fee category.

Meetings: Two (2) meetings with City staff to discuss capital facility needs and levels of service. At the City's option, one of these visits can serve as an opportunity to brief the City Council on the fee study, process, timeline, etc.

Deliverables: Memoranda as appropriate. Results integrated into Draft/Final Impact Fee Report.

TASK 4: EVALUATION OF PUBLIC USE DEDICATION STANDARDS AND POLICIES

This Task will result in an analysis and recommendation for maintaining or revising the City's Public Use Dedication standards.

Nexus Analysis for Dedication Requirement. As an essential part of the nexus analysis, TischlerBise will evaluate the impact of development on the need for additional parks, open space, schools, and public



safety and the Public Use Dedication requirements relative to the City's current/updated impact fee structure to ensure there are no overlaps. Elements of this analysis include:

- Application of Land Dedication Requirement: Review application of Public Use Dedication vs. cash in lieu vs. exactions/impact fees.
- Acreage/Land Requirements: By residential dwelling unit, type of housing, population threshold by dwelling unit, nonresidential development type, or other method.
- Improvement Guarantees: Recommend approaches to ensure agreed-upon dedications/improvements are made by the developer. For example, requiring the timing of the installation of open spaces, parks, and trails within a development to ensure completion for the public.
- Cash-in-Lieu: Best practices for ensuring an independent determination of fair-market value is used when land dedication is not feasible or desirable. This should include different approaches for rural areas and urban areas.
- Determination of appropriate market value assumptions.

Meetings: One (1) meeting with City staff to discuss adequacy of Public Use Dedication.

Deliverables: See Task 8.

TASK 5: EVALUATE DIFFERENT ALLOCATION METHODOLOGIES

The purpose of this Task is to determine the methodology most appropriate for each impact fee category. As noted previously, the three basic methodologies that can be applied in the calculation of impact fees are the plan-based, incremental expansion, and cost-recovery approaches. Selection of the particular methodology for each component of the impact fee category will depend on which is most beneficial for the City. In some cases, we will prepare the impact fees for a particular infrastructure category using several methodologies and will discuss the trade-offs with the City. This allows the utilization of a combination of methodologies within one fee category. For instance, a plan-based approach may be appropriate for a new building while an incremental approach may be appropriate for support vehicles and equipment. By testing all possible methodologies, the City is assured that the maximum supportable impact fee will be developed. Policy discussions will then be held at the staff level regarding the trade-offs associated with each allocation method prior to proceeding to the next Task as well as trade-offs regarding implementation as impact fees.

Meetings: One (1) meeting with City staff to discuss issues related to allocation methodologies and relevant policy issues. This trip can be scheduled to coincide with a City Council briefing as well.

Deliverables: "Storyboard" presentation on fee options.

TASK 6: DETERMINE NEED FOR CREDITS TO BE APPLIED AGAINST CAPITAL COSTS

A consideration of credits is integral to the development of a legally valid impact fee methodology. There are two types of credits that are included in the calculation of impact fees, each with specific, distinct characteristics. The first is a credit due to possible double payment situations. This could occur when a property owner will make future contributions toward the capital costs of a public facility covered by an impact fee. The second is a credit toward the payment of an impact fee for the required dedication of public sites and improvements provided by the developer and for which the impact fee is imposed. Both types of credits will be considered and addressed in the impact fee study.



Deliverables: Memoranda as appropriate. See Task 8.

TASK 7: CONDUCT FUNDING AND CASH FLOW ANALYSIS

In order to prepare a meaningful capital funding strategy, it is important to not only understand the gross revenues, but also the capital facility costs and any deficits. In this case, some consideration should be given to anticipated funding sources. This calculation will allow the City to better understand the various revenue sources possible and the amount that would be needed if the impact fees were discounted.

The initial cash flow analysis will indicate whether additional funds might be needed or if the funding strategy might need to be changed to have new growth pay its fair share of new capital facilities. This could also affect the total credits calculated in the previous Task. Therefore, it is likely that a number of iterations will be conducted in order to refine the cash flow analysis reflecting the capital improvement needs.

Deliverables: See Task 8.

TASK 8: PREPARE DRAFT AND FINAL IMPACT FEE/PUBLIC USE DEDICATIONS REPORT, PUBLIC PRESENTATIONS

TischlerBise will prepare a draft report for the City's review. The report will summarize the need for all relevant categories of impact fees in Louisville and the relevant methodologies employed in the calculation. It will also document all assumptions and cost factors. The report will include at a minimum the following information:

- Executive summary
- A detailed description of the methodologies used during the study
- A detailed description of all LOS standards and cost factors used and accompanying rationale
- A detailed schedule of all proposed fees listed by land use type and activity
- Other information which adequately explains and justifies the resulting recommended fee schedule
- Cash flow analysis
- Housing affordability analysis
- Implementation and administration procedures (including annual escalation methods)

Following the City's review of the draft report, we will make mutually agreed upon changes to the impact fee report and issues a final version.

TischlerBise's report(s) will have flow diagrams clearly indicating the methodology and approach, a series of tables for each fee category showing all of the data assumptions and figures, and a narrative explaining all of the data assumptions, sources and the methodologies. The report will be a stand-alone document clearly understood by all interested parties. Because of the firm's extensive experience in calculating impact fees and preparing such reports, we have developed a succinct written product that leaves a well-understood paper trail.

Analysis of Peer Community Fee Structures. In this Task, TischlerBise will prepare a comparative analysis of peer communities' impact fee structures. This will include a minimum of seven communities. The analysis will compare how the proposed impact fee structure for the City of Louisville compares to other peer communities, including noting any differences in fee schedules and methodologies.

Meetings: Two (2) meetings/presentations to present the Impact Fee Study to the City Council. One (1) meeting/presentation with Finance Committee.

Deliverables: Draft and Final Impact Fee Study. Presentation Materials as Appropriate.



TASK 9: LIAISON COMMITTEE

As part of this process, TischlerBise will conduct three meetings with an Impact Fee Study Liaison Committee, which will consist of various stakeholders identified and appointed by the City of Louisville. This Liaison Committee review data/assumptions and raise any questions about the technical data and approach being used in the fee update. The intent is for these discussions to be an opportunity for interested parties to understand the soundness and reasonableness of the technical methodologies, and to a certain extent, the political and/or philosophical use of fees. We recommend a minimum of three meetings—one toward the beginning of the process, where we discuss, process, development projections, and preliminary methodological directions, and two to discuss the draft work products.

Meetings: Three (3) meetings with Liaison Committee.

Deliverables: Presentation materials for meetings.

Project Schedule

The table below indicates our proposed schedule for this assignment.

PROJECT SCHEDULE FOR LOUISVILLE, COLORADO			
Tasks	Anticipated Dates	Meetings*	Meetings/Deliverables
Task 1: Project Initiation / Data Acquisition	Month 1	1	Data Request Memorandum
Task 2: Prepare Land Use Assumptions and Development Projections	Months 1 and 2	1	Technical Memorandum Outlining Recommended Land Use Assumptions
Task 3: Determine Capital Facility Needs and Service Levels	Months 2 through 4	2	Memoranda as Appropriate
Task 4: Evaluation of Public Use Dedication Standards and Policies	Months 2 through 4	1	See Task
Task 5: Evaluate Different Allocation Methodologies	Month 4	1	"Storyboard" Presentation on Fee Options
Task 6: Determine Need for Credits to be Applied Against Capital Costs	Month 4	0	See Task 8
Task 7: Conduct Funding and Cash Flow Analysis	Months 4 and 5	0	See Task 8
Task 8: Prepare Impact Fee Report, Public Presentations	Months 4 and 5	3	Draft and Final Impact Fee Report. Presentation Materials as Appropriate
Task 9: Liaison Committee	Months 2 through 4	3	Presentation Materials as Appropriate

*In some cases it is assumed meetings are held with multiple departments over one (1) trip. For example, Stakeholder meetings can be held on project visits.

Internal Communications

An essential component of these efforts is frequent, ongoing, and meaningful communication between the consultant team and staff. TischlerBise is known for its hands-on approach, with face-to-face meetings, frequent conference calls, and ongoing email communications as an integral part of our work scope. The specific strategy is to use the Work Scope and Schedule to manage the project. It is recommended that the City identify a staff Project Manager who serves as a point person between the consultant team and the City. It is also recommended that a staff working group/technical committee be identified to provide feedback throughout the study process. This enables effective and efficient processes as well as keeps relevant staff apprised of the study's progress and content. TischlerBise also recommends periodic briefings with City Administration.

Accessibility

TischlerBise will attend pre-scheduled meetings with City staff in person deploying staff from our main office in Maryland (Mr. Bise and Mr. Griffin), as well as our office in Boise (Mr. McAweeney). TischlerBise staff regularly travel to our national client base without incident and occasionally will utilize regional trips to add additional unscheduled trips to clients. TischlerBise's regular and repeat work in Colorado affirms our flexibility and ability to accommodate schedules. Our Project Team will be available via email and phone



throughout the study, and our accessibility and availability will continue throughout the term of the Agreement. We encourage you to consult our references regarding our superior accessibility and availability.

Project Management Approach

TischlerBise utilizes a project management process which ensures our projects are completed on time and within budget, and, most importantly, they yield results that match our clients' expectations. Our project management plan employs the following principles to mitigate potential risk and result in successful projects:

- **Risk: Lack of Understanding of Project Goals, Objectives, and Desired Outcomes**
 - **Mitigation: We begin by defining the project to be completed.** Based on discussions that occur as part of our Project Initiation task, Carson Bise, along with Mr. McAweeney will identify the final project goals and objectives in collaboration with City staff, list potential challenges to the process, and develop a plan to ensure successful outcomes and effective communication.
- **Risk: Schedule Delays**
 - **Mitigation: We will plan the project schedule from the outset.** As part of the Project Initiation task, Mr. Bise will work with City staff to create an agreed-upon timetable to meet the project schedule. Prior to beginning the project, Mr. Bise will assign roles that will ensure that the project schedule is met on time and within budget.
- **Risk: Technical Complications**
 - **Mitigation: We will actively manage the project process.** Mr. Bise and Mr. McAweeney have a long history of strong project management skills that are supported by past project successes (we encourage you to contact our references in this regard). Mr. Bise will manage the work in progress, provide guidance and oversight to staff, and be accountable to the City meeting the schedule, budget, and technical requirements of the project.
- **Risk: Quality Control**
 - **Mitigation: We will review all project deliverables and communication through a formal quality assurance process** that requires review at the peer level, project manager level, and executive officer level. Prior to the delivery of work product to the City, deliverables will go through a structured quality assurance process involving up to three levels of review and utilizing a checklist tool. The first level involves a peer-to-peer review of work products and computer models. Next, Mr. Bise, assisted by Mr. McAweeney will be responsible for a second set of reviews comparing the work product to the completed quality checklist form.
- **Risk: Cost Overruns**
 - **Mitigation: The studies will be conducted under a fixed fee arrangement.** We typically do not utilize change orders in our work efforts. The potential for a change in budget could occur if the goals, objectives, and expectations as agreed upon in the scope and project management processes shift significantly. The use of the above proactive project management elements is structured to avoid budgetary issues.



Section E: References

References for TischlerBise are shown below.

City of Loveland, Colorado – Capital Expansion Fee Study (2022)

Project Contact: Molly Elder, Deputy Chief Financial Officer

Phone: (970) 962-2677

E-mail: molly.elder@cityofloveland.org

TischlerBise Staff: Carson Bise, AICP, and Colin McAweeney

TischlerBise is currently under contract with the City of Loveland to prepare a comprehensive overhaul of the City's existing capital expansion fee program, which hasn't been updated in 20 years. As part of this update, TischlerBise is determining if capital expansion fees for certain infrastructure categories should be continued, as well as determining what projects should be funded with existing capital expansion fee balances. In addition, TischlerBise is research different approaches for mitigating the effect of the capital expansion fees on the availability of affordable housing. Draft results will be presented to the City Council in early January 2023.

City of Longmont, Colorado – Impact Fee Study (2015)

Project Contact: Joni Marsh, Planning and Development Services Director

Phone: (303) 774-4398

E-mail: joni.marsh@ci.longmont.co.us

TischlerBise Staff: Carson Bise, AICP

TischlerBise was retained to review and update the City of Longmont's impact fee program. Three fee categories were included—recreation, public buildings, and transportation. This assignment included updating capital improvement plans and calculating impact fees for each fee category. The Recreation fee evaluated both a plan-based approach and consumption-based approach in order to gauge the magnitude of City General Fund exposure/commitment. The Transportation fee includes both capacity and multimodal improvements. A unique aspect of the transportation impact fee was the two-tiered structure to encourage redevelopment in the downtown core. Urban areas like downtown Longmont have distinct demographic profiles and physical traits that reduce vehicle trips, such as higher internal capture, design characteristics that promote walking and biking, and superior transit service.

Consistent with the literature review, a recent analysis of mixed-use developments in six regions of the United States found an average 29% reduction in trip generation as a function of “D” variables, including: density, diversity, design, destination accessibility, distance to transit, demographics, and development scale. Because mixed-use development located in downtown Longmont will put less strain on the external street network, trip generation rates should be less than standalone suburban development.

Town of Firestone, Colorado – Impact Fee Study (2022)

Project Contact: AJ Krieger, Town Manager

Phone: (303) 531-6255

E-mail: akrieger@firestoneco.gov

TischlerBise Staff: Carson Bise, AICP

TischlerBise was recently retained to prepare a comprehensive review and update the Town of Firestone's impact fee program. This update included park improvements, transportation, police, water, and general



government. Fees for transportation and park improvements were prepared under the incremental expansion and plan-based methodologies in order to give policy makers options to either maintain or enhance levels of service for these infrastructure categories.

Adams County, Colorado – School and Park Land Dedication (2025)

Project Contact: Jen Rutter

Phone: (720) 523-6841

E-mail: JRutter@adcogov.org

TischlerBise Staff: Colin McAweeney and Nicholas Huff

During Adams County’s comprehensive update to its Development Standards and Regulations TischlerBise was contracted to review and update the County’s school and park land dedication program. TischlerBise uncovered several outdated policies and methodologies in the program which had limited land dedication or fee-in-lieu revenue for the school and park districts. Along with outreach to stakeholders, TischlerBise prepared a comparison with other communities to highlight areas of the program which needed updating. TischlerBise provided recommendations to the Board of County Commissioners that will strengthen its revenue collection, such as changing the assessment of the land from a static table in the ordinance to being determined based on a third-party appraisal.

Town of Erie, Colorado – Impact Fee Study (2004, 2016, and 2021)

Project Contact: Patrick Hammer, Parks and Recreation Director

Phone: (303) 926-2540

E-mail: phammer@erieco.gov

TischlerBise Staff: Carson Bise, AICP

TischlerBise was first retained to review and update the Town of Erie’s impact fee program, which predated the passing of SB15. This update included parks/recreation, transportation, police, general government, and storm drainage. For the Town’s and stakeholder’s consideration, we prepared iterations of the residential impact fees using progressive residential multipliers (e.g., by size of house) and with the traditional “one size fits all” approach (e.g., single family, multifamily). We also consolidated the nonresidential impact fee schedule to make implementation easier, as well as assist with economic development effort. As part of the public participation process, TischlerBise conducted extensive work sessions with the Board of Trustees on various fee options (e.g., plan-based versus incremental expansion for transportation).

Section F: Fee Schedule

The following table provides our not-to-exceed fixed fee cost proposal for the Impact Fee Study. Our cost proposal is a fixed fee and includes all consulting costs, travel, etc. TischlerBise bills on a percentage complete basis.

PROPOSED FEE SCHEDULE FOR LOUISVILLE, COLORADO					
Project Team Member:	Bise	McAweeney	Griffin	Total	
Job Title:	Project Manager	Primary Analyst	Project Analyst	Hours	Cost
Hourly Rate*	\$235	\$200	\$200		
Task 1: Project Initiation / Data Acquisition	4	4	0	8	\$1,740
Task 2: Prepare Land Use Assumptions and Development Projections	4	16	24	44	\$8,940
Task 3: Determine Capital Facility Needs and Service Levels	16	36	24	76	\$15,760
Task 4: Evaluation of Public Use Dedication Standards and Policies	8	32	8	48	\$9,880
Task 5: Evaluate Different Allocation Methodologies	10	16	8	34	\$7,150
Task 6: Determine Need for Credits to be Applied Against Capital Costs	2	8	0	10	\$2,070
Task 7: Conduct Funding and Cash Flow Analysis	2	8	0	10	\$2,070
Task 8: Prepare Impact Fee Report, Public Presentations	32	40	16	88	\$18,720
Task 9: Liaison Committee	32	4	0	36	\$8,320
TOTAL:	110	164	80	354	\$74,650

* Hourly rates are inclusive of all costs.

Principal Office

4701 Sangamore Road, Suite S240 |
Bethesda, MD 20816
301.320.6900 x12 (w) |
carson@tischlerbise.com

Boise, Idaho Office

999 West Main Street| Boise, ID 83702
202.642.8248 (w) | colin@tischlerbise.com



Development Impact Fee Study

Prepared for:
Louisville, Colorado

April 18, 2017



4701 Sangamore Road
Suite S240
Bethesda, MD
(301) 320-6900
www.TischlerBise.com

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EXECUTIVE SUMMARY

The City of Louisville retained TischlerBise to prepare this study to analyze the impacts of development on the city's capital facilities and to calculate development impact fees based on that analysis. Through interviews and discussions with city staff, and work sessions with the Impact Fee Liaison Committee, TischlerBise developed the proposed development impact fees discussed in this study.

Development impact fees are collected from new construction at the time a building permit is issued and used to construct system improvements needed to accommodate new development. A development impact fee represents new growth's proportionate share of capital facility needs. Development impact fees do have limitations, and should not be regarded as the total solution for infrastructure funding. Rather, they are one component of a comprehensive funding strategy to ensure provision of adequate public facilities. Development impact fees may only be used for capital improvements or debt service for growth-related infrastructure. In contrast to general taxes, development impact fees may not be used for operations, maintenance, replacement of infrastructure, or correcting existing deficiencies.

The purpose of this study is to demonstrate Louisville's compliance with the Colorado Revised Statute 29-20-104.5. Consistent with the authorization, it is the intent of the City of Louisville to impose development impact fees to fund expenditures on capital facilities needed to serve new development. The proposed fees will be legislatively adopted at a level no greater than necessary to defray impacts directly related to and generally applicable to a broad class of property.

Proposed Changes

Louisville’s current development fees include Library, Municipal Facilities, Parks & Trails, Recreational Facilities, and Transportation. Through interviews and meetings with city staff, the Impact Fee Liaison Committee, and elected officials, TischlerBise recommends reducing the number of infrastructure categories from five to three. For Municipal Facilities, all outstanding debt is paid and there are no plans to construct similar facilities. Similarly, the planned recreation center has a dedicated funding source; therefore, Municipal Facilities and Recreational Facilities should not be included in this update. TischlerBise, at the recommendation of the Impact Fee Liaison Committee, proposes the following three infrastructure categories: **Library, Parks & Trails, and Transportation.**

Current residential development impact fees are assessed per bedroom for single-family units (detached and attached) and per unit for multi-family units. For residential development, **proposed fees are assessed per square foot by type of unit.** This eliminates the administrative burden placed on staff to determine what constitutes a bedroom. Shown in Figure 1 below, proposed residential fees combine “single family detached” and “single family attached” from the current fee schedule into one “single family” category. Proposed multi-family fees vary by size of the unit. Using unit size instead of unit type provides a more proportionate fee allocation, because smaller units have fewer people than larger units.

For nonresidential development, current fees are assessed by square foot of floor area, but many development types are included in the fee schedule. The proposed fee schedule for nonresidential development is designed to provide a reasonable development impact fee determination for broad **nonresidential development types – commercial, office, institutional, and industrial** – to simplify the administration of nonresidential fees. Figure 1 below includes a summary of current and proposed development types.

Figure 1: Proposed Changes by Development Type

Residential (per unit)		Nonresidential (per square foot of development)	
Current	Proposed	Current	Proposed
Single Family Detached	Single Family	Commercial/Shop Ctr	Commercial
0-2 Bedrooms	1,100 or less	50,000 SF or less	
3 Bedrooms	1,101 to 1,400	50,001 - 100,000 SF	
4 Bedrooms	1,401 to 1,700	100,001 - 200,000 SF	
5+ Bedrooms	1,701 to 2,000	Business Park	Office
Single Family Attached	2,001 or more	Medical-Dental Office	
0-2 Bedrooms		General Office	
3+ Bedrooms		50,000 SF or less	
		50,001 - 100,000 SF	
Multi-Family	Multi-Family	100,001 - 200,000 SF	Institutional
Per Unit	750 or less	Hospital	
	751 to 900	Elementary School (per student)	
	901 to 1,050	Secondary School (per student)	
	1,051 or more	Day Care (per student)	Industrial
		Mini-Warehouse	
		Warehousing	
		Manufacturing	
		Light Industrial	

Factors for the differences in the proposed fees compared to the current fees include the following:

- **Changes in Components:**
 - Current fees do not include neighborhood parks.
 - Current fee level of service: 4.86 acres per 1,000 persons.
 - Proposed fee level of service: 6.12 acres per 1,000 persons
 - Current fees do not include signalized intersections.
 - Current fees include only 0.66 lane miles of arterial improvements, and proposed fees include 3.09 lane miles of arterial improvements.
- **Changes in Costs:**
 - Park Improvements:
 - Current fees assume \$171,781 per acre.
 - Proposed fees assume \$224,572 per acre.
 - Trails:
 - Current fees assume \$152,393 per mile.
 - Proposed Fees assume \$377,562 per mile.
 - Pedestrian Improvements:
 - Current fees assume \$76,603 per mile.
 - Proposed fees assume \$568,635 per mile.
- **Changes in Methodology:**
 - Arterial Improvements:
 - Current fees use a plan-based method with costs (\$682,800) spread over 15 years.
 - Proposed fees use a hybrid method (consumption-based/incremental) with costs of \$2.57 million spread over 10 years.

Proposed Fee Methods and Cost Components

Figure 2 summarizes the methods and cost components used for each infrastructure category in Louisville’s development impact fee study. After consideration of input during work sessions and public hearings, the City Council may change the proposed development impact fees by eliminating infrastructure types, cost components, and/or specific capital improvements. If changes are made during the adoption process, TischlerBise will update the fee study to be consistent with legislative decisions.

Figure 2: Proposed Fee Methods and Cost Components

<i>Fee Category</i>	<i>Service Area</i>	<i>Incremental Expansion</i>	<i>Plan-Based</i>	<i>Cost Recovery</i>	<i>Cost Allocation</i>
Library	Citywide	Materials	N/A	Library Debt	Population
Parks & Trails	Citywide	Community and Neighborhood Park Improvements, Trails	N/A	N/A	Population
Transportation	Citywide	Arterials, Signalized Intersections, Pedestrian Improvements	N/A	N/A	Vehicle Miles of Travel

As requested by the Impact Fee Liaison Committee, the Municipal Facilities infrastructure category is included in this study with a recommendation that City Council does not approve this component. Because all outstanding debt is paid and there are no plans to construct similar facilities, this infrastructure category should not be renewed as part of this update. If City Council decides to adopt this fee, all calculations are included in this report.

Figure 3: Fee Methods and Cost Components – Not Recommended

<i>Fee Category</i>	<i>Service Area</i>	<i>Incremental Expansion</i>	<i>Plan-Based</i>	<i>Cost Recovery</i>	<i>Cost Allocation</i>
Municipal Facilities	Citywide	Facilities	N/A	N/A	Population and Jobs

Proposed Development Impact Fees

Figure 4 summarizes proposed development impact fees for new development in Louisville. These fees include cost recovery for library debt and will decrease when Louisville makes the final debt service payment – expected in 2018.

For residential development, **proposed fees are assessed per square foot by type of unit**. Shown in Figure 4, proposed fees for a single-family unit with 1,700 square feet equal \$7,709 – an increase of \$1,981 compared to the current 3-bedroom detached fees. Proposed fees for a multi-family unit with 900 square feet equal \$4,800 – an increase of \$1,524 compared to the current multi-family fee.

The proposed fee schedule for nonresidential development is designed to provide a reasonable development impact fee determination for broad **nonresidential development types – commercial, office, institutional, and industrial** – to simplify the administration of nonresidential fees. For unique development types, Louisville may allow or require an independent impact fee determination. Proposed development impact fees for commercial development equal \$3.09 per square foot of floor area, and proposed fees for industrial development equal \$0.46 per square foot of floor area. Office fees total \$1.34 per square foot of floor area, and institutional fees total \$1.87 per square foot of floor area.

Figure 4: Proposed Development Impact Fee Schedule (Includes Library Debt)

Residential (per unit)

<i>Square Feet of Finished Floor Area</i>	<i>Library</i>	<i>Parks & Trails</i>	<i>Transportation</i>	<i>Proposed Fee</i>	<i>Current Fee</i>	<i>Difference</i>
Single Family						
1,100 or less	\$384	\$2,890	\$1,602	\$4,876	\$3,947	\$929
1,101 to 1,400	\$517	\$3,885	\$2,030	\$6,432	\$5,728	\$704
1,401 to 1,700	\$626	\$4,711	\$2,372	\$7,709	\$5,728	\$1,981
1,701 to 2,000	\$716	\$5,386	\$2,658	\$8,760	\$7,443	\$1,317
2,001 or more	\$841	\$6,325	\$3,052	\$10,218	\$9,121	\$1,097
Multi-Family						
750 or less	\$257	\$1,933	\$1,095	\$3,285	\$3,276	\$9
751 to 900	\$377	\$2,834	\$1,589	\$4,800	\$3,276	\$1,524
901 to 1,050	\$479	\$3,603	\$2,006	\$6,088	\$3,276	\$2,812
1,051 or more	\$621	\$4,673	\$2,586	\$7,880	\$3,276	\$4,604

Nonresidential (per square foot)

<i>Type</i>	<i>Library</i>	<i>Parks & Trails</i>	<i>Transportation</i>	<i>Proposed Fee</i>	<i>Current Fee</i>	<i>Difference</i>
Commercial	\$0.00	\$0.00	\$3.09	\$3.09	\$0.70	\$2.39
Office	\$0.00	\$0.00	\$1.34	\$1.34	\$0.60	\$0.74
Institutional	\$0.00	\$0.00	\$1.87	\$1.87	\$0.32	\$1.55
Industrial	\$0.00	\$0.00	\$0.46	\$0.46	\$0.32	\$0.14

Figure 5 summarizes proposed development impact fees after Louisville makes the final library debt service payment – expected in 2018. After making the final debt service payment, Louisville will update its development fee schedule to reflect the revised library development impact fee in Figure 5.

Shown in Figure 5, proposed fees for a single-family unit with 1,700 square feet equal \$7,194 – an increase of \$1,466 compared to the current 3-bedroom detached fees. Proposed fees for a multi-family unit with 900 square feet equal \$4,490 – an increase of \$1,214 compared to the current multi-family fee. This change does not affect nonresidential development, because library development impact fees are charged only to residential development.

Figure 5: Proposed Development Impact Fee Schedule (Excludes Library Debt)

Residential (per unit)

Square Feet of Finished Floor Area	Library	Parks & Trails	Transportation	Proposed Fee	Current Fee	Difference
Single Family						
1,100 or less	\$68	\$2,890	\$1,602	\$4,560	\$3,947	\$613
1,101 to 1,400	\$92	\$3,885	\$2,030	\$6,007	\$5,728	\$279
1,401 to 1,700	\$111	\$4,711	\$2,372	\$7,194	\$5,728	\$1,466
1,701 to 2,000	\$127	\$5,386	\$2,658	\$8,171	\$7,443	\$728
2,001 or more	\$149	\$6,325	\$3,052	\$9,526	\$9,121	\$405
Multi-Family						
750 or less	\$46	\$1,933	\$1,095	\$3,074	\$3,276	(\$202)
751 to 900	\$67	\$2,834	\$1,589	\$4,490	\$3,276	\$1,214
901 to 1,050	\$85	\$3,603	\$2,006	\$5,694	\$3,276	\$2,418
1,051 or more	\$110	\$4,673	\$2,586	\$7,369	\$3,276	\$4,093

Nonresidential (per square foot)

Type	Library	Parks & Trails	Transportation	Proposed Fee	Current Fee	Difference
Commercial	\$0.00	\$0.00	\$3.09	\$3.09	\$0.70	\$2.39
Office	\$0.00	\$0.00	\$1.34	\$1.34	\$0.60	\$0.74
Institutional	\$0.00	\$0.00	\$1.87	\$1.87	\$0.32	\$1.55
Industrial	\$0.00	\$0.00	\$0.46	\$0.46	\$0.32	\$0.14

All costs in the development impact fee calculations are given in current dollars with no assumed inflation rate. Necessary cost adjustments can be made as part of the recommended annual evaluation and update of development impact fees. One approach is to adjust for inflation in construction costs by means of an index like the one published by Engineering News Record (ENR). This index can be applied against the calculated development impact fees. If cost estimates change significantly, the fees should be recalculated.

GENERAL LEGAL FRAMEWORK

Both state and federal courts have recognized the imposition of development impact fees as a legitimate form of land use regulation, provided the fees meet standards intended to protect against regulatory takings. Land use regulations, development exactions, and development impact fees are subject to the Fifth Amendment prohibition on taking of private property for public use without just compensation. To comply with the Fifth Amendment, development regulations must be shown to substantially advance a legitimate governmental interest. In the case of development impact fees, that interest is in the protection of public health, safety, and welfare by ensuring development is not detrimental to the quality of essential public services. The means to this end are also important, requiring both procedural and substantive due process. The process followed to receive community input (i.e. stakeholder meetings, work sessions, and public hearings) provides opportunities for comments and refinements to the impact fees.

There is little federal case law specifically dealing with development impact fees, although other rulings on other types of exactions (e.g., land dedication requirements) are relevant. In one of the most important exaction cases, the U. S. Supreme Court found that a government agency imposing exactions on development must demonstrate an “essential nexus” between the exaction and the interest being protected (see *Nollan v. California Coastal Commission*, 1987). In a more recent case (*Dolan v. City of Tigard, OR*, 1994), the Court ruled that an exaction also must be “roughly proportional” to the burden created by development. However, the *Dolan* decision appeared to set a higher standard of review for mandatory dedications of land than for monetary exactions such as development impact fees.

There are three reasonable relationship requirements for development impact fees that are closely related to “rational nexus” or “reasonable relationship” requirements enunciated by a number of state courts. Although the term “dual rational nexus” is often used to characterize the standard by which courts evaluate the validity of development impact fees under the U.S. Constitution, we prefer a more rigorous formulation that recognizes three elements: “need,” “benefit,” and “proportionality.” The dual rational nexus test explicitly addresses only the first two, although proportionality is reasonably implied, and was specifically mentioned by the U.S. Supreme Court in the *Dolan* case. Individual elements of the nexus standard are discussed further in the following paragraphs.

All new development in a community creates additional demands on some, or all, public facilities provided by local government. If the capacity of facilities is not increased to satisfy that additional demand, the quality or availability of public services for the entire community will deteriorate. Development impact fees may be used to recover the cost of development-related facilities, but only to the extent that the need for facilities is a consequence of development that is subject to the fees. The *Nollan* decision reinforced the principle that development exactions may be used only to mitigate conditions created by the developments upon which they are imposed. That principle clearly applies to development impact fees. In this study, the impact of development on infrastructure needs is analyzed in terms of quantifiable relationships between various types of development and the demand for specific capital facilities, based on applicable level-of-service standards.

The requirement that exactions be proportional to the impacts of development was clearly stated by the U.S. Supreme Court in the *Dolan* case and is logically necessary to establish a proper nexus. Proportionality is established through the procedures used to identify development-related facility costs, and in the methods used to calculate development impact fees for various types of facilities and categories of development. The demand for capital facilities is measured in terms of relevant and measurable attributes of development (e.g. a typical housing unit's average weekday vehicle trips).

A sufficient benefit relationship requires that development impact fee revenues be segregated from other funds and expended only on the facilities for which the fees were charged. Development impact fees must be expended in a timely manner and the facilities funded by the fees must serve the development paying the fees. However, nothing in the U.S. Constitution or the state enabling legislation requires that facilities funded with fee revenues be available *exclusively* to development paying the fees. In other words, benefit may extend to a general area including multiple real estate developments. Procedures for the earmarking and expenditure of fee revenues are discussed near the end of this study. All of these procedural as well as substantive issues are intended to ensure that new development benefits from the development impact fees they are required to pay. The authority and procedures to implement development impact fees is separate from and complementary to the authority to require improvements as part of subdivision or zoning review.

As documented in this report, the City of Louisville has complied with applicable legal precedents. Development impact fees are proportionate and reasonably related to the capital improvement demands of new development, with the projects identified in this study reflected in Louisville's Capital Improvements Plan (CIP) and Small Area Plans. Specific costs have been identified using local data and current dollars. With input from city staff, TischlerBise identified demand indicators for each type of infrastructure and calculated proportionate share factors to allocate costs by type of development. This report documents the formulas and input variables used to calculate the development impact fees for each type of public facility. Development impact fee methodologies also identify the extent to which new development is entitled to various types of credits to avoid potential double payment of growth-related capital costs.

CONCEPTUAL IMPACT FEE CALCULATION

In contrast to project-level improvements, development impact fees fund growth-related infrastructure that will benefit multiple development projects, or the entire jurisdiction (referred to as system improvements). The first step is to determine an appropriate demand indicator for the particular type of infrastructure. The demand indicator measures the number of demand units for each unit of development. For example, an appropriate indicator of the demand for parks is population growth and the increase in population can be estimated from the average number of persons per housing unit. The second step in the development impact fee formula is to determine infrastructure units per demand unit, typically called level-of-service (LOS) standards. In keeping with the park example, a common LOS standard is park acreage per thousand people. The third step in the development impact fee formula is the cost of various infrastructure units. To complete the park example, this part of the formula would establish the cost per acre for land acquisition and/or park improvements.

General Methodologies

There are three general methods for calculating development impact fees. The choice of a particular method depends primarily on the timing of infrastructure construction (past, concurrent, or future) and service characteristics of the facility type being addressed. Each method has advantages and disadvantages in a particular situation, and can be used simultaneously for different cost components.

Reduced to its simplest terms, the process of calculating development impact fees involves two main steps: (1) determining the cost of development-related capital improvements and (2) allocating those costs equitably to various types of development. In practice, though, the calculation of development impact fees can become quite complicated because of the many variables involved in defining the relationship between development and the need for facilities within the designated service area. The following paragraphs discuss three basic methods for calculating development impact fees and how those methods can be applied.

Cost Recovery Method (Past Improvements)

The rationale for recoupment, often called cost recovery, is that new development is paying for its share of the useful life and remaining capacity of facilities already built, or land already purchased, from which new growth will benefit. This methodology is often used for utility systems that must provide adequate capacity before new development can take place.

Incremental Expansion Method (Concurrent Improvements)

The incremental expansion method documents current level-of-service (LOS) standards for each type of public facility, using both quantitative and qualitative measures. This approach assumes there are no existing infrastructure deficiencies or surplus capacity in infrastructure. New development is only paying its proportionate share for growth-related infrastructure. Revenue will be used to expand or provide additional facilities, as needed, to accommodate new development. An incremental expansion cost method is best suited for public facilities that will be expanded in regular increments to keep pace with development.

Plan-Based Method (Future Improvements)

The plan-based method allocates costs for a specified set of improvements to a specified amount of development. Improvements are typically identified in a long-range facility plan and development potential is identified by a land use plan. There are two basic options for determining the cost per demand unit: 1) total cost of a public facility can be divided by total demand units (average cost), or 2) the growth-share of the public facility cost can be divided by the net increase in demand units over the planning timeframe (marginal cost).

Credits

Regardless of the methodology, a consideration of “credits” is integral to the development of a legally defensible development impact fee methodology. There are two types of “credits” with specific characteristics, both of which should be addressed in development impact fee studies and ordinances. The first is a revenue credit due to possible double payment situations, which could occur when other revenues may contribute to the capital costs of infrastructure covered by the development impact fee. This type of credit is integrated into the development impact fee calculation, thus reducing the fee amount. The second is a site-specific credit or developer reimbursement for dedication of land or construction of system improvements. This type of credit is addressed in the administration and implementation of the development impact fee program.

LIBRARY

Library development impact fees include components for 1) library materials, 2) library debt, and 3) a debt credit. Through an intergovernmental agreement, Louisville provides library facilities to the Town of Superior. The populations from both Louisville and Superior are combined and referred to as the “service population” for library fees.

The incremental expansion methodology is used for calculating the materials component and documents the current level of service provided to existing residential development. This methodology allows Louisville to provide new development with the same level of service provided to existing development.

Since the library has sufficient capacity to serve future development, the cost recovery methodology is used to calculate the debt component. Under this methodology, Louisville is able to recover its previous investment in this facility through the final year of debt repayment – expected in 2018. A credit for revenues used to pay future debt service associated with the library is deducted from the development impact fees to avoid “double payment” for library capacity with both development impact fees and future property taxes. All library fees are assessed solely on residential development and have a citywide service area.

Library Materials

Existing Standards

Through an intergovernmental agreement, Louisville provides library facilities to the Town of Superior. The populations from both Louisville and Superior are combined to calculate the 2016 service population of 33,614.

Louisville’s standard for library materials is based on its existing inventory of materials including books, magazines, DVDs, CDs, etc. This inventory, shown in Figure L1, includes 90,176 units and provides an existing level of service of 2,682.65 units per 1,000 residents (90,176 units / (33,614 persons / 1,000)). Based on estimates provided by the city, library materials have an average replacement cost of \$16.50 per unit (\$1,487,904 / 90,176 units).

Figure L1: Existing Standards for Library Materials

<i>Inventory</i>	<i>Units*</i>	<i>Replacement Cost</i>
Library Materials	90,176	\$1,487,904

Level-of-Service Standards

Average Cost per Unit*	\$16.50
2016 Service Population**	33,614
Units per 1,000 Persons	2,682.65

*Source: City of Louisville, Colorado.

**Includes users from Superior, Colorado.

Projected Demand

As shown in Figure L2, population drives the need for library materials. Based on growth of the service population that includes Superior, Louisville will need to acquire 8,961 additional library materials over the next ten years. The ten-year, growth-related, capital cost associated with library materials is approximately \$147,857 (8,961 units X \$16.50 per unit). On a per capita basis, library materials cost \$44.26 for each additional resident (\$147,857 / 3,341 service population increase).

Figure P2: Growth-Related Need for Library Materials

Type of Infrastructure		Level of Service	
Library Materials		2,682.65 Units	
Demand Unit		Unit Cost	
1,000 persons		\$16.50	

Growth-Related Need for Library Materials			
Year		Service Population*	Materials*
Base	2016	33,614	90,176
Year 1	2017	34,006	91,227
Year 2	2018	34,403	92,290
Year 3	2019	34,804	93,366
Year 4	2020	35,209	94,454
Year 5	2021	35,502	95,239
Year 6	2022	35,797	96,031
Year 7	2023	36,095	96,830
Year 8	2024	36,396	97,637
Year 9	2025	36,699	98,452
Year 10	2026	36,955	99,137
Ten-Year Increase		3,341	8,961

Cost per Person	\$44.26
Louisville Share	\$74,848
Superior Share	\$73,009
Growth-Related Expenditure on Materials	\$147,857

Library Debt

The current library facility encompasses 32,229 square feet and is projected to provide sufficient capacity to a 2018 service population of 34,403 persons – the population from both Louisville and Superior in the final year of debt repayment. The level of service to be provided in the final year of debt repayment is 936.81 square feet per 1,000 persons (32,229 square feet / (34,403 persons / 1,000)).

The original cost of the library totaled \$8,976,260; an average of \$279 per square foot (\$8,976,260 / 32,229 square feet). Based on a 2018 service population of 34,403 persons and a total cost of \$8,976,260, the cost per person is \$260.92 (\$8,976,260 / 34,403 person). **Collection of this fee component should not occur after the final library debt service payment.**

Figure L3: Standards and Cost Allocation for Library Debt

Facility	Square Feet	Original Cost
Library	32,229	\$8,976,260
Cost per Sq. Ft.		\$279
2018 Service Population*		34,403
Sq. Ft. per 1,000 Persons		936.81
Cost per Person		\$260.92

*Includes Superior, Colorado.

Library Debt Credit

To avoid a potential “double payment” of capital costs due to future principal payments on existing debt for library facilities, a credit is applied to the development impact fees. As shown in Figure L4 below, Louisville has a remaining principal balance of \$2,015,000. This represents an accelerated repayment schedule when compared to the previous study. Annual principal payments per capita are discounted at a rate of 3.90% per year to yield a present value of future revenues of \$55.63. **No credit is needed after the final library debt service payment.**

Figure L4: Principal Payment Credit

Year	Principal	Service Population*	Credit per Person
2017	\$1,000,000	34,006	\$29.41
2018	\$1,015,000	34,403	\$29.50
	\$2,015,000		\$58.91
Discount Rate**			3.90%
Debt Credit			\$55.63

*Includes Superior, Colorado.

**Finance Department, City of Louisville, Colorado.

Proposed Library Development Impact Fees

Figure L5 indicates proposed Library development impact fees in Louisville. These fees include cost recovery for library debt and will decrease when Louisville makes the final debt service payment – expected in 2018. Fees are derived from the average number of persons per housing unit and the total cost per person. Cost factors are summarized in the upper portion of Figure L5. Persons per unit, by dwelling type, are based on local data, as discussed in Appendix A.

To derive the proposed fee, multiply average persons per housing unit by the cost per person. For example, the fee for a single-family unit with 1,700 square feet is \$626 (2.51 persons per housing unit X \$249.55 cost per person). The increase in proposed fees is due mainly to the decrease in the debt credit from the previous study. This is the result of an accelerated repayment schedule when compared to the previous study. **No collection or credit of fees related to library debt service should occur after the final library debt service payment.**

Figure L5: Proposed Fee Schedule for Library (Includes Library Debt)

<i>Fee Component</i>	<i>Cost per Person</i>
Library Materials	\$44.26
Library Debt	\$260.92
Library Debt Credit	(\$55.63)
TOTAL	\$249.55

Residential (per unit)

<i>Square Feet of Finished Floor Area</i>	<i>Persons per Hsg Unit*</i>	<i>Proposed Fee</i>	<i>Current Fee</i>	<i>Increase / Decrease</i>
Single Family				
1,100 or less	1.54	\$384	\$325	\$59
1,101 to 1,400	2.07	\$517	\$475	\$42
1,401 to 1,700	2.51	\$626	\$475	\$151
1,701 to 2,000	2.87	\$716	\$617	\$99
2,001 or more	3.37	\$841	\$754	\$87
Multi-Family				
750 or less	1.03	\$257	\$270	-\$13
751 to 900	1.51	\$377	\$270	\$107
901 to 1,050	1.92	\$479	\$270	\$209
1,051 or more	2.49	\$621	\$270	\$351

*Figure A9 and Figure A12.

Figure L6 summarizes proposed development impact fees after Louisville makes the final library debt service payment – expected in 2018. After making the final debt service payment, Louisville will update its development fee schedule to reflect the revised library development impact fee in Figure L6. Fees are derived from the average number of persons per housing unit and the total cost per person. Cost factors are summarized in the upper portion of Figure L6. Persons per unit, by dwelling type, are based on local data, as discussed in Appendix A.

To derive the proposed fee, multiply average persons per housing unit by the cost per person. For example, the fee for a single-family unit with 1,700 square feet is \$111 (2.51 persons per housing unit X \$44.26 cost per person). **No collection or credit of fees related to library debt service should occur after the final library debt service payment.**

Figure L6: Proposed Fee Schedule for Library (Excludes Library Debt)

<i>Fee Component</i>	<i>Cost per Person</i>
Library Materials	\$44.26
TOTAL	\$44.26

Residential (per unit)

<i>Square Feet of Finished Floor Area</i>	<i>Persons per Hsg Unit*</i>	<i>Proposed Fee</i>	<i>Current Fee</i>	<i>Increase / Decrease</i>
Single Family				
1,100 or less	1.54	\$68	\$325	-\$257
1,101 to 1,400	2.07	\$92	\$475	-\$383
1,401 to 1,700	2.51	\$111	\$475	-\$364
1,701 to 2,000	2.87	\$127	\$617	-\$490
2,001 or more	3.37	\$149	\$754	-\$605
Multi-Family				
750 or less	1.03	\$46	\$270	-\$224
751 to 900	1.51	\$67	\$270	-\$203
901 to 1,050	1.92	\$85	\$270	-\$185
1,051 or more	2.49	\$110	\$270	-\$160

*Figure A9 and Figure A12.

Projected Revenue from Library Development Impact Fees

Revenue projections shown in Figure L7 assume implementation of the proposed Library development impact fees and that development over the next ten years is consistent with the land use assumptions described in Appendix A. To the extent the rate of development either accelerates or slows down, there will be a corresponding change in the development fee revenue.

As shown below, Louisville expects to add 723 housing units over the next ten years. Library fee revenue is expected to total approximately \$171,000 over the next ten years. Over the same timeframe, Louisville will spend approximately \$172,000 on growth-related library infrastructure. Library improvements related to existing development (debt) and demand from Superior (materials) need to be funded with other sources of revenue.

Figure L7: Capital Costs and Revenue for Library

Infrastructure Costs for Library Infrastructure

	Total Cost	Growth Cost
Materials	\$147,857	\$74,848
Library Debt	\$2,015,000	\$123,610
Library Debt Credit	(\$26,356)	(\$26,356)
Total Expenditures	\$2,136,501	\$172,103

Projected Development Impact Fee Revenue

		Residential \$237 per unit
Year		Housing Units
Base	2016	8,931
Year 1	2017	9,032
Year 2	2018	9,133
Year 3	2019	9,236
Year 4	2020	9,341
Year 5	2021	9,396
Year 6	2022	9,451
Year 7	2023	9,506
Year 8	2024	9,562
Year 9	2025	9,619
Year 10	2026	9,654
Ten-Year Increase		723
Projected Revenue =>		\$171,279
Total Expenditures =>		\$2,136,501
Existing Development's Share =>		\$1,965,222

PARKS & TRAILS

Parks & Trails development impact fees include components for 1) improvements to community and neighborhood parks and 2) trail improvements. The incremental expansion methodology is used for calculating both components and documents the current level of service provided to existing residential development. This methodology allows Louisville to provide new development with the same level of service provided to existing development. Park improvements do not include the cost of land. Louisville's inventory of undeveloped community park land is sufficient for development of park improvements identified in this report, and land for neighborhood parks is dedicated through the subdivision process. Parks & Trails fees are assessed solely on residential development and have a citywide service area.

It is important to identify two differences of this study when compared to the previous study. The first difference relates to neighborhood park improvements. Since this study includes these improvements, the level of service for park improvements is higher than the level of service in the previous study. Because land scarcity affects Louisville's ability to construct larger, community parks, including neighborhood parks provides the city with flexibility when improving park land.

The second difference relates to construction costs. Due to recent flooding in Boulder County, increased construction costs, and scarcity of labor, costs for park improvements increased from approximately \$172,000 per acre in 2011 to approximately \$225,000 in 2016. Similarly, trail improvement costs increased from approximately \$152,000 per mile in 2011 to approximately \$378,000 in 2016. Due to the increased level of service for park improvements and the increased construction costs, proposed Parks & Trails development impact fees are greater than the current fees.

Community and Neighborhood Park Improvements

Existing Standards

Louisville's existing standard for community and neighborhood park improvements is based on an inventory of 125.40 acres of park improvements. These improvements include athletic fields and courts, picnic shelters, playgrounds, restrooms, and similar improvements. This inventory excludes undeveloped land.

Louisville's 2016 level of service is 6.123 improved acres per 1,000 residents (125.40 acres / (20,480 persons / 1,000)). Figure P1 provides an inventory of existing community and neighborhood park improvements and average expenditures per acre. Based on estimates provided by the city, the average cost of park improvements is \$224,572 per acre.

Figure P1: Existing Standards for Community and Neighborhood Park Improvements

Community or Neighborhood Park	Improved Acres	Improvement Cost
Annette Brand	4.3	\$965,660
Arboretum	5.3	\$1,190,232
Centennial	3.7	\$830,916
Cleo Mudrock	8.5	\$1,908,862
Community	16.0	\$3,593,152
Cottonwood	4.0	\$898,288
Cowboy	2.0	\$449,144
Dutch Creek	2.0	\$449,144
Elephant Park	1.0	\$224,572
Enclave	1.8	\$404,230
Heritage	7.7	\$1,729,204
Joe Carnival	1.4	\$314,401
Keith Helart	1.1	\$247,029
Lawrence Enrietto	4.6	\$1,033,031
Meadows	3.9	\$875,831
Memory Square	2.1	\$471,601
Miner's Field	3.3	\$741,088
Pirates	2.0	\$449,144
Recreation Center	26.0	\$5,838,872
Sports Complex	23.0	\$5,165,156
Steel Ranch	1.7	\$381,772
TOTAL	125.4	\$28,161,329

Existing Level-of-Service Standards

Existing Improved Acreage	125.40
2016 Population	20,480

Improved Acres per 1,000 Persons	6.123
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Cost Analysis

Average Cost per Acre*	\$224,572
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*Source: City of Louisville, Colorado.

Projected Demand

As shown in Figure P2, population drives the need for community and neighborhood park improvements. Based on the development projections in Appendix A, Louisville will need to improve approximately 10.35 additional acres of community and neighborhood park land over the next ten years. The ten-year, growth-related, capital cost associated with these improvements is approximately \$2.32 million (10.35 acres X \$224,572 per acre). On a per capita basis, community and neighborhood park improvements cost \$1,374.44 for each additional resident (\$2,324,320 / 1,691 population increase).

Figure P2: Growth-Related Need for Community and Neighborhood Park Improvements

Type	Level of Service	Demand Unit	Unit Cost
Park Improvements	6.123 Acres	per 1,000 persons	\$224,572
Growth-Related Need for Park Improvements			
Year	Population	Improved Acres	
Base	20,480	125.40	
Year 1	20,716	126.84	
Year 2	20,954	128.30	
Year 3	21,195	129.78	
Year 4	21,438	131.27	
Year 5	21,567	132.06	
Year 6	21,696	132.85	
Year 7	21,827	133.64	
Year 8	21,958	134.45	
Year 9	22,089	135.25	
Year 10	22,171	135.75	
<i>Ten-Year Increase</i>		1,691	10.35
Projected Expenditure			\$2,324,320
Cost per Person			\$1,374.44
Growth-Related Expenditure on Park Improvements			\$2,324,320

Trails

Existing Standards

Louisville's standard for trails is based on its existing inventory of soft surface and hard surface trails. This inventory, shown in Figure P3, includes 27.25 miles of trails and provides an existing level of service of 1.3306 miles per 1,000 residents (27.25 miles / (20,480 persons / 1,000)). Trails have an average cost of \$377,562 per mile, based on estimates provided by the city.

Figure P3: Existing Standards for Trails

Type	Miles*	Cost per Mile*	Replacement Cost
Soft Surface	11.00	\$95,295	\$1,048,245
Hard Surface	16.25	\$568,635	\$9,240,319
TOTAL	27.25	\$377,562	\$10,288,564

Existing Level-of-Service Standards

Existing Miles	27.25
2016 Population	20,480
Miles per 1,000 Persons	1.3306

Cost Analysis

Average Cost per Mile*	\$377,562
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*Source: City of Louisville, Colorado.

Projected Demand

As shown in Figure P4, population drives the need for trails. Based on the development projections in Appendix A, Louisville will need to construct approximately 2.25 additional miles of trails over the next ten years. The ten-year, growth-related, capital cost associated with these improvements is approximately \$850,000 (2.25 miles X \$377,562 per mile). On a per capita basis, trails cost \$502.34 for each additional resident (\$849,515 / 1,691 population increase).

Figure P4: Growth-Related Need for Trails

Type	Level of Service	Demand Unit	Unit Cost
Trails	1.331 Acres	per 1,000 persons	\$377,562

Growth-Related Need for Trail Improvements			
Year		Population	Trails
Base	2016	20,480	27.25
Year 1	2017	20,716	27.56
Year 2	2018	20,954	27.88
Year 3	2019	21,195	28.20
Year 4	2020	21,438	28.53
Year 5	2021	21,567	28.70
Year 6	2022	21,696	28.87
Year 7	2023	21,827	29.04
Year 8	2024	21,958	29.22
Year 9	2025	22,089	29.39
Year 10	2026	22,171	29.50
Ten-Year Increase		1,691	2.25
Projected Expenditure			\$849,515
Cost per Person			\$502.34
Growth-Related Expenditure on Trail Improvements			\$849,515

Proposed Parks & Trails Development Impact Fees

Figure P5 indicates proposed Parks & Trails development impact fees in Louisville. Fees are derived from the average number of persons per housing unit and the total cost per person. Cost factors are summarized in the upper portion of Figure P5. Persons per unit, by dwelling type, are based on local data, as discussed in Appendix A. To derive the proposed fee, multiply average persons per housing unit by the cost per person. For example, the fee for a single-family dwelling would be \$2,776 (2.69 persons per housing unit X \$1,031.89 cost per person).

To derive the proposed fee, multiply average persons per housing unit by the cost per person. For example, the fee for a single-family unit with 1,700 square feet is \$4,711 (2.51 persons per housing unit X \$1,876.78 cost per person). This represents an increase of \$2,047 when compared to the current 3-bedroom fee for a detached unit. The increase is due to the increased construction costs and increased park improvement level of service when compared to the previous study.

Figure P5: Proposed Fee Schedule for Parks & Trails

<i>Fee Component</i>	<i>Cost per Person</i>
Park Improvements	\$1,374.44
Trails	\$502.34
TOTAL	\$1,876.78

Residential (per unit)

<i>Square Feet of Finished Floor Area</i>	<i>Persons per Hsg Unit*</i>	<i>Proposed Fee</i>	<i>Current Fee</i>	<i>Increase / Decrease</i>
Single Family				
1,100 or less	1.54	\$2,890	\$1,822	\$1,068
1,101 to 1,400	2.07	\$3,885	\$2,664	\$1,221
1,401 to 1,700	2.51	\$4,711	\$2,664	\$2,047
1,701 to 2,000	2.87	\$5,386	\$3,464	\$1,922
2,001 or more	3.37	\$6,325	\$4,233	\$2,092
Multi-Family				
750 or less	1.03	\$1,933	\$1,516	\$417
751 to 900	1.51	\$2,834	\$1,516	\$1,318
901 to 1,050	1.92	\$3,603	\$1,516	\$2,087
1,051 or more	2.49	\$4,673	\$1,516	\$3,157

*Figure A9 and Figure A12.

Projected Revenue from Parks & Trails Development Impact Fees

Revenue projections shown in Figure P6 assume implementation of the proposed Parks & Trails fees and development over the next ten years is consistent with the land use assumptions described in Appendix A. To the extent the rate of development either accelerates or slows down, there will be a corresponding change in the development fee revenue.

As shown below, Louisville expects to add 723 housing units over the next ten years. Parks & Trails fee revenue is expected to total approximately \$3.17 million over the next ten years. Over the same timeframe, Louisville will spend approximately \$3.17 million on growth-related parks and trails infrastructure. Because Parks & Trails fees use an incremental expansion methodology allocating all costs to future development, no additional revenue is needed from existing development.

Figure P6: Capital Costs and Revenue for Parks & Trails

Infrastructure Costs for Parks & Trails

	Total Cost	Growth Cost
Park Improvements	\$2,324,320	\$2,324,320
Trails	\$849,515	\$849,515
Total Expenditures	\$3,173,835	\$3,173,835

Projected Development Impact Fee Revenue

		Residential \$4,392 per housing unit
Year		Housing Units
Base	2016	8,931
Year 1	2017	9,032
Year 2	2018	9,133
Year 3	2019	9,236
Year 4	2020	9,341
Year 5	2021	9,396
Year 6	2022	9,451
Year 7	2023	9,506
Year 8	2024	9,562
Year 9	2025	9,619
Year 10	2026	9,654
Ten-Year Increase		723
Projected Revenue =>		\$3,174,073

TRANSPORTATION

Development impact fees for Transportation are derived using a consumption-based approach for growth-related improvements over the next ten years. These improvements include arterials, signalized intersections, and pedestrian improvements. The Transportation fee is derived from trip generation rates, trip rate adjustment factors, and the capital cost per vehicle mile of travel. The latter is a function of the average trip length, trip-length weighting factor, and growth share of transportation improvements. Each component is described below.

Trip Generation Rates

Louisville's Transportation development impact fee uses **average weekday vehicle trip ends** from the reference book Trip Generation published by the Institute of Transportation Engineers (ITE 9th Edition 2012). A vehicle trip end represents a vehicle either entering or exiting a development (as if a traffic counter were placed across a driveway). To calculate Transportation fees, trip generation rates require an adjustment factor to avoid double counting each trip at both the origin and destination points. Therefore, the basic trip adjustment factor is 50 percent. As discussed further below, the development impact fee methodology includes additional adjustments to make the fees proportionate to the infrastructure demand for particular types of development.

Adjustments for Commuting Patterns and Pass-By Trips

Residential development has a larger trip adjustment factor of 64 percent to account for commuters leaving Louisville for work. According to the 2009 National Household Travel Survey (see Table 30) weekday work trips are typically 31 percent of production trips (i.e., all out-bound trips, which are 50 percent of all trip ends). As discussed in the Appendix, the Census Bureau's web application OnTheMap indicates that 89 percent of resident workers traveled outside the city for work in 2014. In combination, these factors ($0.31 \times 0.50 \times 0.89 = 0.14$) support the additional 14 percent allocation of trips to residential development.

For commercial development, the trip adjustment factor is less than 50 percent because retail development and some services attract vehicles as they pass by on arterial and collector roads. For example, when someone stops at a convenience store on the way home from work, the convenience store is not the primary destination. For the average shopping center, the ITE data indicates that 34 percent of the vehicles that enter are passing by on their way to some other primary destination. The remaining 66 percent of attraction trips have the commercial site as their primary destination. Because attraction trips are half of all trips, the trip adjustment factor is 66 percent multiplied by 50 percent, or approximately 33 percent of the trip ends.

Vehicle Miles of Travel

A Vehicle Mile of Travel (VMT) is a measurement unit equal to one vehicle traveling one mile. In the aggregate, VMT is the product of vehicle trips multiplied by the average trip length¹. The average trip length in Louisville is calibrated using data on existing infrastructure and a lane capacity standard (discussed below).

Lane Capacity

Transportation fees are based on a lane capacity standard of 7,200 vehicles per lane. The lane capacity assumption is based on major arterial standards used by Louisville's Engineering Division.

Trip Length Weighting Factor by Type of Land Use

The Transportation development impact fee methodology includes a percentage adjustment, or weighting factor, to account for trip length variation by type of land use. As documented in Table 6 of the 2009 National Household Travel Survey, vehicle trips from residential development are approximately 121 percent of the average trip length. The residential trip length adjustment factor includes data on home-based work trips, social, and recreational purposes. Conversely, shopping trips associated with commercial development are roughly 66 percent of the average trip length while other nonresidential development typically accounts for trips that are 73 percent of the average for all trips. The specific weighting factors for each development prototype are shown in Figure T1.

Development Prototypes and Projected Travel Demand

The relationship between the amount of development in Louisville and growth-related system improvements is documented below. Figure T1 summarizes the input variables used to determine the average trip length on arterial improvements. In the table below HU means housing units, KSF means square feet of nonresidential development, in thousands, Institute of Transportation Engineers is abbreviated ITE, VTE means vehicle trip ends, VMC means vehicle miles of capacity, and VMT means vehicle miles of travel. Trip generation rates by type of housing unit are documented in Figure A10 and Figure A13 and related text.

Projected development in Louisville over the next ten years, and the corresponding need for additional lane miles, is shown in the middle section of Figure T1. Trip generation rates and trip adjustment factors convert projected development into average weekday vehicle trips. A typical vehicle trip, such as a person leaving their home and traveling to work, generally begins on a local street that connects to a collector street, which connects to an arterial road and eventually to a state or interstate highway. This progression of travel up and down the functional classification chain limits the average trip length determination, for the purpose of development fees, to the following question, "What is the average vehicle trip length on development fee system improvements?"

¹ Typical VMT calculations for development-specific traffic studies, along with most transportation models of an entire urban area, are derived from traffic counts on particular road segments multiplied by the length of that road segment. For the purpose of impact fees, VMT calculations are based on attraction (inbound) trips to development located in the service area, with the trip lengths calibrated to the road network considered to be system improvements. This refinement eliminates pass-through or external-external trips, and travel on roads that are not system improvements (e.g. interstate highways).

Figure T1 shows the calibration of existing development to Louisville's current arterial network. Knowing the current arterial lane miles (40.81) TischlerBise determined the weighted-average miles per trip on the current arterial network is 3.318 miles.

The methodology is as follows:

- With an existing inventory of 40.81 lane miles of arterials and an average daily lane capacity standard of 7,200 vehicles per lane, the arterial network can accommodate approximately 293,843 vehicle miles of travel (i.e., 7,200 vehicles per day traveling the entire 40.81 lane miles). This represents vehicle miles of capacity (VMC) of the arterial network.
- To derive the average utilization (expressed in miles per trip) of the existing system improvements, we divide vehicle miles of travel by the aggregate number of vehicle trips associated with development in Louisville. Existing development in Louisville currently generates an estimated 91,020 vehicle trips on an average day. Based on 293,843 vehicle miles of travel that can be accommodated on the existing arterial network, and 91,020 average day vehicle trips, the average utilization of the arterial network is approximately 3.228 miles per trip.
- However, to be consistent with the methodology used in the development fee calculations, TischlerBise further refined the average utilization through a series of iterations using spreadsheet software. This refinement is necessary because the calibration of average utilization includes the same adjustment factors used in the development fee calculations (i.e., residential commuting adjustment, commercial pass-by adjustment, and average trip length adjustment by type of land use as discussed below). With these additional refinements, TischlerBise determined the average utilization on the arterial network to be 3.318 miles per trip, as shown in Figure T1.

Figure T1: Projected Travel Demand and Trip Length Calibration

Development Type	ITE Code	Weekday VTE	Dev Unit	Trip Adj	Trip Length Wt Factor
0-2 Bedroom (Single)		6.26	HU	64%	121%
3 Bedroom (Single)		8.59	HU	64%	121%
4 Bedroom (Single)		10.59	HU	64%	121%
5+ Bedroom (Single)		11.75	HU	64%	121%
0-1 Bedroom (Multi-Family)		4.73	HU	64%	121%
2 Bedroom (Multi-Family)		6.14	HU	64%	121%
3+ Bedroom (Multi-Family)		10.49	HU	64%	121%
Commercial	820	42.70	KSF	33%	66%
Office	710	11.03	KSF	50%	73%
Institutional	520	15.43	KSF	50%	73%
Industrial	140	3.82	KSF	50%	73%

Avg Trip Length (miles)	3.318							
Vehicle Capacity Per Lane	7,200							
	2016	2017	2018	2019	2020	2021	2026	10-Year
	Base	1	2	3	4	5	10	Increase
Single-Family Housing Units	7,086	7,171	7,255	7,339	7,425	7,472	7,685	599
Multi-Family Housing Units	1,844	1,862	1,880	1,898	1,915	1,924	1,968	124
Commercial KSF	1,452	1,486	1,522	1,558	1,595	1,610	1,682	230
Office KSF	2,170	2,221	2,274	2,328	2,383	2,405	2,512	342
Institutional KSF	566	580	594	609	623	629	658	92
Industrial KSF	2,719	2,784	2,850	2,918	2,987	3,014	3,147	428
Single-Family Trips	41,967	42,472	42,970	43,467	43,977	44,255	45,516	3,549
Multi-Family Trips	7,065	7,135	7,202	7,272	7,335	7,371	7,539	475
Residential Trips	49,032	49,607	50,172	50,739	51,312	51,626	53,056	4,023
Commercial Trips	20,460	20,939	21,447	21,954	22,475	22,687	23,701	3,241
Office Trips	11,968	12,249	12,541	12,839	13,142	13,264	13,854	1,886
Institutional Trips	4,367	4,475	4,583	4,698	4,806	4,853	5,076	710
Industrial Trips	5,193	5,317	5,444	5,573	5,705	5,757	6,011	817
Nonresidential Trips	41,988	42,980	44,014	45,065	46,129	46,560	48,642	6,654
Total Vehicle Trips	91,020	92,587	94,186	95,804	97,441	98,185	101,698	10,678
Vehicle Miles of Capacity (VMC)	293,843	298,445	303,098	307,804	312,562	314,814	325,365	31,522
Vehicle Miles of Travel (VMT)	207,319	210,566	213,849	217,169	220,526	222,115	229,559	22,240
Arterial Lane Miles (VMC)	40.81	41.45	42.10	42.75	43.41	43.72	45.19	4.38
Arterial Lane Miles (VMT)	28.79	29.25	29.70	30.16	30.63	30.85	31.88	3.09
Signalized Intersections	16.0	16.3	16.5	16.8	17.0	17.2	17.7	1.7
Pedestrian Improvements	3.7	3.8	3.8	3.9	3.9	4.0	4.1	0.4

To maintain the current level of service, Louisville needs to construct 4.38 lane miles of arterials over the next 10 years to serve new development. Development projections are multiplied by the input variables at the top of Figure T1 to yield average weekday travel demand on arterials in Louisville. Trip generation rates and trip adjustment factors convert projected development into average weekday vehicle trips, shown with light blue shading. For example, commercial development in 2016 generated 20,460 average weekday vehicle trips (1,452 KSF X 42.70 average weekday vehicle trips per 1,000 square feet X 33 percent trip adjustment). **Although the travel demand model projects the need for 4.38 lane miles of arterials, Louisville does not plan to construct this many arterial lane miles during this period.**

Capacity Analysis

Based on discussions with city staff, the Impact Fee Liaison Committee, and elected officials, TischlerBise explored a consumption-based approach comparing vehicle miles of travel to vehicle miles of capacity. This approach uses local traffic count data to determine excess capacity within Louisville's arterial network and bases the current level of service on actual vehicle miles of travel on the network. Instead of applying the cost per VMC for arterial improvements to VMT generated by new development, an adjustment is made for excess capacity. This prevents new development for paying more than its required share to maintain a network with excess capacity.

Louisville's inventory of arterials is shown in Figure T2 below. Volume represents traffic count data for an average weekday as recorded by Louisville's Department of Public Works. Capacity assumes a lane capacity standard of 7,200 vehicles per day and the number of lanes on each arterial segment. Daily VMT is the product of vehicles traveling along the arterial segment per day and the distance traveled. For example, County Road is 0.462 miles in length and has a daily traffic volume of 3,500 vehicles. This results in approximately 1,617 vehicle miles of travel (0.462 miles X 3,500 daily traffic volume). Finally, daily VMC represents the number of vehicles per day a roadway can accommodate at the desired level of service (lane capacity). County Road's daily VMC is approximately 6,655 (0.462 miles X 14,400 daily vehicle capacity).

This analysis, shown below in Figure T2, reveals excess capacity on Louisville's arterial network of 29.45 percent ($1 - (207,319 \text{ VMT} / 293,843 \text{ VMC})$).

Figure T2: 2016 Traffic Volume on Arterials

Arterial	From	To	Miles	Lanes	Lane Miles	2016			
						Volume	Capacity	Daily VMT	Daily VMC
County Road	S 96th St	Rex St	0.46	2	0.92	3,500	14,400	1,617	6,655
Dillon Rd	McCaslin Blvd	W Dahlia St	0.27	4	1.10	19,000	28,800	5,218	7,909
Dillon Rd	W Dahlia St	S 88th St	0.72	4	2.89	1,800	28,800	1,299	20,782
Dillon Rd	S 88th St	S 96th St	1.06	2	2.11	19,000	14,400	20,054	15,199
Dillon Rd	S 96th St	ECL	1.08	2	2.15	18,500	14,400	19,930	15,513
McCaslin Blvd	S Boulder Rd	Copper Hill Ct	0.10	4	0.42	14,500	28,800	1,510	3,000
McCaslin Blvd	Copper Hill Ct	Washington Ave	0.62	4	2.47	16,000	28,800	9,873	17,771
McCaslin Blvd	Washington Ave	Via Appia	0.41	4	1.64	16,100	28,800	6,617	11,836
McCaslin Blvd	Via Appia	W Cherry St	0.57	4	2.30	22,000	28,800	12,625	16,527
McCaslin Blvd	W Cherry St	Dillon Rd	0.20	4	0.81	29,000	28,800	5,849	5,809
McCaslin Blvd	Dillon Rd	US 36	0.17	4	0.68	35,000	28,800	5,966	4,909
S 88th St	Dillon Rd	SCL	0.73	2	1.46	12,000	14,400	8,755	10,505
S 96th St	SH 42	Paradise Ln	1.46	2	2.92	20,000	14,400	29,152	20,989
S 104th St	Empire Rd	Dillon Rd	0.64	2	1.28	3,000	14,400	1,913	9,184
S Boulder Rd	McCaslin Blvd	Kennedy Ave	0.28	4	1.12	17,000	28,800	4,766	8,075
S Boulder Rd	SH 42	Main St	1.34	4	5.36	27,000	28,800	36,184	38,596
S Boulder Rd	Kennedy Ave	Main St	0.38	4	1.53	17,000	28,800	6,484	10,985
S Boulder Rd	SH 42	ECL	0.56	4	2.23	20,000	28,800	11,136	16,036
Via Appia	McCaslin Blvd	S Boulder Rd	1.63	4	6.53	10,000	28,800	16,326	47,018
W Cherry St	McCaslin Blvd	W Dahlia St	0.23	4	0.91	9,000	28,800	2,045	6,545
Total			12.91		40.81			207,319	293,843

Source: Engineering Division, Department of Public Works, City of Louisville, Colorado.

Excess Capacity **29.45%**

Excess Capacity Adjustment

To ensure future development does not pay for more than its fair share of arterial improvements, the travel demand factors shown in Figure T1 are adjusted to account for excess capacity. Reducing the average trip length of 3.318 miles (based on VMC) by 29.45 percent provides an adjusted average trip length of 2.341 miles (based on VMT). Using the adjusted average trip length of 2.341 mile, VMT from traffic counts in Figure T2 equals VMT in the revised travel demand model (Figure T3).

VMT is used to calculate all components of the Transportation development impact fee. Based on vehicle miles of travel, Figure T3 provides the adjusted growth-related demand of 3.09 lane miles of arterials, 1.7 signalized intersections, and 0.4 miles of pedestrian improvements.

Figure T3: Revised Travel Demand and Trip Length Calibration

Avg Trip Length (miles)	3.318	VMC						
Excess Capacity Reduction	29.45%							
Avg Trip Length (miles)	2.341	VMT						
Vehicle Capacity Per Lane	7,200							
	2016	2017	2018	2019	2020	2021	2026	10-Year
	Base	1	2	3	4	5	10	Increase
Single-Family Housing Units	7,086	7,171	7,255	7,339	7,425	7,472	7,685	599
Multi-Family Housing Units	1,844	1,862	1,880	1,898	1,915	1,924	1,968	124
Commercial KSF	1,452	1,486	1,522	1,558	1,595	1,610	1,682	230
Office KSF	2,170	2,221	2,274	2,328	2,383	2,405	2,512	342
Institutional KSF	566	580	594	609	623	629	658	92
Industrial KSF	2,719	2,784	2,850	2,918	2,987	3,014	3,147	428
Single-Family Trips	41,967	42,472	42,970	43,467	43,977	44,255	45,516	3,549
Multi-Family Trips	7,065	7,135	7,202	7,272	7,335	7,371	7,539	475
Residential Trips	49,032	49,607	50,172	50,739	51,312	51,626	53,056	4,023
Commercial Trips	20,460	20,939	21,447	21,954	22,475	22,687	23,701	3,241
Office Trips	11,968	12,249	12,541	12,839	13,142	13,264	13,854	1,886
Institutional Trips	4,367	4,475	4,583	4,698	4,806	4,853	5,076	710
Industrial Trips	5,193	5,317	5,444	5,573	5,705	5,757	6,011	817
Nonresidential Trips	41,988	42,980	44,014	45,065	46,129	46,560	48,642	6,654
Total Vehicle Trips	91,020	92,587	94,186	95,804	97,441	98,185	101,698	10,678
Vehicle Miles of Capacity (VMC)	293,843	298,445	303,098	307,804	312,562	314,814	325,365	31,522
Vehicle Miles of Travel (VMT)	207,319	210,566	213,849	217,169	220,526	222,115	229,559	22,240
Arterial Lane Miles (VMC)	40.81	41.45	42.10	42.75	43.41	43.72	45.19	4.38
Arterial Lane Miles (VMT)	28.79	29.25	29.70	30.16	30.63	30.85	31.88	3.09
Signalized Intersections	16.0	16.3	16.5	16.8	17.0	17.1	17.7	1.7
Pedestrian Improvements	3.7	3.7	3.8	3.9	3.9	4.0	4.1	0.4

Arterial Improvements

Based on 2016 vehicle miles of travel of 207,319 and 28.79 arterial lane miles, the existing level-of-service standard in Louisville is 1.39 lane miles per 10,000 VMT (28.79 lane miles / (207,319 VMT / 10,000)). Shown below in Figure T4, the average cost per lane mile, based on projects included in the 5-Year Capital Improvement Plan, is approximately \$833,028 (\$4,540,000 / 5.45 lane miles).

As discussed above, maintaining the current level of service requires construction of 4.38 lane miles of arterials over the next ten years. To adjust for excess capacity within the network, Louisville expects to construct 3.09 lane miles of arterials during the same timeframe. Figure T4 includes 5.45 lane miles of arterial improvements in multiple areas of the city. Including many projects and using the average cost of these projects allows the construction of arterial improvements in areas where growth occurs. Previously, if a large development caused the need for arterial improvements not included in the development fee study, Louisville would have been required to update its fee study to include the improvement. This hybrid approach gives Louisville the flexibility to identify a wide range of potential improvements and construct specific improvements in the areas experiencing growth.

Figure T4: Existing Standards and Cost Allocation for Arterial Improvements

Allocation Factors for Arterials

Existing Arterial Lane Miles	28.79
2016 VMT	207,319

Level-of-Service (LOS) Standards

LOS: Arterial Lane Miles per 10,000 VMT	1.389
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Cost Basis from Planned Projects

Project	Miles	Lanes	Lane Miles	Capacity	Additional VMC	Cost per Lane Mile	Total Cost
Kaylix Avenue Extension North	0.10	2	0.20	14,400	1,440	\$1,750,000	\$350,000
Kaylix Avenue Extension South	0.13	2	0.25	14,400	1,800	\$1,800,000	\$450,000
SH 42 Corridor Improvements	2.50	2	5.00	14,400	36,000	\$748,000	\$3,740,000
TOTAL	2.73		5.45	43,200	39,240	\$833,028	\$4,540,000

Average Cost per Lane Mile	\$833,028
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Average Cost per VMT	\$115.70
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*Source: City of Louisville, Colorado.

Signalized Intersections

Similar to arterials, level-of-service standards for signalized intersections also use vehicle miles of travel. Louisville's current inventory includes 16 signalized intersections, and when allocated per 10,000 VMT, the level of service is 0.772 signalized intersections per 10,000 VMT. City staff identified intersection improvement projects from the 5-Year Capital Improvement Plan to determine an average cost per signalized intersection of approximately \$210,000. The average cost per VMT is \$16.21 (16 signalized intersections X \$210,000 cost per signalized intersection / 207,319 VMT).

Figure T5: Existing Standards and Cost Allocation for Signalized Intersections

Allocation Factors for Signalized Intersections

Existing Signalized Intersections	16
2016 VMT	207,319

Level-of-Service (LOS) Standards

LOS: Signalized Intersections per 10,000 VMT	0.772
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Cost Basis

Average Cost per Intersection*	\$210,000
Cost per VMT	\$16.21
Growth-Related Expenditure on Intersections	\$357,000

*Source: City of Louisville, Colorado.

Pedestrian Improvements

Louisville's existing standard for pedestrian improvements is based on the city's portion of the Coal Creek Trail – 3.70 miles. Louisville's 2016 level of service is 0.178 miles per 10,000 VMT (3.70 miles / (207,319 VMT / 10,000)). Based on cost estimates for hard surface trails, the average cost per mile of pedestrian improvements is \$568,635. The average cost per VMT is \$10.15 (3.70 miles X \$568,635 cost per mile / 207,319 VMT).

Figure T6: Existing Standards and Cost Allocation for Pedestrian Improvements

Existing Pedestrian Improvements

Trail	Miles
Coal Creek Trail	3.70

Allocation Factors for Pedestrian Improvements

2016 VMT	207,319
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Level-of-Service (LOS) Standards

LOS: Miles per 10,000 VMT	0.178
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Cost Basis

Average Cost per Mile*	\$568,635
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Cost per VMT	\$10.15
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*Source: City of Louisville, Colorado.

Proposed Development Impact Fees for Transportation

Input variables for Louisville's Transportation development impact fee are shown in the upper section of Figure T8. Inbound vehicle trips by type of development are multiplied by the cost per vehicle mile of travel and average trip length to yield the development impact fees. To derive the development impact fee for commercial development per square foot of floor area, multiply the following factors from Figure T8.

$$\begin{array}{r} 42.70 \text{ weekday vehicle trip ends per 1,000 square feet} \\ \times \\ 0.33 \text{ adjustment factor for inbound trips, including pass-by} \\ \times \\ 0.66 \text{ trip length adjustment factor for commercial development} \\ \times \\ 2.341 \text{ average miles per trip} \\ \times \\ \$142.06 \text{ cost per VMT} \\ / \\ 1,000 \text{ square feet} \\ = \\ \$3.09 \text{ per square foot} \end{array}$$

Figure T8: Proposed Fee Schedule for Transportation

Fee Component	Cost per VMT
Arterial Improvements	\$115.70
Signalized Intersections	\$16.21
Pedestrian Improvements	\$10.15
TOTAL	\$142.06
Average Miles per Trip	2.341

Residential (per unit)

Square Feet of Finished Floor Area	Avg Wkdy Veh Trip Ends*	Trip Rate Adjustment	Trip Length Adjustment	Proposed Fees	Current Fee	Increase / Decrease
Single Family						
1,100 or less	6.22	64%	121%	\$1,602	\$185	\$1,417
1,101 to 1,400	7.88	64%	121%	\$2,030	\$225	\$1,805
1,401 to 1,700	9.21	64%	121%	\$2,372	\$225	\$2,147
1,701 to 2,000	10.32	64%	121%	\$2,658	\$287	\$2,371
2,001 or more	11.85	64%	121%	\$3,052	\$379	\$2,673
Multi-Family						
750 or less	4.25	64%	121%	\$1,095	\$144	\$951
751 to 900	6.17	64%	121%	\$1,589	\$144	\$1,445
901 to 1,050	7.79	64%	121%	\$2,006	\$144	\$1,862
1,051 or more	10.04	64%	121%	\$2,586	\$144	\$2,442

*Figure A10 and Figure A13.

Nonresidential (per square foot)

Development Type	Avg Wkdy Veh Trip Ends**	Trip Rate Adjustment	Trip Length Adjustment	Proposed Fees	Current Fee	Increase / Decrease
Commercial	42.70	33%	66%	\$3.09	\$0.43	\$2.66
Office	11.03	50%	73%	\$1.34	\$0.23	\$1.11
Institutional	15.43	50%	73%	\$1.87	\$0.23	\$1.64
Industrial	3.82	50%	73%	\$0.46	\$0.10	\$0.36

**Figure A3.

Projected Revenue from Transportation Development Impact Fees

The ten-year plan for arterial improvements has a total cost of approximately \$3.16 million. Development impact fees will fund the growth cost of approximately \$3.16 million. As shown in Figure T9, cumulative development impact fee revenue is approximately equal to the growth cost of improvements over the next ten years. Revenue projections shown below assume implementation of the proposed Transportation fee and the development projections described in Appendix A. To the extent the rate of development either accelerates or slows down, there will be a corresponding change in the fee revenue.

Figure T9: Capital Costs and Revenue for Transportation

Infrastructure Costs for Transportation

	Total Cost	Growth Cost
Arterial Improvements	\$2,574,057	\$2,574,057
Improved Intersections	\$357,000	\$357,000
Pedestrian Improvements	\$227,454	\$227,454
Total	\$3,158,511	\$3,158,511

Projected Development Impact Fee Revenue

		Residential \$2,238 per unit	Commercial \$3.09 per Sq Ft	Office \$1.34 per Sq Ft	Institutional \$1.87 per Sq Ft	Industrial \$0.46 per Sq Ft
Year		Hsg Units	KSF	KSF	KSF	KSF
Base	2016	8,931	1,452	2,170	566	2,719
Year 1	2017	9,032	1,486	2,221	580	2,784
Year 2	2018	9,133	1,522	2,274	594	2,850
Year 3	2019	9,236	1,558	2,328	609	2,918
Year 4	2020	9,341	1,595	2,383	623	2,987
Year 5	2021	9,396	1,610	2,405	629	3,014
Year 6	2022	9,451	1,625	2,427	635	3,041
Year 7	2023	9,506	1,640	2,449	641	3,068
Year 8	2024	9,562	1,655	2,471	647	3,096
Year 9	2025	9,619	1,670	2,494	652	3,124
Year 10	2026	9,654	1,682	2,512	658	3,147
Ten-Yr Increase =>		723	230	342	92	428
Projected Revenue =>		\$1,617,288	\$710,700	\$458,280	\$172,040	\$196,880
Projected Revenue =>						\$3,155,188

MUNICIPAL FACILITIES

As requested by the Impact Fee Liaison Committee, the Municipal Facilities infrastructure category is included in this study with a recommendation that City Council does not approve this component. Because all outstanding debt is paid and there are no plans to construct similar facilities, this infrastructure category should not be renewed as part of this update. If City Council decides to adopt this fee, all calculations are included in this section.

Louisville's Municipal Facilities development impact fee is based on the incremental expansion cost of facilities. TischlerBise recommends functional population to allocate the cost of additional municipal facilities to residential and nonresidential development (see Figure M1). Functional population is similar to what the U.S. Census Bureau calls "daytime population," by accounting for people living and working in a jurisdiction, but also considers commuting patterns and time spent at home and at nonresidential locations. OnTheMap is a web-based mapping and reporting application that shows where workers are employed and where they live. It describes geographic patterns of jobs by their employment locations and residential locations as well as the connections between the two locations. OnTheMap was developed through a unique partnership between the U.S. Census Bureau and its Local Employment Dynamics (LED) partner states. Based on 2014 functional population data for Louisville, the cost allocation for residential development is 64 percent while nonresidential development accounts for 36 percent of the demand for municipal facilities.

Figure M1: Functional Population

Demand Units in 2014				
Residential			<i>Demand Hours/Day</i>	<i>Person Hours</i>
Population	19,053			
Residents Not Working	9,386		20	187,720
Employed Residents	9,667			
Employed in Louisville	1,029	14		14,406
Employed outside Louisville	8,638	14		120,932
Residential Subtotal				323,058
Residential Share =>				64%
Nonresidential				
Non-working Residents	9,386	4		37,544
Jobs Located in Louisville	14,238			
Residents Employed in Louisville	1,029	10		10,290
Non-Resident Workers (inflow commuters)	13,209	10		132,090
Nonresidential Subtotal				179,924
Nonresidential Share =>				36%
TOTAL				502,982

Source: Louisville, Colorado 2014 Population Estimate; U.S. Census Bureau, OnTheMap 6.1.1 Application and LEHD Origin-Destination Employment Statistics.

Facilities

Existing Standards

The final component included in the Municipal Facilities fees is facilities. Louisville's existing standard for municipal facilities, shown in Figure M2, is based on two city facilities with a total of 63,421 square feet. This results in a residential level of service of 1,981.91 square feet per 1,000 persons (64 percent X 63,421 square feet / (20,480 persons / 1,000)) and a nonresidential level of service of 1,466.48 square feet per 1,000 jobs (36 percent X 63,421 square feet / (15,569 jobs / 1,000)). Louisville staff estimates the average replacement cost of current facilities is approximately \$275 per square foot (\$17,427,400 / 63,421 square feet).

Figure M2: Existing Standards for Facilities

<i>Facility</i>	<i>Square Feet*</i>	<i>Replacement Cost*</i>
City Hall	14,741	\$2,927,400
City Services Facility	48,680	\$14,500,000
TOTAL	63,421	\$17,427,400

Level-of-Service Standards

Average Cost per Sq. Ft.	\$275
2016 Population	20,480
2016 Jobs	15,569
Residential Share	64%
Nonresidential Share	36%
Square Feet per 1,000 Persons	1,981.91
Square Feet per 1,000 Jobs	1,466.48

**Source: City of Louisville, Colorado.*

Projected Demand

Over the next ten years, Louisville will need to construct additional city facilities to accommodate projected development. To maintain the current level of service, Louisville will need to construct 1,981.91 square feet for every 1,000 additional residents and 1,466.48 square feet for every 1,000 new jobs. Based on the development projections in Appendix A, future development will demand approximately 6,950 square feet of facilities over the next ten years—3,352 from residential development and 3,598 from nonresidential development.

The ten-year, growth-related, capital cost of facilities is approximately \$1.91 million. Expenditures related to projected residential development total \$921,800 (3,352 square feet X \$275 per square foot replacement cost) with a capital cost per person of \$545.12 (\$921,800 / 1,691 population increase). For nonresidential development, expenditures total \$989,450 (3,598 square feet X \$275 per square foot replacement cost) with a capital cost per job of \$403.20 (\$989,450 / 2,454 job increase).

Figure M3: Growth-Related Need for Facilities

Type of Infrastructure		Level of Service		Demand Unit	Unit Cost
Municipal Facilities	Residential	1,981.91	Square Feet	per 1,000 persons	\$275
	Nonresidential	1,466.48		per 1,000 jobs	

Growth-Related Need for Municipal Facilities						
Year		Population	Jobs	Residential Square Feet	Nonresidential Square Feet	Total Square Feet
Base	2016	20,480	15,569	40,589	22,832	63,421
Year 1	2017	20,716	15,938	41,056	23,373	64,429
Year 2	2018	20,954	16,316	41,528	23,927	65,455
Year 3	2019	21,195	16,703	42,006	24,495	66,501
Year 4	2020	21,438	17,099	42,489	25,075	67,564
Year 5	2021	21,567	17,255	42,744	25,304	68,048
Year 6	2022	21,696	17,412	43,000	25,534	68,534
Year 7	2023	21,827	17,570	43,258	25,766	69,024
Year 8	2024	21,958	17,730	43,518	26,001	69,519
Year 9	2025	22,089	17,891	43,779	26,237	70,016
Year 10	2026	22,171	18,023	43,941	26,430	70,371
Ten-Year Increase		1,691	2,454	3,352	3,598	6,950
Projected Expenditure				\$921,800	\$989,450	\$1,911,250

Cost Allocation	per Person	per Job
	\$545.12	\$403.20

Growth-Related Expenditure on Municipal Facilities	\$1,911,250
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Proposed Municipal Facilities Development Impact Fees

Figure M4 indicates proposed Municipal Facilities development impact fees in Louisville. Residential fees are derived from the average number of persons per housing unit and the total cost per person. Nonresidential fees are based on average jobs per 1,000 square feet of floor area and the total cost per job. Cost factors for municipal facilities are summarized in the upper portion of Figure M4. Persons per unit factors are based on local data, as discussed in Appendix A. For nonresidential development, average jobs per thousand square feet of floor area are based on ITE national multipliers as documented in Appendix A and related text.

To derive the proposed fee for residential development, multiply average persons per housing unit by the cost per person. For example, the fee for a single-family dwelling with 1,700 square fee is \$1,368 (2.51 persons per housing unit x \$545.12 cost per person). To derive the proposed fee for nonresidential development, multiply average jobs per 1,000 square feet by the cost per job and divide by 1,000. The fee for commercial development is \$0.81 per square foot (2.00 jobs per 1,000 square feet X \$403.20 per job / 1,000).

Figure M4: Fee Schedule for Municipal Facilities

<i>Fee Component</i>	<i>Cost per Person</i>	<i>Cost per Job</i>
Municipal Facilities	\$545.12	\$403.20

Residential (per unit)

<i>Square Feet of Finished Floor Area</i>	<i>Persons per Hsg Unit*</i>	<i>Proposed Fee</i>	<i>Current Fee</i>	<i>Increase / Decrease</i>
Single Family				
1,100 or less	1.54	\$839	\$413	\$426
1,101 to 1,400	2.07	\$1,128	\$604	\$524
1,401 to 1,700	2.51	\$1,368	\$604	\$764
1,701 to 2,000	2.87	\$1,564	\$786	\$778
2,001 or more	3.37	\$1,837	\$960	\$877
Multi-Family				
750 or less	1.03	\$561	\$344	\$217
751 to 900	1.51	\$823	\$344	\$479
901 to 1,050	1.92	\$1,047	\$344	\$703
1,051 or more	2.49	\$1,357	\$344	\$1,013

*Figure A9 and Figure A12.

Nonresidential (per square foot)

<i>Type</i>	<i>Jobs per 1,000 Sq Ft**</i>	<i>Proposed Fee</i>	<i>Current Fee</i>	<i>Increase / Decrease</i>
Commercial	2.00	\$0.81	\$0.27	\$0.54
Office	3.32	\$1.34	\$0.37	\$0.97
Institutional	0.98	\$0.40	\$0.09	\$0.31
Industrial	1.79	\$0.72	\$0.22	\$0.50

**Figure A3.

Projected Revenue from Municipal Facilities Development Impact Fees

Revenue projections shown in Figure M5 assume implementation of the proposed Municipal Facilities fees and development over the next ten years is consistent with the land use assumptions described in Appendix A. To the extent the rate of development either accelerates or slows down, there will be a corresponding change in the development fee revenue.

Projected development over the next ten years is shown below. If adopted, Municipal Facilities fee revenue is expected to total approximately \$1.91 million over the next ten years. Over the same timeframe, Louisville will spend approximately \$1.91 million on growth-related municipal facilities infrastructure. Because Municipal Facilities fees use an incremental expansion methodology allocating all costs to future development, no additional revenue is needed from existing development.

Figure M5: Capital Costs and Revenue for Municipal Facilities

Infrastructure Costs for Municipal Facilities

	Total Cost	Growth Cost
Municipal Facilities	\$1,911,250	\$1,911,250
Total Expenditures	\$1,911,250	\$1,911,250

Projected Development Impact Fee Revenue

		Residential \$1,270 per unit	Commercial \$0.81 per Sq Ft	Office \$1.34 per Sq Ft	Institutional \$0.40 per Sq Ft	Industrial \$0.72 per Sq Ft
		Housing Units	KSF	KSF	KSF	KSF
Base	2016	8,931	1,452	2,170	566	2,719
Year 1	2017	9,032	1,486	2,221	580	2,784
Year 2	2018	9,133	1,522	2,274	594	2,850
Year 3	2019	9,236	1,558	2,328	609	2,918
Year 4	2020	9,341	1,595	2,383	623	2,987
Year 5	2021	9,396	1,610	2,405	629	3,014
Year 6	2022	9,451	1,625	2,427	635	3,041
Year 7	2023	9,506	1,640	2,449	641	3,068
Year 8	2024	9,562	1,655	2,471	647	3,096
Year 9	2025	9,619	1,670	2,494	652	3,124
Year 10	2026	9,654	1,682	2,512	658	3,147
Ten-Year Increase		723	230	342	92	428
Projected Revenue =>		\$917,893	\$186,300	\$458,280	\$36,800	\$308,160
		Projected Revenue =>				\$1,907,433

CONCLUSION

The City of Louisville retained TischlerBise to prepare this study to analyze the impacts of development on the city's capital facilities and to calculate development impact fees based on that analysis. Through interviews and discussions with city staff, and work sessions with the Impact Fee Liaison Committee, TischlerBise developed the proposed development impact fees discussed in this study.

Louisville's current development fees include Library, Municipal Facilities, Parks & Trails, Recreational Facilities, and Transportation. As outlined in this study, proposed development impact fee categories decreased from five infrastructure categories to three infrastructure categories. Through interviews and meetings with city staff, the Impact Fee Liaison Committee, and elected officials, TischlerBise recommends reducing the number of infrastructure categories from five to three. For Municipal Facilities, all outstanding debt is paid and there are no plans to construct similar facilities. Similarly, the planned recreation center has a dedicated funding source; therefore, Municipal Facilities and Recreational Facilities should not be included in this update. TischlerBise, at the recommendation of the Impact Fee Liaison Committee, proposes the following three infrastructure categories: **Library, Parks & Trails, and Transportation.**

Proposed Fee Methods and Cost Components

Figure C1 summarizes the methods and cost components used for each type of public facility in Louisville's development impact fee study. After consideration of input during work sessions and public hearings, the City Council may change the proposed development impact fees by eliminating infrastructure types, cost components, and/or specific capital improvements. If changes are made during the adoption process, TischlerBise will update the fee study to be consistent with legislative decisions.

Figure C1: Proposed Fee Methods and Cost Components

<i>Fee Category</i>	<i>Service Area</i>	<i>Incremental Expansion</i>	<i>Plan-Based</i>	<i>Cost Recovery</i>	<i>Cost Allocation</i>
Library	Citywide	Materials	N/A	Library Debt	Population
Parks & Trails	Citywide	Community and Neighborhood Park Improvements, Trails	N/A	N/A	Population
Transportation	Citywide	Arterials, Signalized Intersections, Pedestrian Improvements	N/A	N/A	Vehicle Miles of Travel

Proposed Development Impact Fees

Figure C2 summarizes proposed development impact fees for new development in Louisville. These fees include cost recovery for library debt and will decrease when Louisville makes the final debt service payment – expected in 2018.

For residential development, **proposed fees are assessed per square foot by type of unit**. Shown in Figure C2, proposed fees for a single-family unit with 1,700 square feet equal \$7,709 – an increase of \$1,981 compared to the current 3-bedroom detached fees. Proposed fees for a multi-family unit with 900 square feet equal \$4,800 – an increase of \$1,524 compared to the current multi-family fee.

The proposed fee schedule for nonresidential development is designed to provide a reasonable development impact fee determination for broad **nonresidential development types – commercial, office, institutional, and industrial** – to simplify the administration of nonresidential fees. For unique development types, Louisville may allow or require an independent impact fee determination. Proposed development impact fees for commercial development equal \$3.09 per square foot of floor area, and proposed fees for industrial development equal \$0.46 per square foot of floor area. Office fees total \$1.34 per square foot of floor area, and institutional fees total \$1.87 per square foot of floor area.

Figure C2: Proposed Development Impact Fee Schedule (Includes Library Debt)

Residential (per unit)

<i>Square Feet of Finished Floor Area</i>	<i>Library</i>	<i>Parks & Trails</i>	<i>Transportation</i>	<i>Proposed Fee</i>	<i>Current Fee</i>	<i>Difference</i>
Single Family						
1,100 or less	\$384	\$2,890	\$1,602	\$4,876	\$3,947	\$929
1,101 to 1,400	\$517	\$3,885	\$2,030	\$6,432	\$5,728	\$704
1,401 to 1,700	\$626	\$4,711	\$2,372	\$7,709	\$5,728	\$1,981
1,701 to 2,000	\$716	\$5,386	\$2,658	\$8,760	\$7,443	\$1,317
2,001 or more	\$841	\$6,325	\$3,052	\$10,218	\$9,121	\$1,097
Multi-Family						
750 or less	\$257	\$1,933	\$1,095	\$3,285	\$3,276	\$9
751 to 900	\$377	\$2,834	\$1,589	\$4,800	\$3,276	\$1,524
901 to 1,050	\$479	\$3,603	\$2,006	\$6,088	\$3,276	\$2,812
1,051 or more	\$621	\$4,673	\$2,586	\$7,880	\$3,276	\$4,604

Nonresidential (per square foot)

<i>Type</i>	<i>Library</i>	<i>Parks & Trails</i>	<i>Transportation</i>	<i>Proposed Fee</i>	<i>Current Fee</i>	<i>Difference</i>
Commercial	\$0.00	\$0.00	\$3.09	\$3.09	\$0.70	\$2.39
Office	\$0.00	\$0.00	\$1.34	\$1.34	\$0.60	\$0.74
Institutional	\$0.00	\$0.00	\$1.87	\$1.87	\$0.32	\$1.55
Industrial	\$0.00	\$0.00	\$0.46	\$0.46	\$0.32	\$0.14

Figure C3 summarizes proposed development impact fees after Louisville makes the final library debt service payment – expected in 2018. After making the final debt service payment, Louisville will update its development fee schedule to reflect the revised library development impact fee in Figure 5.

Shown in Figure C3, proposed fees for a single-family unit with 1,700 square feet equal \$7,194 – an increase of \$1,466 compared to the current 3-bedroom detached fees. Proposed fees for a multi-family unit with 900 square feet equal \$4,490 – an increase of \$1,214 compared to the current multi-family fee. This change does not affect nonresidential development, because library development impact fees are charged only to residential development.

Figure C3: Proposed Development Impact Fee Schedule (Excludes Library Debt)

Residential (per unit)

Square Feet of Finished Floor Area	Library	Parks & Trails	Transportation	Proposed Fee	Current Fee	Difference
Single Family						
1,100 or less	\$68	\$2,890	\$1,602	\$4,560	\$3,947	\$613
1,101 to 1,400	\$92	\$3,885	\$2,030	\$6,007	\$5,728	\$279
1,401 to 1,700	\$111	\$4,711	\$2,372	\$7,194	\$5,728	\$1,466
1,701 to 2,000	\$127	\$5,386	\$2,658	\$8,171	\$7,443	\$728
2,001 or more	\$149	\$6,325	\$3,052	\$9,526	\$9,121	\$405
Multi-Family						
750 or less	\$46	\$1,933	\$1,095	\$3,074	\$3,276	(\$202)
751 to 900	\$67	\$2,834	\$1,589	\$4,490	\$3,276	\$1,214
901 to 1,050	\$85	\$3,603	\$2,006	\$5,694	\$3,276	\$2,418
1,051 or more	\$110	\$4,673	\$2,586	\$7,369	\$3,276	\$4,093

Nonresidential (per square foot)

Type	Library	Parks & Trails	Transportation	Proposed Fee	Current Fee	Difference
Commercial	\$0.00	\$0.00	\$3.09	\$3.09	\$0.70	\$2.39
Office	\$0.00	\$0.00	\$1.34	\$1.34	\$0.60	\$0.74
Institutional	\$0.00	\$0.00	\$1.87	\$1.87	\$0.32	\$1.55
Industrial	\$0.00	\$0.00	\$0.46	\$0.46	\$0.32	\$0.14

All costs in the development impact fee calculations are given in current dollars with no assumed inflation rate. Necessary cost adjustments can be made as part of the recommended annual evaluation and update of development impact fees. One approach is to adjust for inflation in construction costs by means of an index like the one published by Engineering News Record (ENR). This index can be applied against the calculated development impact fees. If cost estimates change significantly, the fees should be recalculated.

APPENDIX A: LAND USE ASSUMPTIONS

The population, housing unit, and job projections contained in this document provide the foundation for the development impact fee study. To evaluate the demand for growth-related infrastructure from various types of development, TischlerBise prepared documentation on jobs and floor area by type of nonresidential development, average weekday vehicle trip generation rates, and demand indicators by type of housing unit. These metrics (explained further below) are the service units and demand indicators used in the development impact fee study.

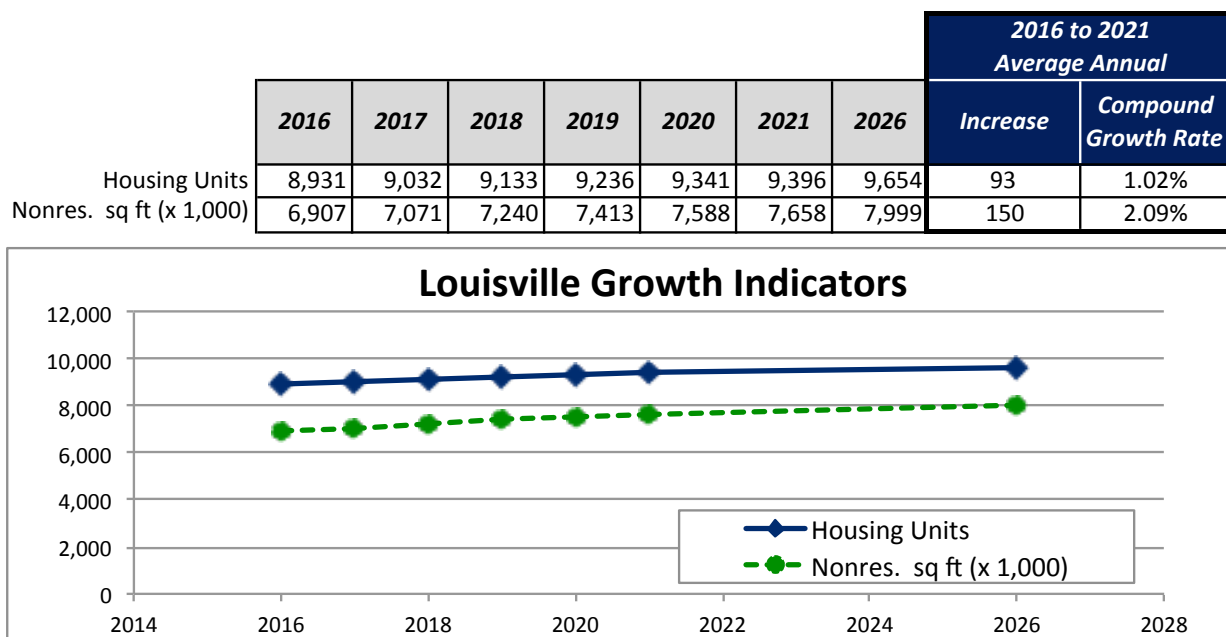
Development impact fees are based on the need for growth-related improvements and they must be proportionate by type of land use. The demographic data and development projections are used to demonstrate proportionality and anticipate the need for future infrastructure. Demographic data reported by the U.S. Census Bureau and data provided by Louisville staff are used to calculate base year estimates and annual projections for a 10-year horizon. Development impact fee studies typically look out five to ten years, with the expectation that fees will be periodically updated (every three to five years). Infrastructure standards are calibrated using 2014 data.

Summary of Growth Indicators

Key development projections for the Louisville development impact fee study are housing units and nonresidential floor area, summarized in Figure A1. These projections are used to estimate development impact fee revenue and to indicate the anticipated need for growth-related infrastructure. The goal is to have reasonable projections without being overly concerned with precision. Because development impact fee methods are designed to reduce sensitivity to development projections in the determination of the proportionate-share fee amounts, if actual development is slower than projected, fee revenue will decline, but so will the need for growth-related infrastructure. In contrast, if development is faster than anticipated, Louisville will receive more fee revenue, but will also need to accelerate infrastructure improvements to keep pace with the actual rate of development.

During the next five years, the development impact fee update projects an average increase of 93 housing units per year based on approved permits. In comparison, Louisville added 162 housing units per year from 2010 through September 2016. This reflects development patterns usually experienced by communities approaching build out of residential acreage. During the same time period, Louisville expects an average increase of 150,000 square feet of nonresidential floor area per year. Current estimates of floor area by type of nonresidential development are discussed below (see Figures A3, A4, and related text).

Figure A1: Summary of Development Projections and Growth Rates

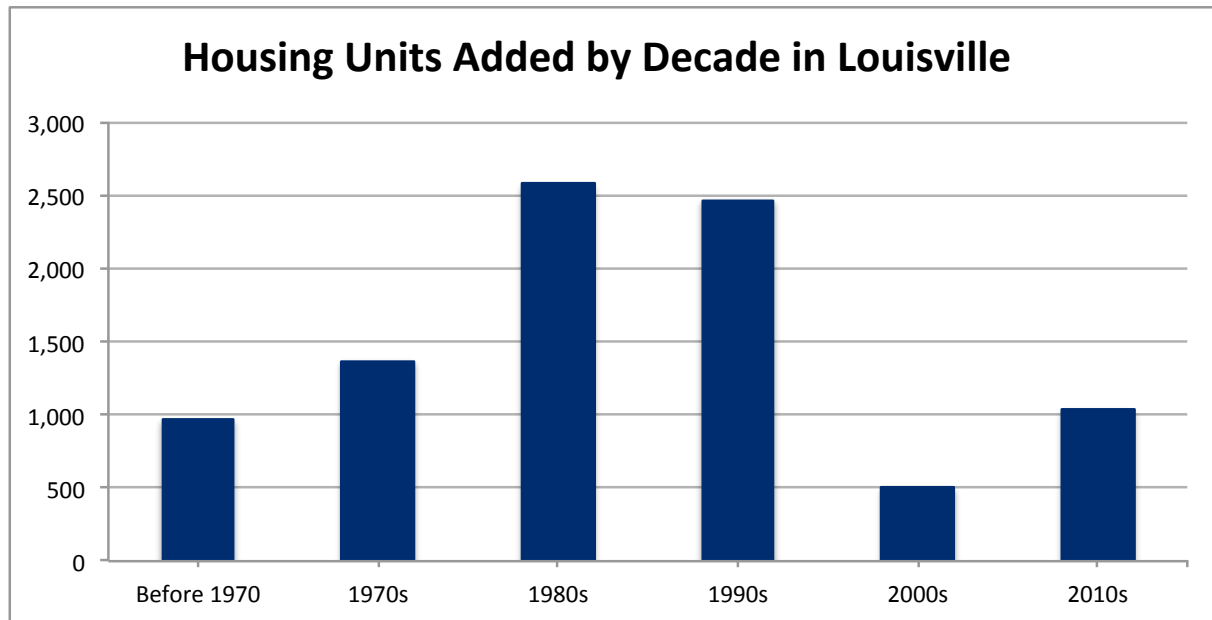


Residential Construction

Figure A2 indicates the estimated number of housing units added by decade according to data obtained from the U.S. Census Bureau. Louisville experienced strong growth in the 1980s and 1990s, but residential construction slowed in the 2000s. From 2000 to 2010, Louisville's housing inventory increased by an average of 50 units per year. From 2010 through September 2016, residential development in Louisville increased by approximately 1,000 units. Although housing unit growth represents an increase from the previous decade, average annual growth over the next five years (93 units) is more conservative than average annual growth since 2010 (162 units).

Figure A2: Housing Units by Decade

Census 2010 Population	18,243	Louisville added an average of 50 housing units per year from 2000 to 2010. From 2010 to September 2016, new housing averaged 162 units per year.
Census 2010 Housing Units	7,892	
Census 2000 Housing Units	7,389	
New Housing Units 2000 to 2010	503	



Source: U.S. Census Bureau, Census 2010 Summary File 1, Census 2000 Summary File 1, 2010-2014 5-Year American Community Survey (for 1990s and earlier, adjusted to yield total units in 2000).

Jobs by Type of Nonresidential Development

In addition to data on residential development, the calculation of development impact fees requires data on nonresidential development. TischlerBise uses the term “jobs” to refer to employment by place of work. In Figure A3, gray shading indicates the four nonresidential development prototypes used by TischlerBise to derive average weekday vehicle trips. Current floor area estimates for commercial, office, institutional, and industrial are documented in the next section.

The prototype for future commercial development is an average-size Shopping Center (ITE 820). Commercial development (i.e. retail and eating/drinking places) is assumed to average 500 square feet per job. For office development, General Office (ITE 710) is the prototype for future development, with an average of 301 square feet per job. Institutional development uses Elementary School (ITE 520) as the prototype with 1,018 square feet per job. For future industrial development, Manufacturing (ITE 140) is a reasonable proxy with an average of 558 square feet per job.

Figure A3: Nonresidential Service Units per Development Unit

ITE Code	Land Use / Size	Demand Unit	Wkdy Trip Ends Per Dmd Unit ¹	Wkdy Trip Ends Per Employee ¹	Emp Per Dmd Unit	Sq Ft Per Emp
110	Light Industrial	1,000 Sq Ft	6.97	3.02	2.31	433
130	Industrial Park	1,000 Sq Ft	6.83	3.34	2.04	489
140	Manufacturing	1,000 Sq Ft	3.82	2.13	1.79	558
150	Warehousing	1,000 Sq Ft	3.56	3.89	0.92	1,093
254	Assisted Living	bed	2.66	3.93	0.68	na
320	Motel	room	5.63	12.81	0.44	na
520	Elementary School	1,000 Sq Ft	15.43	15.71	0.98	1,018
530	High School	1,000 Sq Ft	12.89	19.74	0.65	1,531
540	Community College	student	1.23	15.55	0.08	na
550	University/College	student	1.71	8.96	0.19	na
565	Day Care	student	4.38	26.73	0.16	na
610	Hospital	1,000 Sq Ft	13.22	4.50	2.94	340
620	Nursing Home	1,000 Sq Ft	7.60	3.26	2.33	429
710	General Office (average size)	1,000 Sq Ft	11.03	3.32	3.32	301
760	Research & Dev Center	1,000 Sq Ft	8.11	2.77	2.93	342
770	Business Park	1,000 Sq Ft	12.44	4.04	3.08	325
820	Shopping Center (average size)	1,000 Sq Ft	42.70	na	2.00	500

1. *Trip Generation*, Institute of Transportation Engineers, 9th Edition (2012).

Figure A4 indicates 2016 estimates of jobs and nonresidential floor area located in Louisville. The Boulder County Assessor provided floor area estimates for 2016 by type of development—commercial, office, institutional, and industrial. Nonresidential floor area is estimated at approximately 6.9 million square feet. Using ITE prototypes discussed above, nonresidential floor area estimates are converted to job estimates. Commercial jobs, for example, are estimated by dividing estimated floor area by the ITE square feet per job factor (1,451,830 square feet / 500 square feet per job = 2,904 jobs). This is repeated for each nonresidential prototype and results in a 2016 employment estimate of 15,541 jobs.

Figure A4: Jobs and Floor Area Estimates

Nonresidential Category	2016 Jobs¹	Percent of Total Jobs	Sq. Ft. per Job²	2016 Estimated Floor Area³	Jobs per 1,000 Sq. Ft.²
Commercial ⁴	2,904	18.7%	500	1,451,830	2.00
Office ⁵	7,208	46.4%	301	2,169,546	3.32
Institutional ⁶	556	3.6%	1,018	566,089	0.98
Industrial ⁷	4,873	31.4%	558	2,718,951	1.79
TOTAL	15,541	100%		6,906,416	

1. Job estimates based on ITE square feet per job factors and 2016 floor area.
2. *Trip Generation*, Institute of Transportation Engineers, 9th Edition (2012).
3. Boulder County Assessor provided 2016 floor area.
4. Major sectors are Retail Trade and Food Services.
5. Major sectors are Health Care and Professional, Scientific, and Technical Services.
6. Major sectors are Public Administration and Educational Services.
7. Major sector is Manufacturing.

Detailed Land Use Assumptions

Demographic data shown in Figure A6 are key inputs for Louisville’s development impact fee study. Cumulative data are shown at the top and projected annual increases, by type of development, are shown at the bottom of the table.

Based on U.S. Census Bureau data, recent residential building trends, and planned residential development, Louisville’s population and housing inventory are expected to increase during the 10-year study period. To project future residential development, planned residential development, provided by Louisville staff, is used to project future housing units. Based on planned residential development, Louisville is projected to gain approximately 723 housing units over the next 10 years. To project Louisville’s population, the 2014 PPHU estimate of 2.51 persons per housing unit is applied to new single-family housing units and 1.46 persons per housing units is applied to new multi-family housing units.

Persons Per Housing Unit

According to the U.S. Census Bureau, a household is a housing unit that is occupied by year-round residents. Development fees often use per capita standards and persons per housing unit (PPHU) or persons per household (PPH) to derive proportionate share fee amounts. When PPHU is used in the fee calculations, infrastructure standards are derived using year-round population. When PPH is used in the fee calculations, the development fee methodology assumes a higher percentage of housing units will be occupied, thus requiring seasonal or peak population to be used when deriving infrastructure standards. TischlerBise recommends that development fees for residential development in Louisville be imposed according to the number of year-round residents per housing unit. This methodology assumes some portion of the housing stock will be vacant during the course of a year. According to the U.S. Census Bureau American Community Survey, Louisville’s vacancy rate in 2014 was four percent.

Persons per housing unit (PPHU) calculations require data on population in occupied units and the types of units by structure and bedroom count. The 2010 census did not obtain detailed information using a “long-form” questionnaire. Instead, the U.S. Census Bureau switched to a continuous monthly mailing of surveys, known as the American Community Survey (ACS), which has limitations due to sample-size constraints. For example, data on detached housing units are now combined with attached single units (commonly known as cityhouses). For development fees in Louisville, detached stick-built units and attached units (commonly known as cityhouses, which share a common sidewall, but are constructed on an individual parcel of land) are included in the “Single-Family Unit” category. The second residential category includes duplexes and all other structures with two or more units on an individual parcel of land. This category is referred to as “Multi-Family Unit.” (Note: housing unit estimates from ACS will not equal decennial census counts of units. These data are used only to derive the custom PPHU factors for each type of unit).

Figure A5 below shows the ACS 2014 5-Year Estimates for Louisville. Single-family units averaged 2.51 persons per housing unit (70,060 persons / 6,793 housing units) and multi-family units had an average of 1.46 persons per housing unit (1,993 persons / 1,363 housing units). In 2014 total housing units in Louisville averaged 2.34 persons per housing unit.

Figure A5: Persons per Housing Unit by Type of Housing, 2014

Units in Structure	Persons	Households	Persons per Household	Housing Units	Persons per Housing Unit	Housing Mix	Vacancy Rate
Single-Family Unit ¹	17,060	6,583	2.59	6,793	2.51	83%	3%
Multi-Family Unit ²	1,993	1,287	1.55	1,363	1.46	17%	6%
Total	19,053	7,870	2.42	8,156	2.34		4%

Source: TischlerBise analysis; U.S. Census Bureau, 2010-2014 American Community Survey, 5-Year Estimates.

1. Includes detached, attached (townhouse), and mobile home units.

2. Includes duplexes and structures with two or more units.

Employment and Nonresidential Floor Area Projections

Over the next 10 years, Louisville can expect continued employment growth. Based on estimates from the Denver Regional Council of Governments, approximately 2,500 new jobs are projected in Louisville through 2026. This estimate is based on an average annual growth rate of 2.37 percent to 2020, 0.91 percent from 2020 to 2025, and 0.74 percent after 2025. These growth rates are based on projected employment growth for Traffic Analysis Zones (TAZ) located in Louisville. Shown in Figure A6, the base year jobs estimate is 15,569. By 2026, Louisville is projected to have 18,023 jobs.

Using commercial development as an example, the annual square footage by industry type is calculated as follows: 2,972 (2017 commercial jobs) X 500 square feet per employee = 1,486 KSF (1,486,000 square feet). This calculation is repeated for each industry type and for each year of the study period. To keep pace with job growth, Louisville should expect to add roughly 1.09 million square feet of nonresidential development over the next ten years.

These projections are used to estimate development impact fee revenue and to indicate the anticipated need for growth-related infrastructure. However, development impact fee methodologies are designed to reduce sensitivity to accurate development projections in the determination of the proportionate share fee amounts. If actual development is slower than projected, development impact fee revenue will decline, but so will the need for growth-related infrastructure. In contrast, if development occurs faster than anticipated, Louisville will receive an increase in development impact fee revenue but will also need to accelerate capital improvements to keep pace with development.

Figure A6: Annual Demographic Data, 2016-2026

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	10-Year
	Base Yr	1	2	3	4	5	6	7	8	9	10	Increase
Population	20,480	20,716	20,954	21,195	21,438	21,567	21,696	21,827	21,958	22,089	22,171	1,691
Housing Units												
Single-Family Units	7,086	7,170	7,254	7,339	7,425	7,471	7,517	7,563	7,609	7,656	7,685	599
Multi-Family Units	1,845	1,862	1,879	1,897	1,916	1,925	1,934	1,943	1,953	1,963	1,969	124
Total Housing Units	8,931	9,032	9,133	9,236	9,341	9,396	9,451	9,506	9,562	9,619	9,654	723
Persons per Housing Unit	2.29	2.34	2.34	2.34	2.34	2.34	2.34	2.34	2.34	2.34	2.34	
Jobs												
Commercial	2,904	2,972	3,043	3,115	3,189	3,218	3,247	3,277	3,307	3,337	3,361	457
Office	7,208	7,379	7,554	7,733	7,917	7,989	8,062	8,135	8,209	8,284	8,345	1,137
Institutional	584	598	612	627	641	647	653	659	665	670	676	92
Industrial	4,873	4,989	5,107	5,228	5,352	5,401	5,450	5,499	5,549	5,600	5,641	768
Total Jobs	15,569	15,938	16,316	16,703	17,099	17,255	17,412	17,570	17,730	17,891	18,023	2,454
Jobs per Person	0.76	0.77	0.78	0.79	0.80	0.80	0.80	0.80	0.81	0.81	0.81	
Nonresidential Floor Area (x 1,000)												
Commercial KSF	1,452	1,486	1,522	1,558	1,595	1,610	1,625	1,640	1,655	1,670	1,682	230
Office KSF	2,170	2,221	2,274	2,328	2,383	2,405	2,427	2,449	2,471	2,494	2,512	342
Institutional KSF	566	580	594	609	623	629	635	641	647	652	658	92
Industrial KSF	2,719	2,784	2,850	2,918	2,987	3,014	3,041	3,068	3,096	3,124	3,147	428
Total Nonresidential KSF	6,907	7,071	7,240	7,413	7,588	7,658	7,728	7,798	7,869	7,940	7,999	1,092

	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	Avg Annual
Population	236	238	241	244	129	129	130	131	132	82	169
Single-Family Units	84	84	85	86	46	46	46	46	47	29	60
Multi-Family Units	17	18	18	18	9	9	10	10	9	6	12
Total Housing Units	101	102	103	104	55	55	56	56	56	35	72
Commercial Jobs	68	71	72	74	29	29	30	30	30	24	46
Office Jobs	171	175	179	184	72	73	73	74	75	61	114
Institutional Jobs	14	14	15	14	6	6	6	6	5	6	9
Industrial Jobs	116	118	121	124	49	49	49	50	51	41	77
Total Jobs	369	378	387	396	156	157	158	160	161	132	245
Commercial KSF	34	36	36	37	15	15	15	15	15	12	23
Office KSF	51	53	54	55	22	22	22	22	23	18	34
Institutional KSF	14	14	15	14	6	6	6	6	5	6	9
Industrial KSF	65	66	68	69	27	27	27	28	28	23	43
Total Nonresidential KSF	164	169	173	175	70	70	70	71	71	59	109

Custom Trip Generation Rates by Dwelling Type

As an alternative to simply using national average trip generation rates for residential development, published by the Institute of Transportation Engineers (ITE), TischlerBise derived custom trip rates using local demographic data. Key inputs needed for the analysis (i.e. average number of persons and vehicles available per housing units) are available from American Community Survey (ACS) data for Colorado Public Use Microdata Areas (PUMA) 00803 and 00804 – the PUMAs where Louisville is located.

Louisville Control Totals

The 2010 census did not obtain detailed information using a “long-form” questionnaire. Instead, the U.S. Census Bureau has switched to a continuous monthly mailing of surveys, known as the American Community Survey (ACS), which is limited by sample-size constraints. For example, data on detached housing units are now combined with attached single units (commonly known as cityhouses). Part of the rationale for deriving fees by bedroom range, as discussed further below, is to address this ACS data limitation. Because cityhouses generally have fewer bedrooms and less living space than detached units, fees by house size ensure proportionality and facilitate construction of affordable units.

According to the U.S. Census Bureau, a household is a housing unit that is occupied by year-round residents. Development fees often use per capita standards and persons per housing unit, or persons per household, to derive proportionate-share fee amounts. TischlerBise recommends that fees for residential development in Louisville be imposed according to the number of year-round residents per housing unit by type of unit (single family or multi-family). In 2014, the control totals for Louisville were 2.51 persons per single-family unit and 1.46 persons per multi-family unit.

Trip generation rates are also dependent upon the average number of vehicles available per dwelling. Figure A7 indicates vehicles available in Louisville. According to ACS data, Louisville is estimated to have 2.01 vehicles per single-family unit and 1.39 vehicles per multi-family unit.

Figure A7: Vehicles Available per Housing Unit

Tenure	Vehicles Available ¹	Households ²			Vehicles per Household by Tenure
		Single Detached or Attached	Multi-Family	Total	
Owner-occupied	12,600	5,618	139	5,757	2.19
Renter-occupied	2,928	965	1,148	2,113	1.39
Total	15,528	6,583	1,287	7,870	1.97

Units per Structure	Vehicles Available	Housing Units ³	Vehicles per Housing Unit
Single Detached or Attached	13,645	6,793	2.01
Multi-Family	1,900	1,363	1.39
Total	15,545	8,156	1.91

1. Vehicles available by tenure from Table B25046, American Community Survey, 2010-2014.

2. Households by tenure and units in structure from Table B25032, American Community Survey, 2010-2014.

3. Housing units from Table B25024, American Community Survey, 2010-2014.

Demand Indicators by Dwelling Type and Bedroom Range

TischlerBise recommends a fee schedule where larger units pay higher development impact fees. Benefits of the proposed methodology include: 1) proportionate assessment of infrastructure demand using local demographic data, and 2) progressive fee structure (i.e. smaller units pay less and larger units pay more).

Custom tabulations of demographic data by bedroom range can be created from individual survey responses provided by the U.S. Census Bureau, in files known as Public Use Microdata Samples (PUMS). Because PUMS files are available for areas of roughly 100,000 persons, Louisville is included in Public Use Microdata Areas (PUMA) 00803 and 00804.

Single-Family Units

In Figure A8 below, cells with yellow shading indicate the survey results, which yield the unadjusted number of persons and vehicles available per single-family unit. Unadjusted persons per single-family unit, derived from PUMS data, are adjusted to match the control totals for Louisville – 2.51 persons per single-family unit. For the purpose of transportation fees, unadjusted vehicles per single-family unit are adjusted to control totals in Louisville – 2.01 vehicles per single-family unit.

The middle section of Figure A8 provides nation-wide data from the Institute of Transportation Engineers (ITE). AWWTE is the acronym for Average Weekday Vehicle Trip Ends, which measures vehicles coming and going from a development on an average weekday. Dividing trip ends per household by trip ends per person yields an average of 3.73 persons per single-family unit, based on ITE's national survey. In comparison to the national data, Louisville has an average of 2.51 persons per single-family housing unit.

Dividing trip ends per household by trip ends per vehicle available yields an average of 1.58 vehicles available per single-family unit, based on ITE's national survey. Louisville has an average of 2.01 vehicles per single-family housing unit.

Rather than rely on one methodology, the recommended trip generation rates shown below with bold numbers (AWVTE per Housing Unit), are an average of trip rates based on persons and vehicles available, for single-family units. In the Louisville, each household in a single-family unit is expected to generate an average of 9.25 average weekday vehicle trip ends, compared to the national average of 9.52 trip ends per household.

Figure A8: Average Weekday Vehicle Trip Ends by Bedroom Range – Single-Family Units

Bedroom Range	Persons ¹	Vehicles Available ¹	Housing Units ¹	PUMA HU Mix	Unadjusted Persons/HU	Adjusted Persons/HU ²	Unadjusted VehAvl/HU	Adjusted VehAvl/HU ²
0-2	196	177	118	14.25%	1.66	1.58	1.50	1.41
3	849	713	355	42.87%	2.39	2.27	2.01	1.89
4	787	621	256	30.92%	3.07	2.92	2.43	2.28
5+	351	260	99	11.96%	3.55	3.38	2.63	2.47
Total	2,183	1,771	828		2.64	2.51	2.14	2.01

National Averages According to ITE

ITE Code	AWVTE per Person	AWVTE per Vehicle Available	AWVTE per Household
210 SFD	2.55	6.02	9.52

Persons per Household
3.73

Veh Avl per Household
1.58

Recommended AWVTE per Dwelling Unit by Bedroom Range

Bedroom Range	AWVTE per HU Based on Persons ³	AWVTE per HU Based on Vehicles Available ⁴	AWVTE per Housing Unit ⁵
0-2	4.03	8.49	6.26
3	5.79	11.38	8.59
4	7.45	13.73	10.59
5+	8.62	14.87	11.75
Total	6.40	12.10	9.25

1. American Community Survey, Public Use Microdata Sample for CO PUMA 00803 and 00804 (2014 1-year unweighted data).
2. Adjusted multipliers are scaled to make the average PUMS values match control totals for Louisville, based on American Community Survey 2014 5-year.
3. Adjusted persons per housing unit multiplied by national weighted average trip rate per person.
4. Adjusted vehicles available per housing unit multiplied by national weighted average trip rate per vehicle available.
5. Average of trip rates based on persons and vehicles available per housing unit.

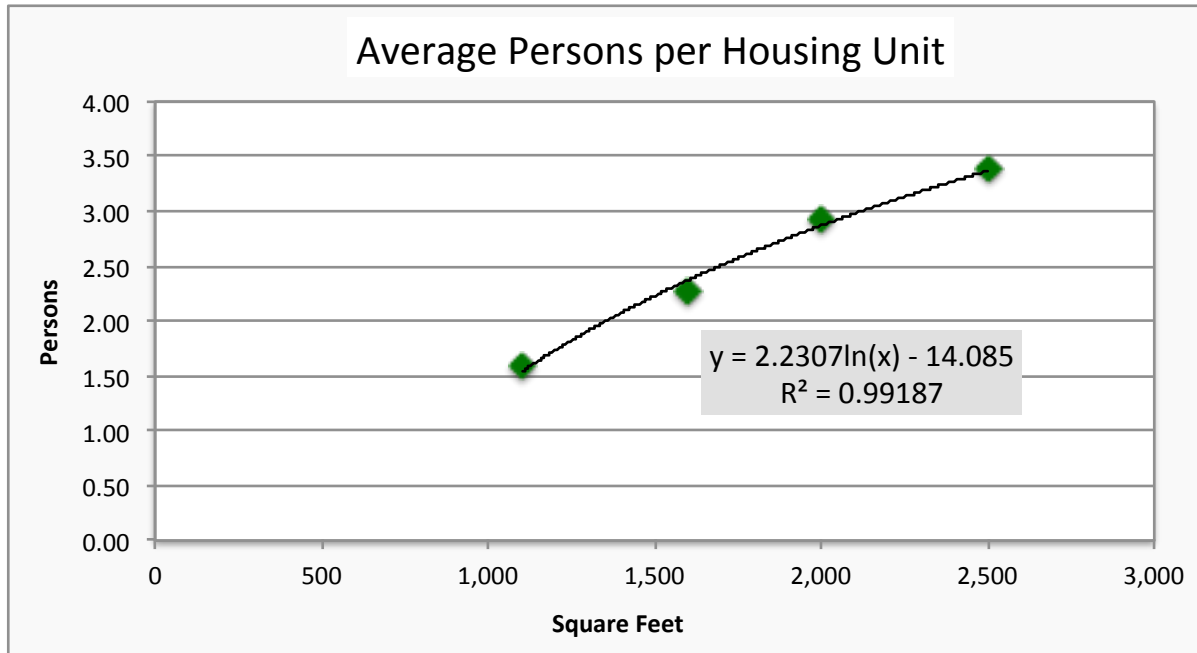
For single-family units, average floor area and number of persons by bedroom range are plotted in Figure A9, with a logarithmic trend line derived from four actual averages for Louisville. Using the trend line formula shown in the chart, TischlerBise derived the estimated average number of persons by dwelling size. For single-family unit development impact fees, TischlerBise recommends a minimum fee based on a unit size of 1,100 square feet and a maximum fee for units 2,001 square feet or larger.

For all single-family units, TischlerBise used data from the Boulder County Assessor. As shown in the upper-right of the table below, the smallest floor area range (1,100 square feet or less) has an estimated average of 1.54 persons. The largest floor area range (2,001 square feet or more) has an estimated average of 3.37 persons.

Figure A9: Persons by Square Feet of Living Space – Single-Family Units

Average persons per housing unit are derived from 2014 ACS PUMS data for Louisville (PUMA 00804). Unit sizes calculated using 2016 Boulder County Tax Assessor data for Louisville.

Actual Averages per Hsg Unit			Fitted-Curve Values	
Bedrooms	Square Feet	Persons	Sq Ft Range	Persons
0-2	1,100	1.58	1,100 or less	1.54
3	1,600	2.27	1,101 to 1,400	2.07
4	2,000	2.92	1,401 to 1,700	2.51
5+	2,500	3.38	1,701 to 2,000	2.87
			2,001 or more	3.37

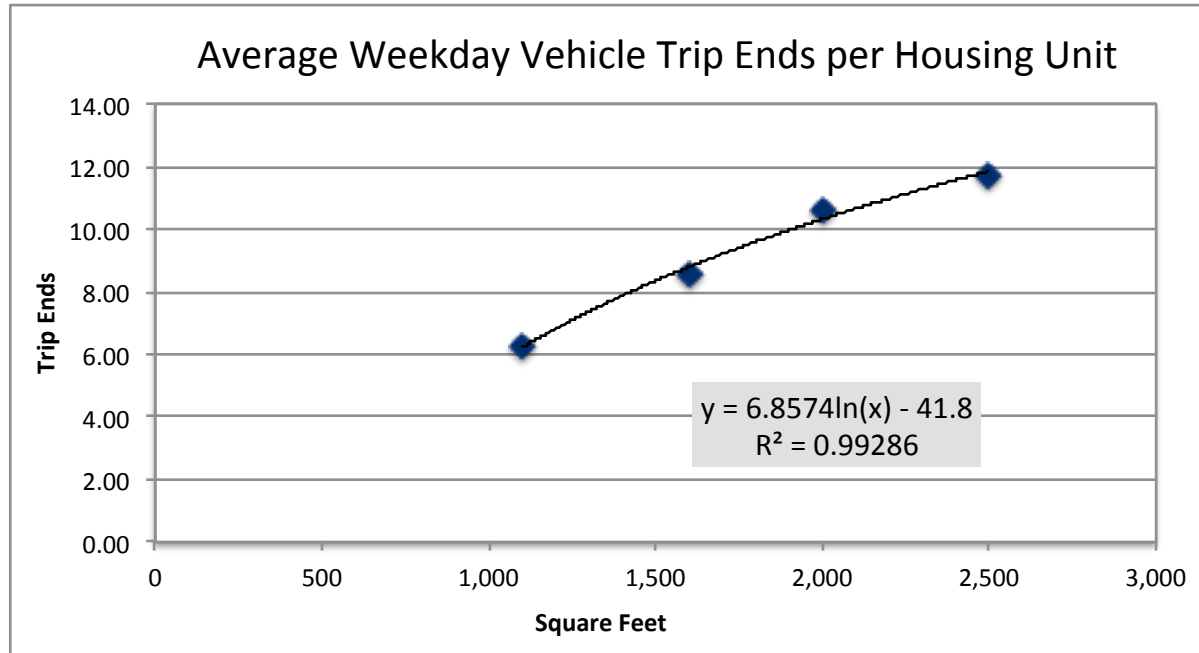


To derive average weekday vehicle trip ends by house size for single-family units, TischlerBise combined demographic data derived from U.S. Census Bureau PUMS files with floor area data from the Boulder County Tax Assessor, as discussed above. Average floor area and weekday vehicle trip ends, by bedroom range, are plotted in Figure A10, with a logarithmic trend line derived from four actual averages for Louisville. TischlerBise used the trend line formula to derive estimated trip ends by housing unit size. Single-family units with 1,100 square feet or less, generate 6.22 trip ends on an average weekday, and single-family units with 2,001 square feet or more, generate 11.85 trip ends on an average weekday.

Figure A10: Trip Ends by Square Feet of Living Space – Single-Family Units

Average weekday vehicle trip ends are derived from ITE formulas using 2014 ACS PUMS data for Louisville (PUMA 00804). Unit sizes calculated using 2016 Boulder County Tax Assessor data for Louisville.

Actual Averages per Hsg Unit			Fitted-Curve Values	
Bedrooms	Square Feet	Trip Ends	Sq Ft Range	Trip Ends
0-2	1,100	6.26	1,100 or less	6.22
3	1,600	8.59	1,101 to 1,400	7.88
4	2,000	10.59	1,401 to 1,700	9.21
5+	2,500	11.75	1,701 to 2,000	10.32
			2,001 or more	11.85



Multi-Family Units

In Figure A11 below, cells with yellow shading indicate the survey results, which yield the unadjusted number of persons and vehicles available per multi-family unit. Unadjusted persons per multi-family unit, derived from PUMS data, are adjusted to match the control totals for Louisville – 1.46 persons per multi-family unit. For the purpose of transportation fees, unadjusted vehicles per multi-family unit are adjusted to control totals in Louisville – 1.39 vehicles per multi-family unit.

The middle section of Figure A11 provides nation-wide data from the Institute of Transportation Engineers (ITE). AWWTE is the acronym for Average Weekday Vehicle Trip Ends, which measures vehicles coming and going from a development on an average weekday. Dividing trip ends per household by trip ends per person yields an average of 2.01 persons per multi-family unit, based on ITE's national survey. In comparison to the national data, Louisville has an average of 1.46 persons per single-family housing unit.

Dividing trip ends per household by trip ends per vehicle available yields an average of 1.30 vehicles available per multi-family unit, based on ITE's national survey. Louisville has an average of 1.39 vehicles per multi-family housing unit.

Rather than rely on one methodology, the recommended trip generation rates shown below with bold numbers (AWVTE per Housing Unit), are an average of trip rates based on persons and vehicles available, for multi-family units. In the Louisville, each household in a multi-family unit is expected to generate an average of 5.96 average weekday vehicle trip ends, compared to the national average of 6.65 trip ends per household.

Figure A11: Average Weekday Vehicle Trip Ends by Bedroom Range – Multi-Family Units

Bedroom Range	Persons ¹	Vehicles Available ¹	Housing Units ¹	PUMA HU Mix	Unadjusted Persons/HU	Adjusted Persons/HU ²	Unadjusted VehAvl/HU	Adjusted VehAvl/HU ²
0-1	155	109	116	38.67%	1.34	1.16	0.94	1.10
2	268	193	157	52.33%	1.71	1.49	1.23	1.44
3+	81	56	27	9.00%	3.00	2.61	2.07	2.42
Total	504	358	300		1.68	1.46	1.19	1.39

National Averages According to ITE

ITE Code	AWVTE per Person	AWVTE per Vehicle Available	AWVTE per Household
220 Apt	3.31	5.10	6.65

Persons per Household
2.01

Veh Avl per Household
1.30

Recommended AWWTE per Dwelling Unit by Bedroom Range

Bedroom Range	AWVTE per HU Based on Persons ³	AWVTE per HU Based on Vehicles Available ⁴	AWVTE per Housing Unit ⁵
0-1	3.84	5.61	4.73
2	4.93	7.34	6.14
3+	8.64	12.34	10.49
Total	4.83	7.09	5.96

1. American Community Survey, Public Use Microdata Sample for CO PUMA 00803 and 00804 (2014 1-year unweighted data).
2. Adjusted multipliers are scaled to make the average PUMS values match control totals for Louisville, based on American Community Survey 2014 5-year.
3. Adjusted persons per housing unit multiplied by national weighted average trip rate per person.
4. Adjusted vehicles available per housing unit multiplied by national weighted average trip rate per vehicle available.
5. Average of trip rates based on persons and vehicles available per housing unit.

For multi-family units, average floor area and number of persons by bedroom range are plotted in Figure A12, with a logarithmic trend line derived from three actual averages for Louisville. Using the trend line

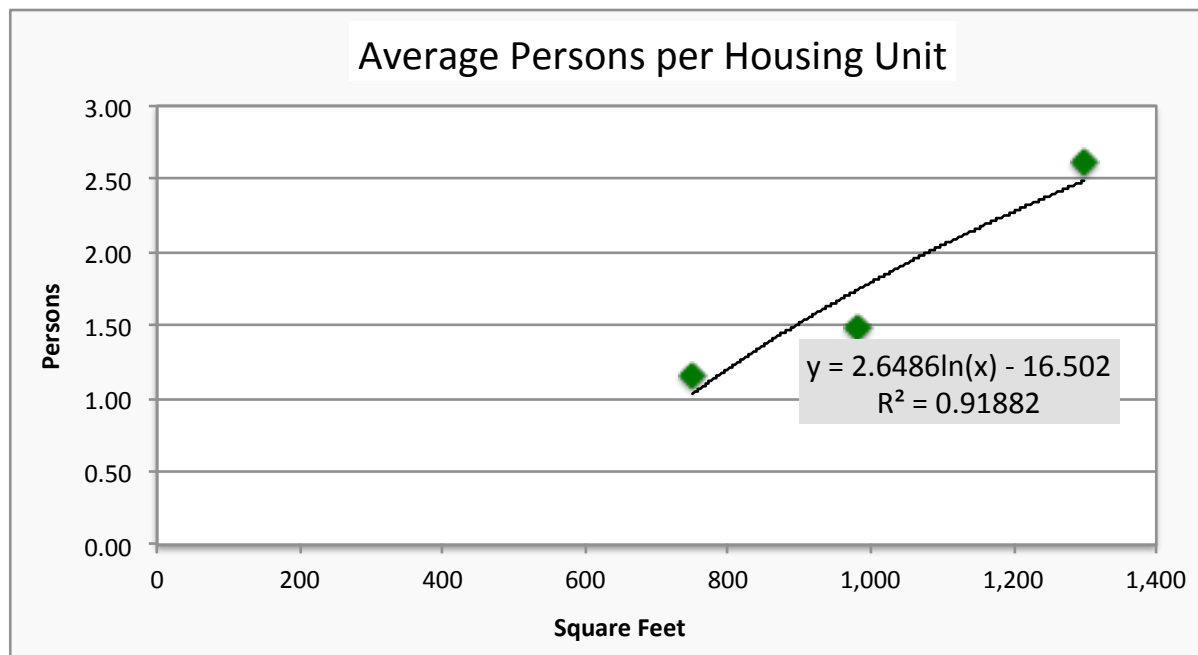
formula shown in the chart, TischlerBise derived the estimated average number of persons by dwelling size. For multi-family unit development impact fees, TischlerBise recommends a minimum fee based on a unit size of 750 square feet and a maximum fee for units 1,051 square feet or larger.

For all multi-family units, TischlerBise used data from the Boulder County Assessor. As shown in the upper-right of the table below, the smallest floor area range (750 square feet or less) has an estimated average of 1.03 persons. The largest floor area range (1,051 square feet or more) has an estimated average of 2.49 persons.

Figure A12: Persons by Square Feet of Living Space – Multi-Family Units

Average persons per housing unit are derived from 2014 ACS PUMS data for Louisville (PUMA 00804). Unit sizes calculated using 2016 Boulder County Tax Assessor data for Louisville.

Actual Averages per Hsg Unit			Fitted-Curve Values	
Bedrooms	Square Feet	Persons	Sq Ft Range	Persons
0-1	750	1.16	750 or less	1.03
2	980	1.49	751 to 900	1.51
3+	1,300	2.61	901 to 1,050	1.92
			1,051 or more	2.49

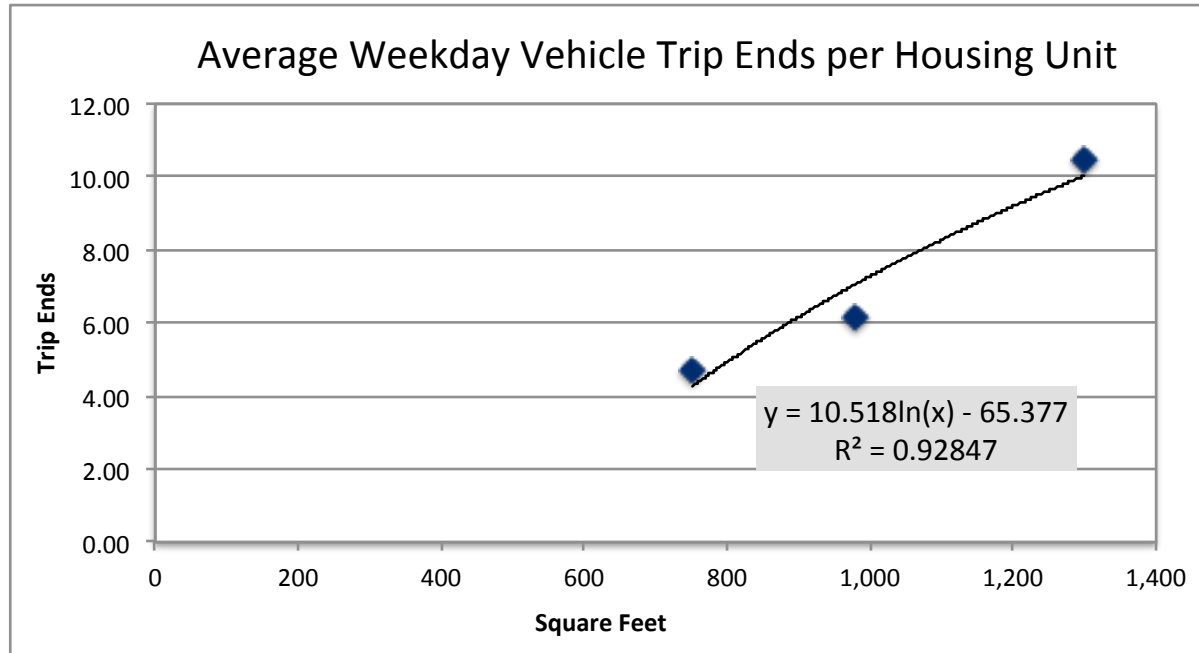


To derive average weekday vehicle trip ends by house size for multi-family units, TischlerBise combined demographic data derived from U.S. Census Bureau PUMS files with floor area data from the Boulder County Tax Assessor, as discussed above. Average floor area and weekday vehicle trip ends, by bedroom range, are plotted in Figure A13, with a logarithmic trend line derived from three actual averages for Louisville. TischlerBise used the trend line formula to derive estimated trip ends by housing unit size. Multi-family units with 750 square feet or less, generate 4.25 trip ends on an average weekday, and multi-family units with 1,051 square feet or more, generate 10.04 trip ends on an average weekday.

Figure A13: Trip Ends by Square Feet of Living Space – Multi-Family Units

Average weekday vehicle trip ends are derived from ITE formulas using 2014 ACS PUMS data for Louisville (PUMA 00804). Unit sizes calculated using 2016 Boulder County Tax Assessor data for Louisville.

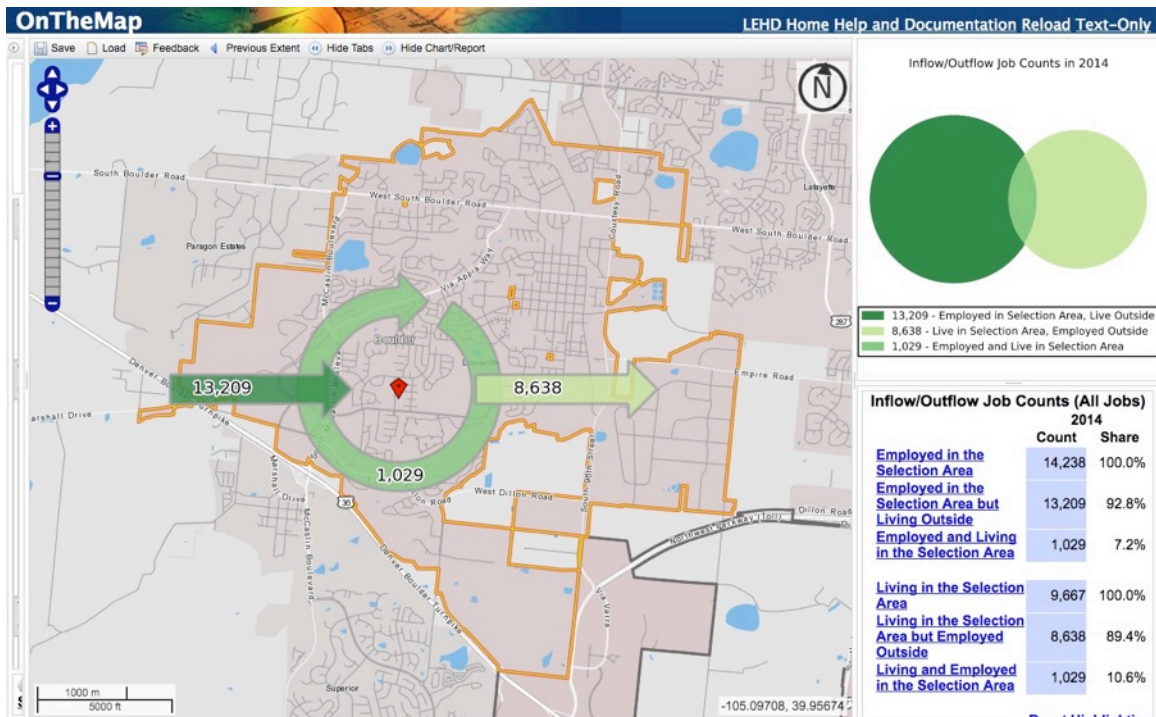
Actual Averages per Hsg Unit			Fitted-Curve Values	
Bedrooms	Square Feet	Trip Ends	Sq Ft Range	Trip Ends
0-1	750	4.73	750 or less	4.25
2	980	6.14	751 to 900	6.17
3+	1,300	10.49	901 to 1,050	7.79
			1,051 or more	10.04



Commuter Trip Adjustment

Residential development has a trip adjustment factor of 64 percent to account for commuters leaving Louisville for work. According to the 2009 National Household Travel Survey (see Table 30) weekday work trips are typically 31 percent of production trips (i.e., all out-bound trips, which are 50 percent of all trip ends). As shown in Figure A14, the U.S. Census Bureau's OnTheMap web application indicates 89 percent of resident workers traveled outside of Louisville for work in 2014. In combination, these factors ($0.31 \times 0.50 \times 0.89 = 0.14$) support the additional 14 percent allocation of trips to residential development.

Figure A14: Inflow/Outflow Analysis, 2014



Source: U.S. Census Bureau. (2014). OnTheMap Version 6, Inflow/Outflow Jobs Counts All Jobs, City of Louisville, CO.

Adjustment for Pass-By Trips

The basic trip adjustment factor of 50 percent is applied to the office and industrial categories. The commercial category has a trip factor of less than 50 percent because this type of development attracts vehicles as they pass by on arterial and collector roads. For example, for an average size shopping center, the ITE (2012) indicates that on average 34 percent of the vehicles that enter are passing by on their way to some other primary destination. The remaining 66 percent of attraction trips have the shopping center as their primary destination. Because attraction trips are half of all trips, the trip adjustment factor is 66 percent multiplied by 50 percent, or approximately 33 percent of the trip ends.

Functional Population

TischlerBise recommends functional population to allocate the cost of certain facilities to residential and nonresidential development. As shown in Figure A15, functional population accounts for people living and working in a jurisdiction. OnTheMap is a web-based mapping and reporting application that shows where workers are employed and where they live. It describes geographic patterns of jobs by their employment locations and residential locations as well as the connections between the two locations. OnTheMap was developed through a unique partnership between the U.S. Census Bureau and its Local Employment Dynamics (LED) partner states.

Residents that do not work are assigned 20 hours per day to residential development and four hours per day to nonresidential development (annualized averages). Residents that work in Louisville are assigned 14 hours to residential development and 10 hours to nonresidential development. Residents that work outside Louisville are assigned 14 hours to residential development. Inflow commuters are assigned 10 hours to nonresidential development. Based on 2014 functional population data for Louisville, the cost allocation for residential development is 64 percent while nonresidential development accounts for 36 percent of the demand for municipal facilities.

Figure A15: Functional Population

Demand Units in 2014				
Residential			<i>Demand Hours/Day</i>	<i>Person Hours</i>
Population	19,053			
Residents Not Working	9,386		20	187,720
Employed Residents	9,667			
Employed in Louisville	1,029	14		14,406
Employed outside Louisville	8,638	14		120,932
Residential Subtotal				323,058
Residential Share =>				64%
Nonresidential				
Non-working Residents	9,386	4		37,544
Jobs Located in Louisville	14,238			
Residents Employed in Louisville	1,029	10		10,290
Non-Resident Workers (inflow commuters)	13,209	10		132,090
Nonresidential Subtotal				179,924
Nonresidential Share =>				36%
TOTAL				502,982

Source: Louisville, Colorado 2014 Population Estimate; U.S. Census Bureau, OnTheMap 6.1.1 Application and LEHD Origin-Destination Employment Statistics.

APPENDIX B: LAND USE DEFINITIONS

Residential Development

As discussed below, residential development categories are based on data from the U.S. Census Bureau, American Community Survey. Louisville will collect development fees from all new residential units. One-time development fees are determined by site capacity (i.e. number of residential units).

Single-Family:

1. Single-family detached is a 1-unit structure detached from any other house, that is, with open space on all four sides. Such structures are considered detached even if they have an adjoining shed or garage. A one-family house that contains a business is considered detached as long as the building has open space on all four sides.
2. Single-family attached (townhouse) is a 1-unit structure that has one or more walls extending from ground to roof separating it from adjoining structures. In row houses (sometimes called townhouses), double houses, or houses attached to nonresidential structures, each house is a separate, attached structure if the dividing or common wall goes from ground to roof.
3. Mobile home includes both occupied and vacant mobile homes, to which no permanent rooms have been added, are counted in this category. Mobile homes used only for business purposes or for extra sleeping space and mobile homes for sale on a dealer's lot, at the factory, or in storage are not counted in the housing inventory.

Multi-Family:

1. 2+ units (duplexes and apartments) are units in structures containing two or more housing units, further categorized as units in structures with “2, 3 or 4, 5 to 9, 10 to 19, 20 to 49, and 50 or more apartments.”
2. Boat, RV, Van, Etc. includes any living quarters occupied as a housing unit that does not fit the other categories (e.g., houseboats, railroad cars, campers, and vans). Recreational vehicles, boats, vans, railroad cars, and the like are included only if they are occupied as a current place of residence.

Nonresidential Development

The proposed general nonresidential development categories (defined below) can be used for all new construction within Louisville. Nonresidential development categories represent general groups of land uses that share similar average weekday vehicle trip generation rates and employment densities (i.e., jobs per thousand square feet of floor area).

Commercial: Establishments primarily selling merchandise, eating/drinking places, and entertainment uses. By way of example, *Commercial* includes shopping centers, supermarkets, pharmacies, restaurants, bars, nightclubs, automobile dealerships, and movie theaters, hotels and motels.

Office: Establishments providing management, administrative, professional, or business services; personal and health care services; lodging facilities. By way of example, *Office* includes banks, business offices; assisted living facilities, nursing homes, hospitals and medical offices; and veterinarian clinics.

Industrial: Establishments primarily engaged in the production, transportation, or storage of goods. By way of example, *Industrial* includes manufacturing plants, distribution warehouses, trucking companies, utility substations, power generation facilities, and telecommunications buildings.

Institutional: Establishments primarily including public and quasi-public buildings providing educational, social assistance, or religious services. By way of example, *Institutional* includes schools, universities, churches, daycare facilities, government buildings, and prisons.

Subject: Resolution No. 28, Series 2026 — A Resolution Approving the 2026 Louisville Comprehensive Plan
This will be the only reading of this item and final action may be taken. There will be one round of public comment.

Date: March 24, 2026

Prepared By: Jeff Hirt, Planning Manager
Rob Zuccaro, Director

Presented By: Jeff Hirt, Planning Manager
Rob Zuccaro, Director

Summary:

The purpose of this item is to request that City Council adopt the updated Louisville Comprehensive Plan (“Adoption Draft”). The Adoption Draft reflects input from Planning Commission, City Council, and two years of community engagement.

Background / Prior Discussions:

The Comprehensive Plan is a state-required policy document that sets a 20-year vision and guides decisions on topics like land use, housing, transportation, parks, economic vitality, sustainability, and resilience. It is a policy guide - not a regulatory document - and does not establish zoning, budgets, or mandate specific City actions. Instead, it provides a framework for future City decisions. Upon adoption, this Plan will replace the 2013 version and supersede small area plans as the City’s primary long-range policy guidance.

Planning Commission Discussion – January 8, 2026

Planning Commission reviewed the 95% Draft on January 8, 2026 (see link to [meeting video](#)). Key themes included:

- Clarify housing capacity estimates as planning tools, not growth targets.
- Strengthen infrastructure alignment with potential future growth and development (utilities, energy, water, transportation).
- Emphasize incremental, managed residential growth to maintain quality of life.
- Reinforce affordable housing as a priority.
- Recognize unique conditions in Old Town Overlay residential areas (historic lots, smaller scale).
- Support housing diversity in low-density areas via future code updates.
- Provide framework for balancing efficiency, infrastructure, and community character.

City Council Discussion – January 13

City Council reviewed the 95% Draft on January 13, 2026 (see link to [meeting video](#)). Key themes included:

- Prioritize housing affordability throughout the Plan.
- Clarify housing capacity estimates as theoretical, not targets.

- Address evacuation routes and emergency preparedness strategies.
- Note Goodhue Ditch Trail connection as conceptual and subject to future evaluation.
- Support housing diversity, including potential duplex allowance in low-density areas (via future code updates).
- Ensure residential development supports economic vitality and service levels.

The [January 8 Planning Commission](#) and [January 13 City Council packets](#) provide more background on the Plan including a summary of the process to date and the Comprehensive Plan's relationship to other City adopted plans. Attachment 3 lists all edits made to address input from Planning Commission and City Council.

Planning Commission Public Hearing – February 26, 2026

Planning Commission held a public hearing on the Comprehensive Plan on February 26, 2026. The hearing included public comment from approximately 15 speakers. Public comments reflected a range of perspectives, with some speakers expressing support for the residential policies identified in the Plan, while others raised concerns about potential future residential development and its impacts on community character, infrastructure, and City services.

Following the public hearing and Commission deliberation, Planning Commission unanimously voted to recommend approval of the Comprehensive Plan as presented, with suggestions to further clarify the purpose and intent of the future residential growth estimates described in the Plan.

The February 26 Planning Commission [meeting video can be found at this link](#) and the [meeting packet at this link](#).

Public Comments

The update reflects two years of engagement, summarized in the Comprehensive Plan and Appendix B. This section summarizes public comments received after Planning Commission and City Council reviewed the 95% Draft on January 8 and 13, 2026. In addition to these comments, Council should take into consideration the full breadth of public input received throughout the process.

During the January–February 2026 review of the 95% Draft, the City received 136 public comments through official channels including the January 28 open house and the project webpage following more than 2,000 comments collected during earlier outreach phases (open houses, workshops, surveys, and board discussions).

Feedback from these official comment forums in this final phase was mixed, with many comments focused on residential growth and its impacts. Key themes included:

- Clarifying growth estimates as planning tools for infrastructure—not goals or mandates.
- Concerns about growth and quality of life, including infrastructure capacity, services, water, transportation, and neighborhood character.
- Support for housing and mixed-use development to meet housing goals, improve affordability, and diversify housing types.

Other topics included parks and open space, sustainability, transportation, affordability, evacuation planning, and implementation priorities. Overall, these comments echoed earlier themes: strong attachment to quality of life, concern about infrastructure and environmental sustainability, and differing views on the pace and scale of future growth.

In addition to comments received through official project channels, the City also received 17 emails sent directly to various City officials during this same period ([see the February 26, 2026 Planning](#)

[Commission packet, Attachment 4](#)). These emails primarily expressed concerns or opposition related to residential growth contemplated in the plan.

Following the Planning Commission public hearing on February 26, 2026, staff also received five additional public comments submitted directly to planning staff. These comments raised concerns similar to those previously expressed, particularly related to potential future residential development and its perceived impacts on community character, infrastructure, and City services.

Development Proposal:

N/A

Analysis:

Attachment 1, the Adoption Draft, is the proposed updated Comprehensive Plan. It reflects revisions based on recent feedback from City Council, Planning Commission, Open Space Advisory Board, and community engagement since the 95% Draft and following the February 26 Planning Commission public hearing. Tables 1 and 2 summarize key changes; Attachment 4 lists all edits.

Table 1: Summary of Key Substantive Edits from the 95% Draft Presented to Planning Commission on 2/26/26

Issue Raised During 95% Draft Review	How Addressed in Adoption Draft Presented to Planning Commission on 2/26/26
Strengthen managed residential growth policies	Added: • Clarifying context throughout that the Plan does not prescribe any residential growth goals or targets and that future growth estimates are for planning purposes only. (pp. 34-37) • Strategy LU 1.7 to monitor residential development activity and infrastructure and service capacity to ensure alignment with community expectations. (p. 51) • Strategy LU 1.8 to periodically review the Comprehensive Plan to ensure managed and incremental residential growth. (p. 51) • A “Commitment to Quality of Life” statement that the City will continue taking steps to address quality of life concerns. (p. 34)
Old Town Overlay residential area distinction	Added Development Consideration under R-LD Placetype description and policies recognizing Old Town’s historic lot patterns, building forms, and scale. (p. 40)
Building height transitions and impacts on single family neighborhoods	Added more explicit policy language requiring appropriate height transitions adjacent to established single-family neighborhoods to be a maximum of two stories at edges. (pp 41-47)
Onsite affordable housing priority	Added Strategy LU 2.7 to support requiring or incentivizing onsite affordable units in new residential or mixed-use projects. (p. 51)
Leveraging regional events (e.g., Sundance)	Added Strategy CP 2.6 to collaborate with regional arts organizations and film festivals; and Strategy EV 4.3 to partner with regional events for economic vitality benefits. (p. 65)

Energy reliability and coordination with Xcel	Added Strategy RR 1.4 for the City to coordinate with Xcel Energy to plan for future power needs, reduce outage risks, and integrate renewable and backup systems. (p. 75)
Evacuation routes and emergency coordination	Added Strategy RR 4.4 to strengthen evacuation planning and interagency coordination for multiple hazard scenarios. (p. 76)
Goodhue Ditch Trail conceptual status	On the Future Priority Transportation Connections Map added a callout clarifying it is conceptual only and subject to further study based on a range of factors. (p. 79)
Inclusionary Housing Ordinance (IHO) update	Clarified in Action Plan that Development Code Update includes updating the IHO. (Action Plan Appendix)
Clarifying the definition of “Value” as used in the Plan	Added glossary definition clarifying its role as a foundational planning principle in the Comprehensive Plan. (p. 93)
Removal of outdated terminology	Removed references to “master” from long-range planning documents throughout.

Additional Edits Following Planning Commission Review (February 26, 2026)

Following the Planning Commission public hearing and recommendation on February 26, 2026, staff made additional refinements to the Adoption Draft to further clarify policy intent, respond to Planning Commission suggestions, incorporate input from the Open Space Advisory Board, and address minor technical edits. These updates primarily focus on clarifying language related to housing opportunity estimates, refining placetype descriptions, strengthening several policy statements, and making technical corrections.

Table 2 summarizes the key substantive edits made after the Planning Commission hearing. A complete log of all edits—including both substantive and non-substantive changes—is provided in Attachment X.

Table 2: Key Edits Made After Planning Commission Review on 2/26/26

Issue	How Addressed in Adoption Draft
Clarify purpose of housing opportunity estimates	Updated Planning Assumptions and Intent section to further clarify that the Future Land Use Framework is intended to create opportunities for housing that support Louisville Housing Plan goals. Terminology such as “capacity” was refined to emphasize planning assumptions rather than growth targets. (p. 35)
Regional affordable housing context	Added narrative explaining that the Future Land Use Framework helps position Louisville to contribute to the Boulder County Regional Housing Partnership goal of achieving 12% permanently affordable housing by 2035. (p. 35)
Clarify Regional Center placetype mixed-use	Updated RC placetype language to clarify that active ground-floor commercial uses are prioritized along major corridors while ground-

expectations	floor residential or horizontal mixed-use configurations may be appropriate in other locations. (p. 43)
Sustainability and resilience policy refinements	Updated language in sustainability and resilience strategies to strengthen water conservation, wildfire resilience, and environmental stewardship policies. (pp. 61–76)
Transportation policy clarification	Updated TR 3.4 to clarify support for RTD service connections to the Monarch campus and Colorado Technology Center. (p. 82)

Additional edits include formatting improvements, image updates, grammatical corrections, and other technical adjustments that do not change policy direction.

Managed Residential Growth Approach in the Comprehensive Plan

The Plan identifies potential housing opportunities in different areas of the City, with the intent of aligning with the Louisville Housing Plan needs assessment and goals of increasing residential development and expanding access to affordable housing. The Future Land Use Framework indicates that there is capacity to build 4,000 – 5,000 new units, but actual growth will be determined through the adoption of updated land development regulations, zoning, and policy implementation after adoption of the Comprehensive Plan. The Future Land Use Framework is a planning tool - not a growth target - used to evaluate infrastructure and service needs such as water, transportation, parks, and community facilities.

The methodology for estimating the future residential capacity range is summarized in Appendix D of the Comprehensive Plan Adoption Draft.

Factors Likely to Reduce Actual Residential Unit Production

Actual development will likely be below the theoretical range over the next 10 years due to:

- Most capacity (~3,600 units) is on vacant land; other sites are unlikely to redevelop soon.
- Market conditions and infill challenges reduce growth; infill often yields lower densities than assumed.
- Areas planned for multifamily may develop as single-family, and the Plan supports that flexibility.

Public Process and Plan Implementation through Future Development

Staff anticipates that larger developments, such as multifamily projects, will continue to require public review, including public hearings where proposals are evaluated against Comprehensive Plan policies and other City regulations. The Adoption Draft reinforces this connection by introducing two strategies that prioritize managed, incremental growth:

- Strategy LU 1.7 directs the City to monitor residential development activity and ensure alignment with infrastructure capacity and service standards.
- Strategy LU 1.8 establishes a policy commitment to periodically review and update the Comprehensive Plan as new development occurs, ensuring growth remains consistent with Louisville's vision and values.

These strategies provide a clear framework for evaluating future projects and maintaining a proactive, adaptive approach to growth management.

Legal Constraints Related to Residential Growth in the Comprehensive Plan

State law prohibits numerical growth caps in comprehensive plans. Language like “limit to X units per year” or “Y% over 20 years” is not allowed. Instead, the Plan focuses on monitoring, infrastructure alignment, and periodic review.

Louisville Housing Plan Implementation

The Comprehensive Plan's Future Land Use Framework is informed by [the Louisville Housing Plan](#), adopted by City Council in May 2024. The Housing Plan includes a needs assessment indicating that if Louisville maintains its current share of Boulder County's population, the City would need approximately 2,500 new housing units over the next 20 years. The Housing Plan establishes three primary goals:

1. Increase Residential Development Opportunities in Louisville
2. Expand and Maintain Access to Affordable Housing
3. Diversify Louisville's Housing Stock

The Comprehensive Plan update follows the Housing Plan to align land use policies with its priorities. The Plan shifts from restrictive City policies that currently allow limited new residential development to a framework supporting residential and mixed-use development in designated “Opportunity Areas.” These areas have vacant or underutilized land and infrastructure capacity, making them suitable for housing. About 90% of potential capacity in the Plan is directed here, emphasizing attached and mixed-use housing while respecting scale and neighborhood context.

The [January 8 Planning Commission](#) and [January 13 City Council packets](#) provide more analysis of the Plan addressing infrastructure, City services, economic vitality, City fiscal health, a summary of the differences between the updated Comprehensive Plan and the 2013 version, and state law considerations.

Comprehensive Plan Amendment Criteria

Louisville Municipal Code (LMC) Section 17.64.070 establishes the criteria for evaluating amendments and updates to the Comprehensive Plan. Before an amendment may be adopted, it must be demonstrated that each of the following criteria has been met or is not applicable:

1. The amendment request is consistent with the goals, policies and intent of the comprehensive plan of the city;
2. The amendment request will not result in adverse impacts to existing or planned services to the citizens of the city;
3. The amendment request demonstrates a need exists for the amendment through either changed conditions or past error which support adjustments to the city's comprehensive plan;
4. The planning commission and/or city council may consider other factors in reviewing an application as they deem appropriate and may request additional information which is necessary for an adequate review and evaluation of the amendment.

Staff finds the Comprehensive Plan update meets the amendment criteria because:

- It establishes new goals and policies based on extensive community engagement;
- It aligns land use with City services and infrastructure to minimize adverse impacts; and
- It fulfills the Louisville Municipal Code's 10-year update requirement, ensuring relevance as conditions change.

Council Work Plan:

This item implements the Economic Vitality priority item to update the Comprehensive Plan on the City Council February 2026 Work Plan.

Fiscal Impact:

The Comprehensive Plan does not appropriate funding or commit the City to specific capital projects; however, it provides policy direction that will guide future budget decisions, capital planning, and development review. The Plan includes goals, policies, and strategies that help the City evaluate and manage fiscal impacts over time. Any fiscal impacts stemming from implementation actions (e.g., development code updates, capital projects) will be evaluated and brought to City Council as part of future budget processes or individual project approvals.

Alternatives:

1. Adopt the Comprehensive Plan as presented.
2. Direct staff to make additional revisions and return with an updated Comprehensive Plan draft.
3. Decline to adopt the update.

Recommendation:

Approval of Resolution No. 28, Series 2026, to adopt an amended Louisville Comprehensive Plan in accordance with Louisville Municipal Code Section 17.64.050.

Attachments:

1. Resolution No. 28, Series 2026
2. Louisville Comp Plan Adoption Draft
3. Appendix A Action Plan
4. Appendix B Community Engagement Summary
5. Appendix C Existing Conditions
6. Appendix D Residential Growth Methodology
7. Adoption Draft Edits Log for Planning Commission 2/26/26
8. Adoption Draft Post Planning Commission 2/26/26 Edits Log
9. Planning Commission Resolution - signed
10. Public comments post PC 2.26.26
11. Emails to City Council re Comp Plan 2024-2026
12. Presentation - Comp Plan 3.24.26

**RESOLUTION NO. 28
SERIES 2026**

A RESOLUTION APPROVING THE 2026 LOUISVILLE COMPREHENSIVE PLAN

WHEREAS, the City of Louisville is a home rule municipal corporation organized under and pursuant to Article XX of the Colorado Constitution and the Louisville Home Rule Charter; and

WHEREAS, by virtue of such authority, and as further authorized by the Colorado Revised Statutes (C.R.S.) and the Louisville Municipal Code (L.M.C.), including but not limited to C.R.S. §§ 31-23-201 through 31-23-209 and L.M.C. Chapters 2.60 and 17.64, the City has broad authority to make and adopt a comprehensive plan for the physical development of the municipality; and

WHEREAS, pursuant to such authorities, the City previously adopted a 2013 Comprehensive Plan, which has served as a guiding policy framework for land use, development, infrastructure planning, and community development decisions within the City; and

WHEREAS, the City Council formally initiated a process to review and update the City's 2013 Comprehensive Plan to reflect current community priorities, address evolving conditions, and provide updated policy guidance for the next twenty years; and

WHEREAS, the Comprehensive Plan update process included an approximately two-year community engagement effort consisting of multiple phases of outreach, including open houses, workshops, surveys, advisory board discussions, and public meetings, through which community members provided input that helped inform and shape the development of the Plan, as documented in the 2026 Comprehensive Plan and its appendices; and

WHEREAS, the 2026 Comprehensive Plan incorporates and helps implement the goals and strategies of the Louisville Housing Plan, and establishes a policy framework to support housing diversity, affordability, and housing opportunities consistent with community priorities; and

WHEREAS, the 2026 Comprehensive Plan is intended to serve as a long-range policy guide that informs future City decisions, including land use regulations, infrastructure planning, capital investments, and other adopted plans and programs; and

WHEREAS, the Planning Commission held duly noticed public meetings and hearings regarding the 2026 Comprehensive Plan, including review of the draft Plan and a public hearing on February 26, 2026, at which public comment and testimony were received and entered into the record; and

WHEREAS, following the public hearing and deliberation, the Planning Commission unanimously recommended approval of the 2026 Plan pursuant to Planning Commission Resolution No. 4, Series 2026, finding that the Plan meets the criteria set forth in Section 17.64.070 of the Louisville Municipal Code; and

WHEREAS, the City Council has held a properly noticed public hearing and reviewed the proposed 2026 Comprehensive Plan, the recommendation of the Planning Commission, the public record, and the materials, testimony and other evidence presented to the City Council during the public hearing; and

WHEREAS, the City Council finds that the 2026 Comprehensive Plan provides a sound and appropriate long-range policy framework to guide coordinated and harmonious development of the City and its environs, while maintaining the community's quality of life and planning for future infrastructure, housing, environmental sustainability, and economic vitality; and

WHEREAS, the City Council finds that the 2026 Comprehensive Plan supports the City's ongoing efforts to align local planning practices with applicable state laws and evolving best practices related to land use planning, housing, growth management, and sustainability.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO:

Section 1. The 2026 City of Louisville Comprehensive Plan, attached hereto and incorporated herein by this reference, is hereby approved and adopted by not less than two-thirds of the entire membership of the City Council.

PASSED AND ADOPTED this 24th day of March 2026.

Christopher M. Leh, Mayor

ATTEST:

Genny Kline, City Clerk



LOUISVILLE

COMPREHENSIVE PLAN



March 24, 2026



ADOPTION DRAFT

Acknowledgements

City Council

Chris Leh, Mayor

Barbara Hamlington, Mayor Pro Tem, Ward III

Josh Cooperman, Ward I

Caleb Dickinson, Ward I

Deborah Fahey, Ward II

Judi Kern, Ward II

Dietrich Hoefner, Ward III

Planning Commission

David Bangs

Debra Baskett

Steve Brauneis

Cullen Choi

Jennifer Hunt

Jonathan Mihaly

Lisa Ritchie

Jeff Moline (former)

Boards and Commissions

Cultural Advisory Board

Historic Preservation Commission

Historical Museum Advisory Board

Library Board of Trustees

Open Space Advisory Board

Parks & Public Landscaping Advisory Board

Recreation Advisory Board

Revitalization Commission

Sustainability Advisory Board

Youth Advisory Board

City Staff

Adam Blackmore, Director of Parks, Recreation, Open Space

Ember Brignull, Open Space Superintendent

Emily Cline-Gibson, Planner II

Derek Cosson, Senior Communications Specialist

Kiana Freeman, Recovery & Resilience Program Manager

Samma Fox, Deputy City Manager

Jordan Jefferies, Assistant City Engineer

Jeff Hirt, Planning Manager

Grace Johnson, Communications Manager

Diana Langley, City Manager

Kathy Martin, Recreation & Senior Services Superintendent

Hannah Miller, Sustainability Program Manager

Meredyth Muth, City Clerk (former)

Peggy Norris, Librarian Supervisor

Matt Post, Senior Planner

Aileen Profir, GIS Program Manager

Vanessa Zarate, Economic Vitality Manager

Rob Zucarro, Director of Community Development

Bryon Weber, Parks Project Manager

Consultants

Design Workshop

Economic and Planning Systems

Fehr and Peers

Spirit Environmental

Thank you to the community members — residents, business owners, employees, property owners, visitors, and more — who participated in the development of the Comprehensive Plan.



Mayor's Welcome Letter



All of us cherish Louisville's rich history, superb quality of life, and commitment to a bright future. They did not happen by chance. They are the result of decades of thoughtful planning, community engagement, preservation of what has made our city special, and evolution to meet new opportunities.

This Comprehensive Plan is a framework that builds on that strong foundation. It lays out a clear, community-driven vision for how Louisville will continue to grow and thrive over the next decade. The Comprehensive Plan will guide City decisions that shape our daily lives—from housing and transportation to economic vitality, environmental sustainability, and recreation. It will help ensure that the choices we make support the long-term vision our community created together.

To create this Comprehensive Plan, thousands of our residents took part in community engagement activities that were far more extensive than those in past Comprehensive Plan processes. As a result, it reflects the hopes and priorities of the people who live, work, and play here. It balances a wide range of perspectives. And it expresses what we value most: our community character, social connectivity, a strong local economy, access to parks and open space, resiliency, and commitment to environmental sustainability.

Thank you to everyone who shared your time, ideas, and feedback throughout this process. This Comprehensive Plan belongs to the community, and together, we can turn vision into reality—continuing to make Louisville an equitable, resilient, sustainable, and vibrant place for generations to come.



Sincerely,
Chris Leh,
Mayor of Louisville



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Sunset at Harper Lake, Louisville
Source: City of Louisville



INTRODUCTION

“ A highly sought after place to live with a strong sense of community and amenities that make the quality of life, wellness, health and safety a way of life here. ”

COMMUNITY MEMBER

PURPOSE OF THE COMPREHENSIVE PLAN

The City of Louisville Comprehensive Plan is one of the City's most important policy documents, providing a community-driven vision to guide future change in alignment with Louisville's shared vision and values. This update offers an opportunity for the community to assess current conditions, articulate priorities, and shape a long-term vision for an equitable, resilient, sustainable, and vibrant Louisville. Rather than establishing growth quotas or mandates, this Plan provides a framework to ensure that as the community evolves over time, Louisville can maintain its high standards for services, sustainability, and community character.

Grounded in extensive community engagement, the Plan integrates key elements such as land use, housing, transportation, economic vitality, sustainability, and community character. It serves as a guiding tool for decision-makers—helping the City balance growth with preserving the qualities that residents value most.

The City's Municipal Code calls for updating the Comprehensive Plan every ten years, and the last full update was completed in 2013. Although the community's recovery efforts following the 2021 Marshall Fire necessarily delayed the start of this planning process, the event underscored the importance of revisiting and strengthening Louisville's long-term vision. This update maintains the City's practice of looking ahead with a 20-year planning horizon, providing a framework to guide policy, land use, and public investment decisions well into the future.



What is a Comprehensive Plan?

A comprehensive plan is...

- A strategic guidebook for City policy decisions and priorities;
- A reflection of the community's vision and values; and
- Required by Colorado law.

A comprehensive plan is NOT...

- Zoning or regulations.
- A budget document; or
- A prescriptive list of all the City's policies and action items to undertake over the next ten years.



Longs Peak and Mount Meeker, part of Rocky Mountain National Park

Source: Design Workshop

Ten Big Things to Get Right Over the Next Ten Years

Louisville's future depends on making smart choices today. These ten priorities represent the most important areas where the City and community should focus their energy and resources over the next decade to advance the Comprehensive Plan's Vision Statement and Core Values. Together, they reflect what residents care about most, as demonstrated through the extensive community input summarized in this Plan.

- **Guide Growth Thoughtfully** – Manage growth and change to enhance community character, maintain social connections, and maintain high-quality City services.
- **Expand Housing Opportunities** – Provide a wider range of housing options to improve affordability and meet the needs of residents and the local workforce.
- **Support a Thriving Economy** – Foster a business-friendly environment that supports existing businesses while attracting new ones.
- **Promote Vibrant Mixed-Use Areas** – Encourage high-quality mixed-use development in key opportunity areas like Centennial Valley, South Boulder Road, Redtail Ridge, and Downtown.
- **Preserve Downtown Character** – Maintain Downtown Louisville as the heart of the community and protect its unique sense of place and historic character.
- **Enhance Resilience and Preparedness** – Prioritize the city's readiness to prepare for, respond to, and recover from emergencies and disasters.
- **Deliver Exceptional Parks, Recreation, and Cultural Opportunities** – Maintain state-of-the-art facilities, strong senior services, diverse programs, and inclusive events that strengthen community connections.
- **Protect, Preserve, Restore, and Strategically Acquire Open Space** – Prioritize open space and access to nature as essential community assets while preserving and promoting native plants, wildlife, and their habitats.
- **Advance Environmental Sustainability** – Take meaningful action to address the City's renewable energy goals and reduce carbon emissions.
- **Promote Equity, Diversity, and Inclusion** – Provide all residents with meaningful opportunities to participate in City decision-making and apply an equity-focused lens to City policies and actions.

Upon adoption, this Comprehensive Plan replaces and supersedes the 2013 Louisville Comprehensive Plan as the City's official long-range policy document.



HOW TO USE THIS PLAN

This Comprehensive Plan is a tool for City officials, community members, and developers to help guide decisions about Louisville’s future. It works together with other City plans, policies, and regulations to support thoughtful and coordinated action.

The last Comprehensive Plan update was in 2013, and Louisville has changed dramatically since that time. While change is inevitable, it is important to recognize what is collectively valued and strike a balance between growth, preservation of open space, small-town character, resiliency, sense of community, and history.

The Comprehensive Plan integrates multiple Plan Elements, such as economic development, land use, transportation and sustainability. The Plan’s Vision and Core Values guide policy and decision-making over the next 10 years. Rooted in data and shaped by robust community engagement, the planning process considers land use patterns, population, economic drivers, environmental factors and transportation to craft a plan that is uniquely Louisville.

The plan begins with a Vision Statement describing what the community wants Louisville to become. Core Values serve as foundational principles that guide Louisville’s priorities and decision-making, providing a reference point for the Goals and Strategies that follow. Together these elements are connected — the vision sets the direction, the values define what matters most, and the goals and strategies chart the path forward.

The strategies in this Plan are not a checklist of everything the City must, or can, accomplish. Many strategies are resource-intensive and may require significant new funding, staffing, or partnerships to implement. As a result, the City will need to prioritize thoughtfully, recognizing that not all strategies can be pursued at once and some may only be achievable if additional resources become available.

Vision Statement and Core Values

Aspirational future statement and guidepost for this Plan and future City decision making.



Policies by Plan Element

- Goals and strategies to advance the Vision Statement and Core Values organized by Plan Element, not by priority.
- Goals are broad, aspirational statements.
- Strategies are for consideration over the life of the plan for the City to achieve the goals and are not a prescriptive “to do” list.

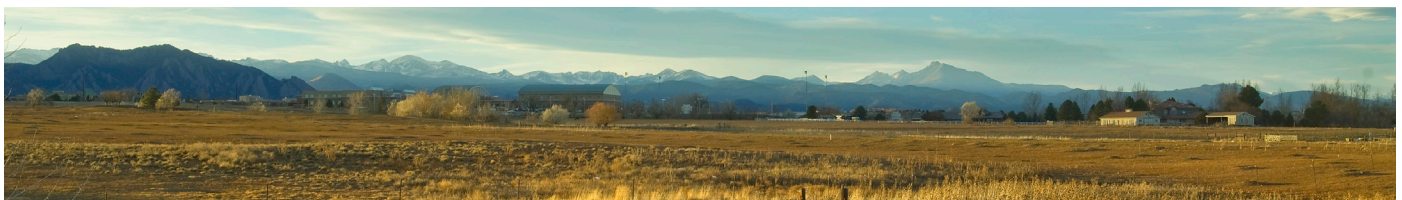


Action Plan

- Identifies select, high priority actions the City should take over the next ten years to implement the Comprehensive Plan.
- Intended to be updated at least every five years.

Figure 1: Plan Framework

The Plan is intended as a guide that informs future programs, policies, budgeting decisions, and capital improvements, while allowing flexibility to adapt to changing needs and opportunities. When the City faces competing priorities — balancing growth and preservation or weighing environmental sustainability with fiscal considerations — decision-makers should turn to the Vision Statement, Core Values, and fiscal realities of the City to determine the balance that best represents Louisville’s shared long-term interests.



Front Range and Longs Peak
Source: Design Workshop

Using the Comprehensive Plan

The Comprehensive Plan guides future decisions about growth, development, and investment to align projects and policies with Louisville's long-term Vision and Core Values. It is a living document, updated every ten years and built around a 20-year planning horizon. The accompanying Action Plan should be refreshed every five years to keep implementation priorities current as the community evolves and needs change.

Who Uses This Plan

- **Residents & Community Members** – to understand Louisville's long-term direction and how decisions are made.
- **Property Owners & Developers** – to determine desired land uses, policies, and design expectations for specific sites.
- **City Staff & Decision-Makers** – to inform development review, budgeting, capital projects, and updates to regulations.
- **City Council, Boards & Commissions** – to evaluate proposals for consistency with adopted policies.
- **Partner Organizations** – to align their work with Louisville's goals and collaborate effectively.

Use This Plan When You Are:

- Reviewing or proposing a development project
- Prioritizing public investments and capital improvements
- Updating zoning, design standards, or other City rules
- Preparing departmental work plans, advisory board priorities, or budgets
- Weighing trade-offs between competing community priorities
- Considering long-term impacts of policy or land use decisions



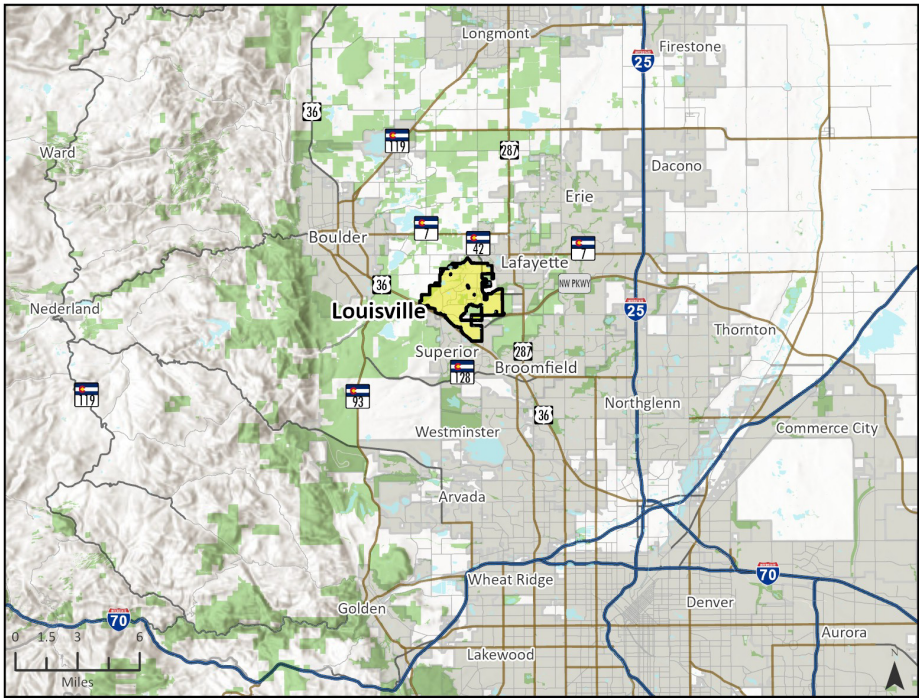


COMMUNITY PROFILE

“ I hope Louisville remains true to it’s values of Safety, Quality of Life, Community. This is what makes Louisville great! ”

COMMUNITY MEMBER

COMMUNITY CONTEXT



LEGEND

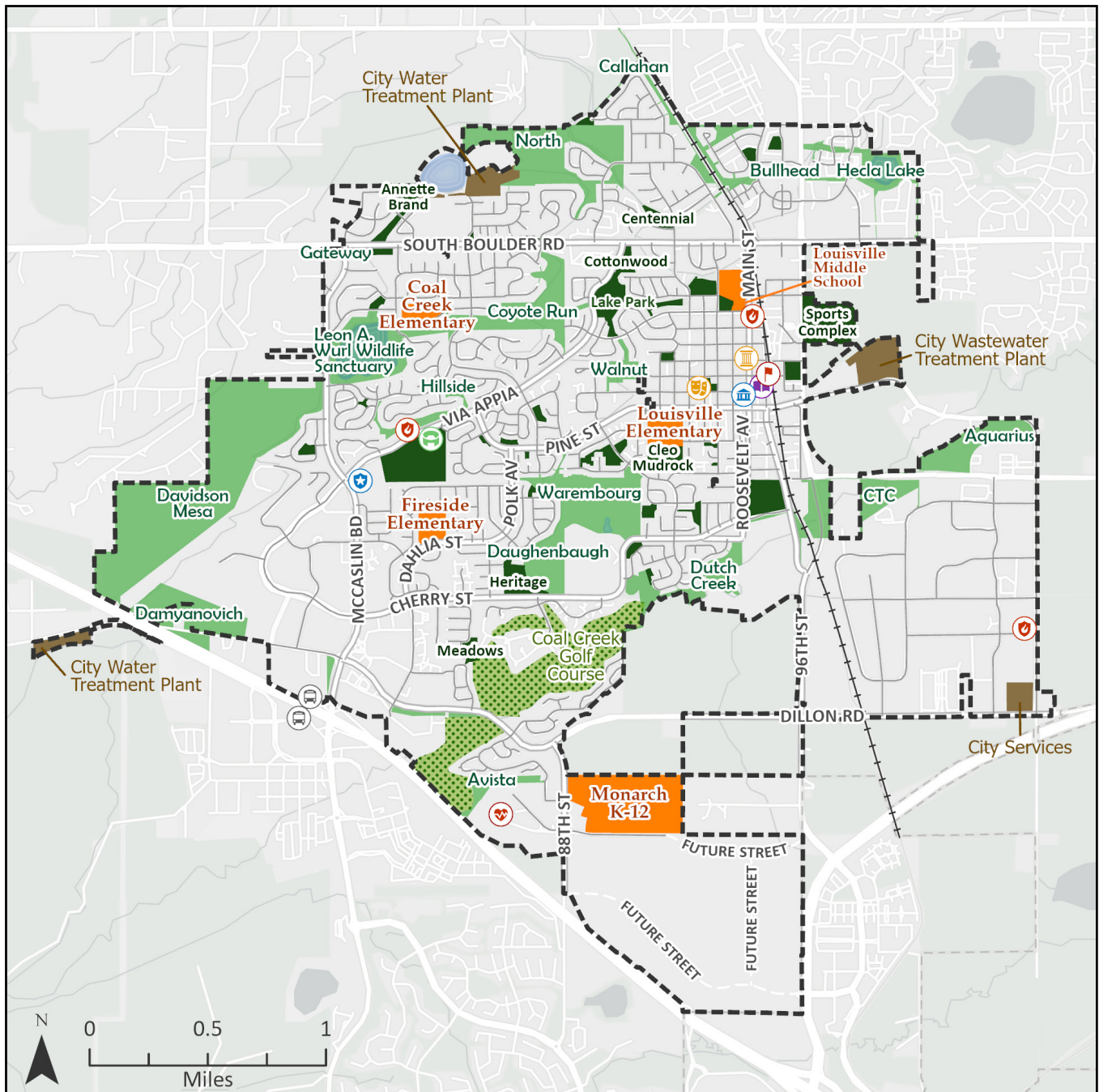
Open Space	Municipalities	Interstate	Minor Arterial
City of Louisville		Principle Arterial	Major Roads

Figure 2: Regional Context Map

Source: City of Louisville

Louisville, Colorado is a vibrant city of about eight square miles located in southeastern Boulder County, midway between Boulder and Denver along the U.S. 36 corridor. Its location on the northern Front Range provides convenient regional access to major employment centers while maintaining the character of a close-knit, historic community surrounded by open space and mountain views.

Louisville is supported by a network of public facilities and community destinations that shape daily life—from schools and parks to civic buildings, businesses and employment hubs, transit stops, and the city’s regional hospital. These places provide essential services, anchor neighborhoods, and help define the community’s identity. The map on the following page highlights Louisville’s major public facilities and community assets, offering an overview of how these resources are distributed across the city.



LEGEND

--- Railroad

Schools

Public Facilities

Coal Creek Golf Course

Parks

Open Space

City Limits

Community Places

Avista Hospital

City Hall

Fire Station

Library

Museum

Police Station

Recreation and Senior Center

Transit Station

Center for the Arts

Steinbaugh Pavilion

Figure 3:
Community Places
and Public Facilities Map
(Existing)
*Source: City of
Louisville*

UNDERSTANDING OUR COMMUNITY

Louisville’s story is one of evolution—from its beginnings as a coal mining town to a highly desirable community known for strong neighborhoods, high-quality schools, access to open space, and regional jobs. As the city has matured, demographic and economic trends are shifting in ways that will shape its future. After steady growth earlier in the decade, Louisville’s population declined between 2018 and 2022, the community is aging faster than the rest of Boulder County, household sizes are shrinking, and housing costs continue to rise more quickly than incomes. These changes affect who can live in Louisville today and who may be left out in the future. Understanding these trends allows the Comprehensive Plan responds to current needs and supports an equitable, resilient, and vibrant community in the decades ahead .

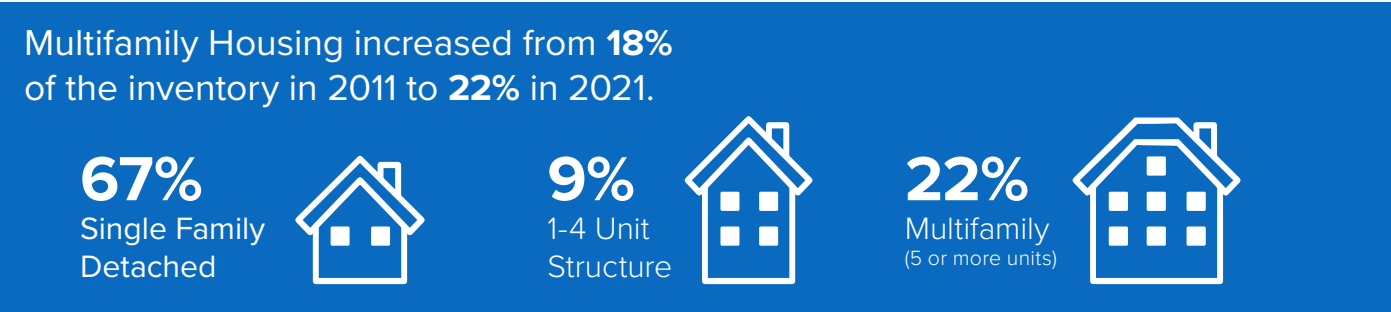
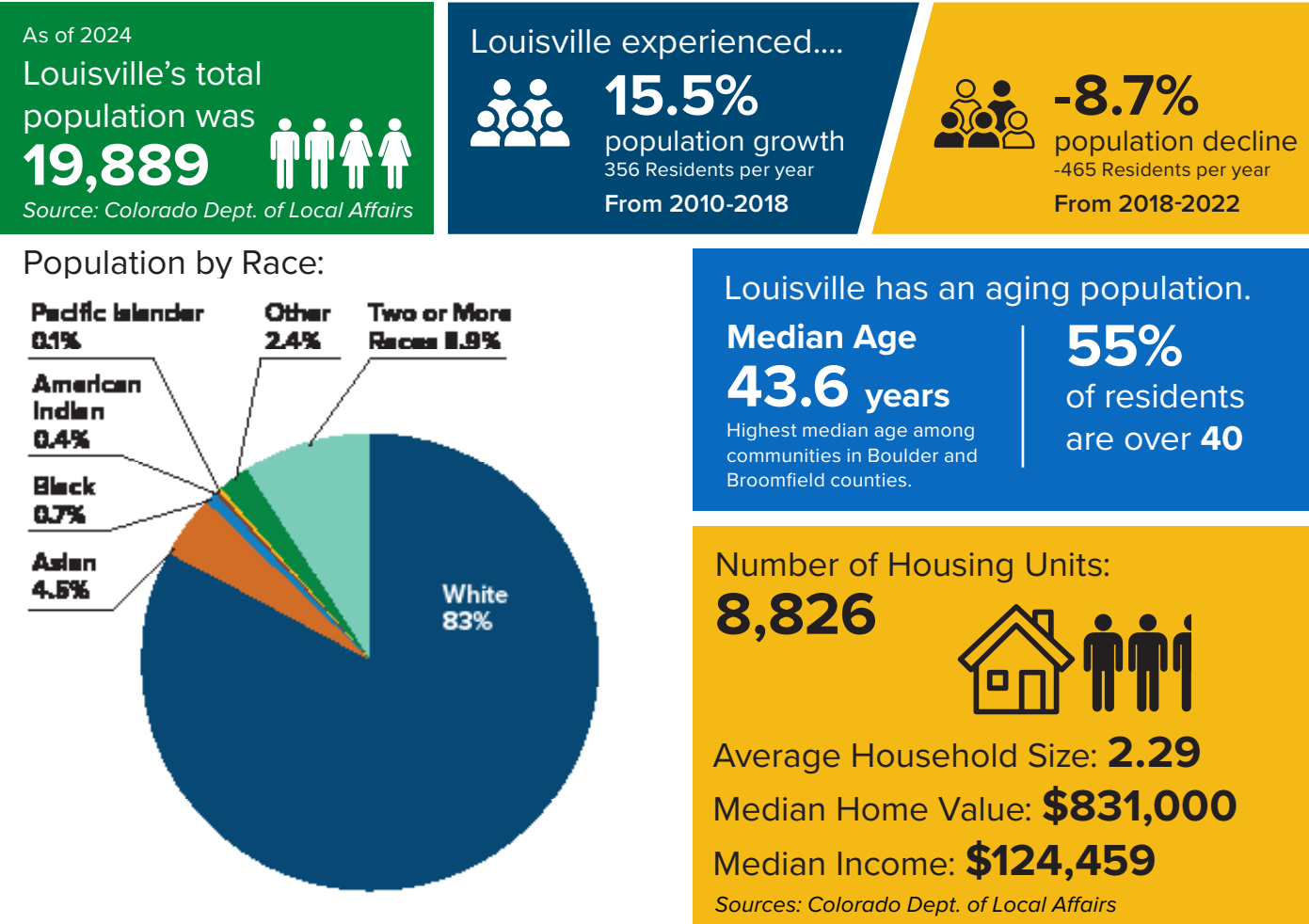


Figure 4: Community Statistics Breakdown
Source: City of Louisville, Louisville Housing Assessment, 2020 US Census, 2023 ESRI Business Analyst

GROWTH & DEVELOPMENT IN LOUISVILLE

Managing growth thoughtfully is essential to preserving Louisville’s quality of life while supporting a thriving community and economy. Growth must consider impacts to infrastructure, natural resources, and public services, underscoring the need for coordinated planning. Well-designed development and redevelopment can strengthen neighborhoods, improve transportation choices, reduce environmental impacts, and help sustain community amenities and economic vitality. Future growth should follow principles that supports new development positively contributing to Louisville’s character, sustainability, and long-term well-being.

Changing Population

Louisville’s population has shifted notably over the past decade. The city grew 15.5% between 2010 and 2018—about 356 new residents per year—before declining 8.7% from 2018 to 2022, reaching 19,394 residents. At the same time, Louisville is aging faster than nearby communities: its median age of 43.6 is the highest in Boulder County. These patterns reflect smaller household sizes, fewer school-aged children, and increasingly high housing costs that outpace income growth.

While the Colorado Department of Local Affairs (DOLA) does not produce future population forecasts for individual cities, the Louisville Housing Plan provided an estimate of potential new housing units using Boulder County’s official DOLA forecast. If Louisville maintains its current share of the County population (6.3%), the city will grow by approximately 20% between 2023 and 2047—slightly faster than the County overall. This estimate provides a useful planning baseline, though it should be interpreted with caution given recent population decline and Louisville’s currently limited development capacity. Together, these trends highlight the importance of planning for a community that can support residents across all ages and income levels.

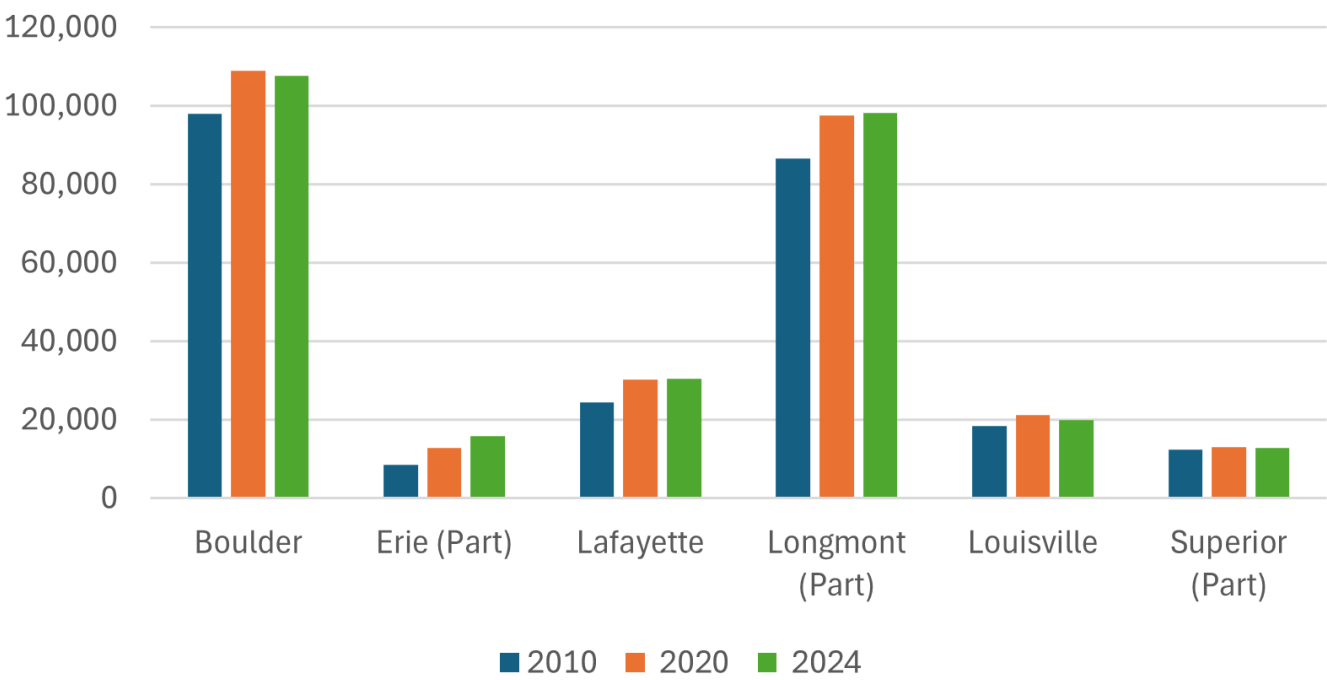


Figure 5: Boulder County Growth 2010, 2020, 2024
Source: City of Louisville

COMMUNITY HISTORY

Louisville began as a modest coal mining town in 1878 and continues to honor its history by preserving the buildings, stories, and landscapes that connect its past to the present. Coal discoveries in the late 1870s drew workers and investors to the area, and although founders Charles Welch and Louis Nawatny soon moved on, waves of immigrants from Europe helped the town grow into a key part of the Northern Coal Field. Mining shaped Louisville's early identity, creating a resilient, close-knit community despite difficult working conditions, seasonal shutdowns, and frequent labor strikes.

After the last mines closed in the mid-1950s, Louisville transitioned toward a more diversified economy and suburban neighborhoods began to emerge. The City remained small through 1970, when the population was only about 2,400. Growth accelerated in the following decades: Louisville expanded significantly in the 1980s and 1990s, growing from 5,593 residents in 1980 to 18,937 by 2000, aided in part by regional employment centers such as StorageTek and the city's location between Boulder and Denver. Louisville became a home rule city in 2001 and earned national recognition throughout the 2000s as one of the country's best places to live.

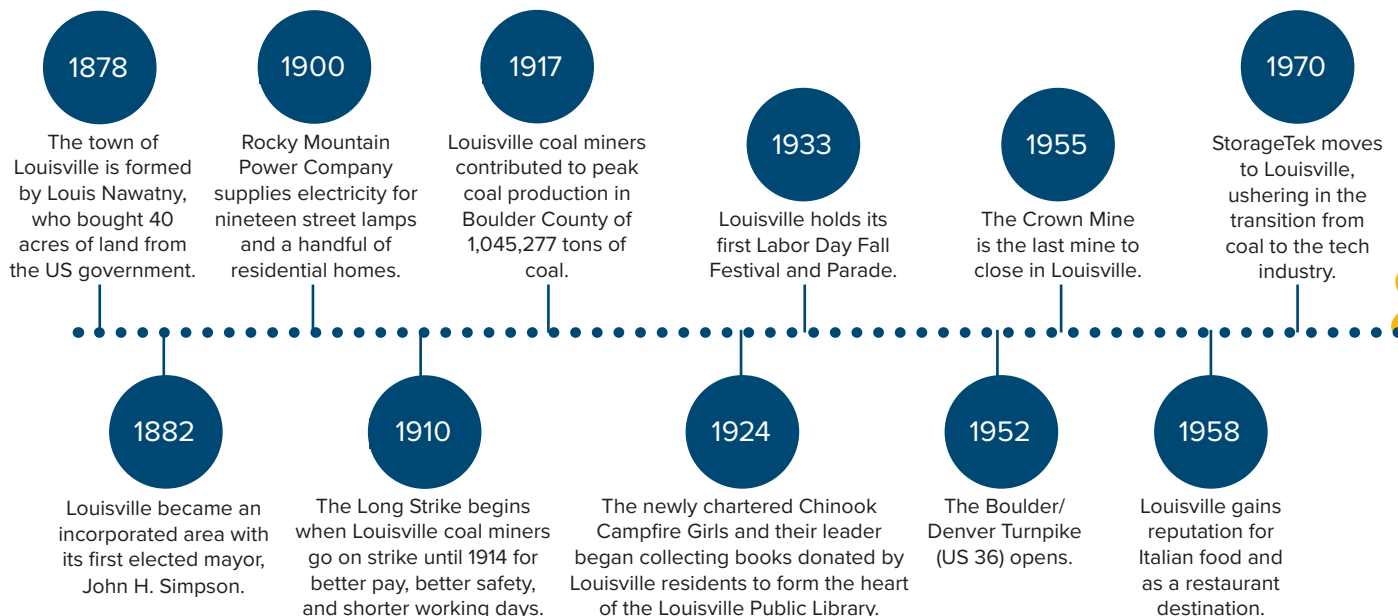
In 2021, the Marshall Fire—Colorado's most destructive wildfire—destroyed over 500 homes in Louisville, marking a defining moment in the city's modern history. Today, as the community rebuilds, Louisville remains characterized by its strong sense of neighborliness, resilience, and commitment to shaping a vibrant and connected future.



Figure 6: Workers at the Gorham Mine
Source: Louisville Historical Museum



Figure 7: Spruce Street, 1881
Source: Louisville Historical Museum



LOUISVILLE'S UNIQUE HISTORIC PRESERVATION PROGRAM

Louisville's historic preservation program is the first in the nation to be funded through a dedicated community-approved sales tax, reflecting strong public support for protecting the city's heritage. The program is unique in that it is entirely voluntary and incentives-based, encouraging property owners to participate without imposing requirements.

Louisville currently has 68 landmarked buildings, each representing an important part of the community's cultural and architectural history. The City offers a robust set of preservation

tools—including grants, low-interest loans, and technical support—that have helped maintain and restore historic homes, commercial buildings, and community landmarks.

By approving an ongoing funding source for historic preservation, Louisville residents have affirmed the importance of honoring and protecting the city's heritage, ensuring that these historic places continue to shape community identity for generations to come.

FIRST STEWARDS OF THIS LAND

Before Louisville was founded, this area was home to Indigenous peoples who lived on, traveled through, and cared for the land for thousands of years. The Arapaho, Cheyenne, and Ute Nations, among others, maintained deep cultural, spiritual, and economic connections to this region long

before modern settlement. Louisville honors these early stewards and recognizes that its community history is rooted in a much older and enduring story of Indigenous presence on the Colorado Front Range.

1978

Louisville celebrates its 100th anniversary with a year of festivities and a parade.

1990

Louisville's Recreation & Senior Center and Coal Creek Golf Course are built.

2005

Ranked as one of the five small towns to live in by Money Magazine.

2013

100 Year Flood occurs, affecting Boulder County and destroying areas in Louisville.

2021

Marshall Fire, Colorado's most destructive, destroys over 500 homes in Louisville.

2025

Louisville surpasses a major Marshall Fire recovery milestone as more than 300 homes are rebuilt, reflecting the community's resilience and commitment to rebuilding.



SUMMARY OF KEY EXISTING PLANS & STUDIES

Louisville’s Comprehensive Plan is the City’s broadest guiding document, establishing an overall vision and policy framework for how the community grows and evolves. The plans and studies summarized below provide more detailed guidance for specific systems, topics, and places—offering deeper analysis than a citywide plan can provide. Together, they address key components of the built environment and community well-being. This Comprehensive Plan is intended to align with and build on these documents, identify where updates or replacements are needed, and provide a unifying foundation that future plans and technical studies will refine and implement.

Parks, Recreation, Open Space, and Trails Long-Range Plans *(update beginning 2026)*

This adopted plan guides the long-term vision for Louisville’s parks, open space, recreation facilities, programs, and trail system. The City is planning an update to align with this Comprehensive Plan in the near term.

Utility System Plan *(planned update 2026)*

The City has prepared a Utility System Plan update in 2026 to address long-term water, wastewater, and utility infrastructure needs and system reliability and capacity. This will be a new integrated plan and will continue to have future periodic updates.

Downtown Vision Plan *(2024)*

Adopted in 2024, this plan provides a renewed long-term vision for Downtown Louisville focused on placemaking, economic vitality, cultural identity, and urban design.

Louisville Housing Plan *(2024)*

Approved in 2024, this plan provides a housing needs assessment and responsive framework for addressing housing affordability, preservation, development opportunities, and regulatory reforms.

Wildfire Hazard and Risk Assessment of Louisville Public Lands *(2023)*

This assessment evaluates wildfire risk across Louisville’s public lands and identifies mitigation, vegetation management, and resilience strategies. It will inform future resilience planning and may be updated as conditions and best practices evolve.

Downtown Louisville Framework Plan *(updated 2024)*

Originally adopted in 1999 and updated in 2024, this plan provides direction for reinvestment and improvement in Downtown Louisville, identifying key challenges, opportunities, and implementation actions.

Future 42 Study *(2022)*

Completed in 2022, this study establishes a community-supported vision for the CO 42 corridor focused on safety, mobility, redevelopment, and long-term multimodal improvements.

Drought Management Plan *(2021)*

Approved in 2013 and updated in 2021, this plan establishes protocols for drought monitoring, response measures, and water use restrictions.

Louisville Sustainability Action Plan *(2020)*

First adopted in 2016 and amended in 2020, this plan sets the City’s sustainability goals across seven topic areas including climate, energy, transportation, water, waste, ecological health, and local food systems. Planned for an update in 2026.

South Boulder Road Connectivity Plan *(2019)*

The Louisville South Boulder Road Connectivity Plan summarizes analysis and recommendations for improving the safety, comfort, and convenience of people walking, rolling, or bicycling across a one-mile segment of South Boulder Road in Louisville.

Transportation Plan (2019)

The 2019 Transportation Plan established the City's first comprehensive, citywide multimodal transportation strategy, consolidating previous corridor-specific studies.

McCaslin Boulevard Small Area Plan (2017)

Approved in 2017, this plan addresses land use and design along the McCaslin Boulevard corridor and includes a recommendation to develop corridor-specific design guidelines.

Upon adoption of this Comprehensive Plan, the McCaslin Boulevard Small Area Plan is repealed and its guidance consolidated into this citywide framework.

Cultural Arts Plan (2017)

This plan outlines goals for expanding and strengthening Louisville's cultural offerings, supporting artists, enhancing cultural destinations, and integrating arts into community development.

Louisville Historical Museum Campus Plan (2017)

This plan outlines a long-range vision for the Louisville Historical Museum campus, focusing on preserving historic structures, expanding exhibit and program space, and enhancing outdoor areas to support education, community events, and interpretation of Louisville's heritage.

South Boulder Road Small Area Plan (2016)

Adopted in 2016 as a follow-up to the 2013 Comprehensive Plan, this small area plan provides land use, design, and transportation strategies for the South Boulder Road corridor.

Upon adoption of this Comprehensive Plan, the South Boulder Road Small Area Plan is repealed and its guidance consolidated into this citywide framework.

Stormwater Quality Plan (2015)

Adopted in 2015, this plan evaluates existing stormwater infrastructure, water quality, and regulatory compliance needs. It is planned for an update as the Stormwater Drainage Plan in 2026.

Preservation Plan (2015)

Approved in 2015, this plan outlines the goals and vision for Louisville's historic preservation program, guiding policy, designation, and stewardship of historic resources.

Northwest Area Mobility Study (2014)

This regional study provides transportation and mobility recommendations for northern communities along US 36, including future transit improvements, managed lanes, and bicycle and pedestrian connections.

Louisville Comprehensive Plan (2013)

Adopted in 2013, this 20-year plan established the community's vision, core values, and a framework for land use through defined development types. It serves as the predecessor to the current Comprehensive Plan update. No further updates to this version are planned because it is being replaced.

Hwy 42 Urban Renewal Plan (2006)

The City and Louisville Revitalization Commission, the City's urban renewal authority, established the Highway 42 Urban Renewal Plan in 2008 and will expire in 2033. The purpose of the plan is to assist with redevelopment and reinvestment in the 230 acre plan area by investing in public improvements and providing assistance to projects that eliminate blight within the plan area.



VISION STATEMENT & CORE VALUES

“ To keep the small-town feel but allow for well balanced and effective development; higher density redevelopment of vacant stores/businesses/ properties which ‘activate’ the community. ”

COMMUNITY MEMBER

VISION AND VALUES

In this Plan, “Values” refer to the foundational principles that guide Louisville’s vision, priorities, and decision-making. They provide a reference point for shaping strategies, goals, and policies throughout the Comprehensive Plan.

The Vision Statement and Core Values represent the shared voice of Louisville, shaped by input from over 2,000 community members. Together, they capture what residents value most about their city and what they aspire for Louisville’s future to be.

These guiding statements form the foundation of this Comprehensive Plan. They express the community’s collective direction and serve as a lens for decision-making across all aspects of City policy and planning. The Vision Statement provides the overarching aspiration, while the Core Values describe the principles that define how Louisville will pursue that vision.

The Goals and Strategies in later chapters are designed to carry out the intent of the Vision and Core Values, offering guidance for decisions about budgeting, programming, staffing, capital investments, and rulemaking. These actions should be considered within the framework of the values and viewed as tools for achieving the community’s vision—not as a prescriptive checklist of every step the City must take.



Figure 8: Core Values
Source: DesignWorkshop

Comprehensive Plan Vision Statement

*The City of Louisville is committed to being an **equitable, resilient, and sustainable** community where everyone has the opportunity to thrive—now and for future generations. We strive for a **vibrant** future where Louisville will evolve and adapt to change in ways that respect our past and support our high quality of life.*

Comprehensive Plan Core Values

Community Character

We value a balanced approach to change that embraces and enhances our community character.

Community Connectivity

We value knowing our neighbors through a community network that is inclusive and inter-connected.

Environmental Sustainability

We value climate action, environmental resilience, and adaptation to promote environmental sustainability for the enduring vitality of our community.

Economic Vibrancy

We value thriving and dynamic businesses that support and engage the community.

Community Places

We value community places that bring people together and support healthy living including parks, open spaces, and other public places.

Civic Leadership

We value transparent, collaborative, and fiscally responsible local government.



Steinbaugh Pavilion in Downtown Louisville
Source: City of Louisville



N

PLAN PROCESS

“I want my kids to be able to live and work here, if they want. I do not want Louisville to be out of reach for the next generation.”

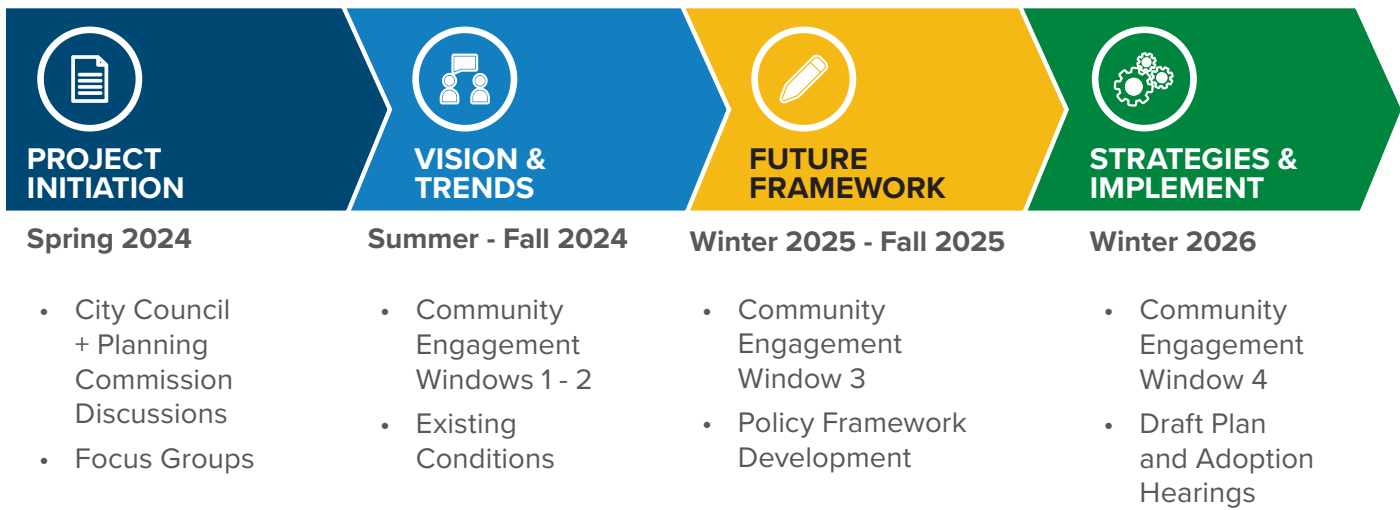
COMMUNITY MEMBER

COMMUNITY ENGAGEMENT

The Louisville Comprehensive Plan Update is a community-guided effort shaped by the voices and priorities of the people who live and work here. From the outset, the process emphasized broad and meaningful engagement to ensure the plan reflects what residents value most and how the city should grow over the next 20 years.

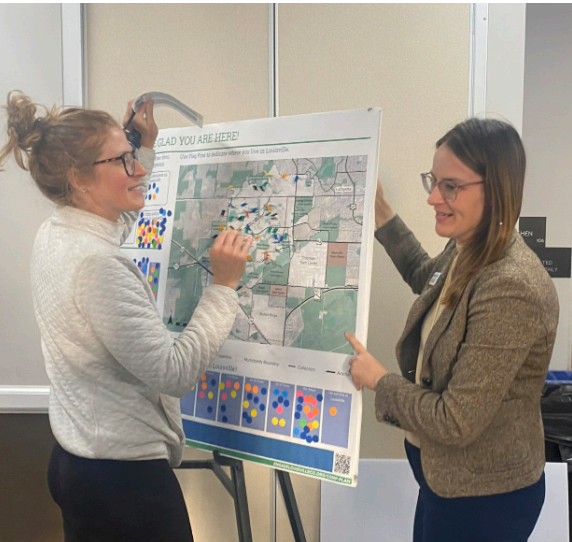
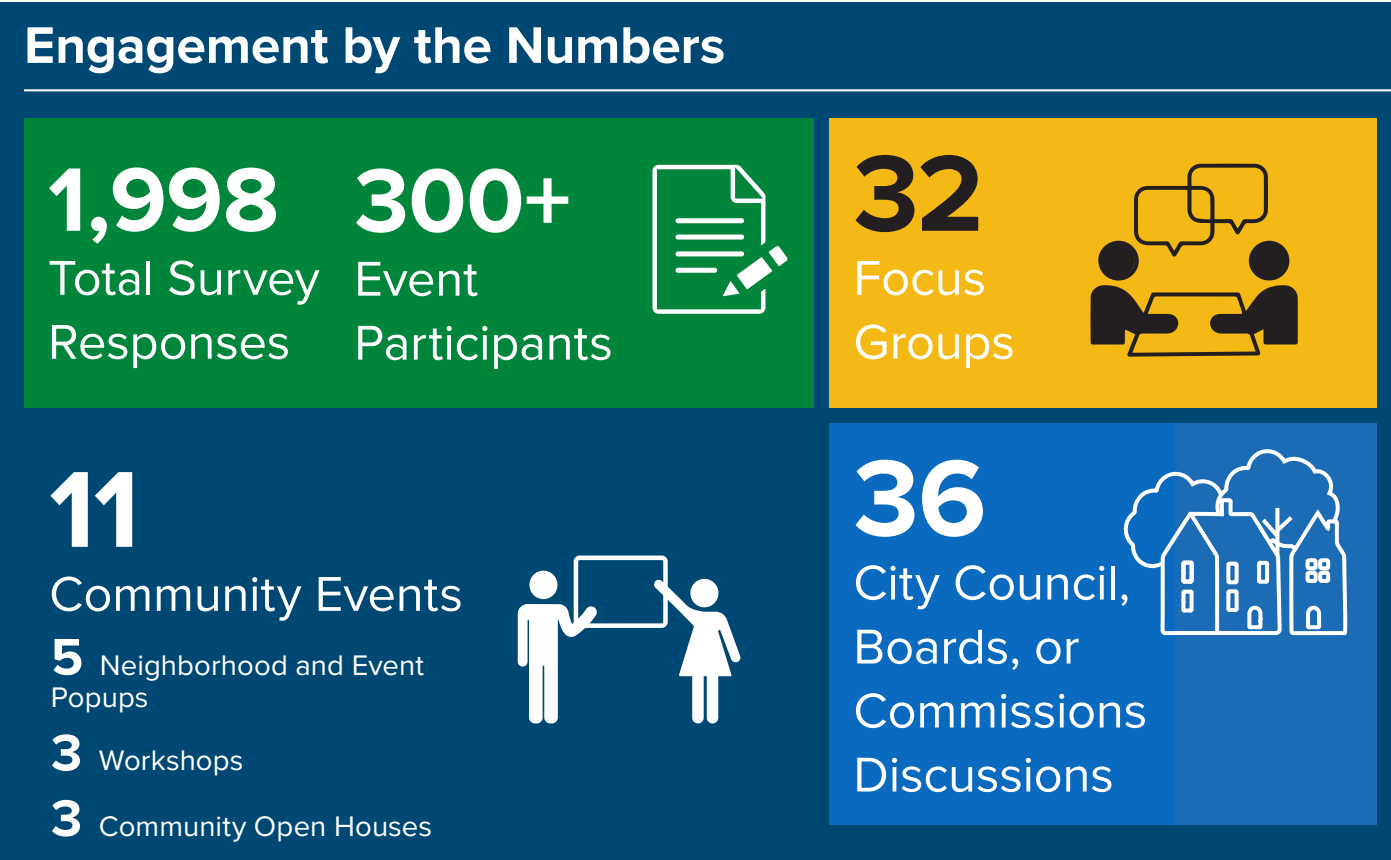
More than 2,000 residents—about 10% of Louisville’s population—participated in surveys, workshops, open houses, and focus groups, with additional insight gathered through conversations with partner organizations, local businesses, and community institutions like the school district. Their input informed every stage of the plan, from identifying what makes Louisville unique to shaping policies on land use, housing, transportation, sustainability, and more.

The engagement process followed a clear, phased structure, with each stage building on what the community shared in the one before it.



Moxie Bread Co.
Source: Design Workshop

The Comprehensive Plan was shaped through a broad and intentional community engagement process designed to give every Louisville resident and stakeholder the opportunity to participate. Engagement took place across four phases, beginning with understanding what the community values most, then exploring future growth scenarios and draft goals and strategies, and finally gathering feedback on the full draft plan. Appendix B contains a complete record of this process—including survey questions, open house materials, dot-map results, summary tables, and written comments—while this section highlights each engagement phase and the key themes that emerged from community input.



Comprehensive Plan Community Open House
Source: Design Workshop



Comprehensive Plan Bike to Work Day Event
Source: City of Louisville

COMMUNITY ENGAGEMENT WINDOWS

Engagement Window #1 – “Understanding Louisville” (Spring 2024)

The City kicked off the project with a community open house, workshops, focus groups, and an online survey that reached nearly 2,000 participants. Residents shared what they value most about living in Louisville and what issues the Comprehensive Plan should address. Input was also gathered from ten advisory boards and commissions, where civic volunteers and subject-matter experts shared their perspectives on key issues.

Engagement Window #2 – “Shaping Our Vision and Values” (Summer 2024)

During this phase, residents helped refine the plan’s Vision Statement and Core Values by responding to targeted questions about what key concepts and community priorities mean to them. Pop-up events in neighborhood parks, at the Louisville Street Faire, and on Bike to Work Day brought engagement directly into the community, making participation easy, informal, and accessible

Engagement Window #3 – “Putting Our Values into Action” (Fall 2024–Early 2025)

The third round focused on turning community values into goals and strategies. At an open house and workshops, participants reviewed future growth scenarios and weighed tradeoffs—for example, how limited housing growth could affect affordability and inclusivity. Input on housing, land use, transportation, and economic development directly shaped the plan’s policy framework.

Engagement Window #4 – “Reviewing the Draft Plan” (Winter 2025-Early 2026, forthcoming)

The final engagement phase focused on sharing the Public Review Draft of the Comprehensive Plan and gathering community input on refinements before adoption. This window included a well-attended open house and parallel online engagement opportunities, where residents reviewed the draft policies and provided feedback on proposed adjustments. Community input during this stage helped shape final revisions to ensure the plan reflects Louisville’s priorities and values.



Community Open House
Source: DesignWorkshop

WHAT WE HEARD FROM “SHAPING VISION AND VALUES” ENGAGEMENT WINDOW

What does a “safe, welcoming, inclusive, and supportive community” mean to you?



Family Friendly Spaces

Community centers, libraries, and other spaces where people from different backgrounds can gather.



Safe Streets

Roads, street crossings, sidewalks, and bike lanes that are accessible, connected, and easy to navigate for walking, biking, and driving.



Cultural Events

Festivals, parades, and events celebrating different cultures, traditions, and holidays from around the world.

What does “supports vibrant commercial areas” mean to you?



Public Events

Street fairs, farmers’ markets, concerts and festivals in commercial areas.



Public Spaces and Amenities

Public spaces like parks, plazas, parklets, and seating areas where people can gather.



Downtown Louisville

A distinct character and identity with a unified design and scale with marketing and promotions to support local businesses.

What does “development that maintains or enhances our unique quality of life” mean to you?



Open Space

Preservation, restoration, and conservation of open space.



Quality Public Spaces

Well-lit, well-maintained streets, sidewalks, and trails to enhance safety, accessibility, and neighborhood beauty.



Community Character

Qualities, traditions, and values that define and distinguish a community.

WHAT WE HEARD

Across four engagement windows, a diverse range of Louisville residents helped shape the foundation of this Comprehensive Plan. Through surveys, open houses, workshops, pop-up events, focus groups, and conversations with advisory boards, the Planning Commission, and City Council, community members shared what they value most about Louisville and how the city should plan for the future. Their input informed the draft Vision Statement, Core Values, and the overall direction of the plan.

Through this early engagement, residents emphasized the importance of balancing thoughtful growth with environmental stewardship, preserving Louisville’s unique character, improving mobility, and supporting places that keep the community connected. Key themes include:

Balance Community Character and Future Development

Maintain Louisville’s sense of community, safety, and family-friendly atmosphere while accommodating change thoughtfully.

Expand Housing Choices and Affordability

Provide more diverse and attainable housing options for people of all ages and income levels, especially young families and older adults wishing to stay in the community.



“Downtown community events like street fairs, ice skating, food fests, and farmers markets.”

“Rework McCaslin to have community spaces like parks. Think big.”

“Create a public plaza in Centennial Valley.”



“Consider climate change in all decisions.”

“Need to inform of and add incentives to decarbonize.”

“More fire mitigation preparedness.”

“Condos for diversity of housing with ground floor retail.”



Downtown is the Heart of the Community

Strengthen Downtown Louisville with infill housing, and continued vibrant retail, active public spaces, and a welcoming, inclusive environment.

Enhance Mobility and Safety

Improve connections for walking, biking, and transit by adding safer crossings, better lighting, continuous sidewalks and bike lanes, and more in-town transit options.

Foster Economic Vitality

Support businesses, reinvest in underutilized commercial areas, and encourage mixed-use development that keeps retail active and resilient.

Build Community and Gathering Spaces

Expand parks, trails, plazas, arts and cultural spaces, and other places that bring people together.

Advance Environmental Sustainability and Resilience

Promote green building, climate action, and land use practices that protect natural resources and reduce risks from natural hazards.

Each phase of the Comprehensive Plan Update has built on this feedback—layering values, ideas, and priorities into a shared vision for Louisville’s future. As the city moves toward plan adoption, community input will continue to guide refinements, ensuring this remains a living, community-driven document that reflects the spirit and aspirations of Louisville.



“More affordable housing units, such as apartments, for people who work in Louisville.”

“More affordable housing options so people can afford to live here.”

“Housing diversification is most needed.”



“More bike lanes, more access to transit. We need people to get out of their car dependency.”

“Safer bike routes in the downtown area.”

“Strong multi-modal connections around town. Create new and enhance existing.”

2024 LOUISVILLE COMMUNITY SURVEY

Every four years, the City of Louisville conducts a statistically valid community survey to better understand residents’ priorities and satisfaction with City services. The 2024 results show that residents continue to value Louisville’s open space, parks, trails, and overall quality of life, while also emphasizing the importance of managing growth and maintaining community character.

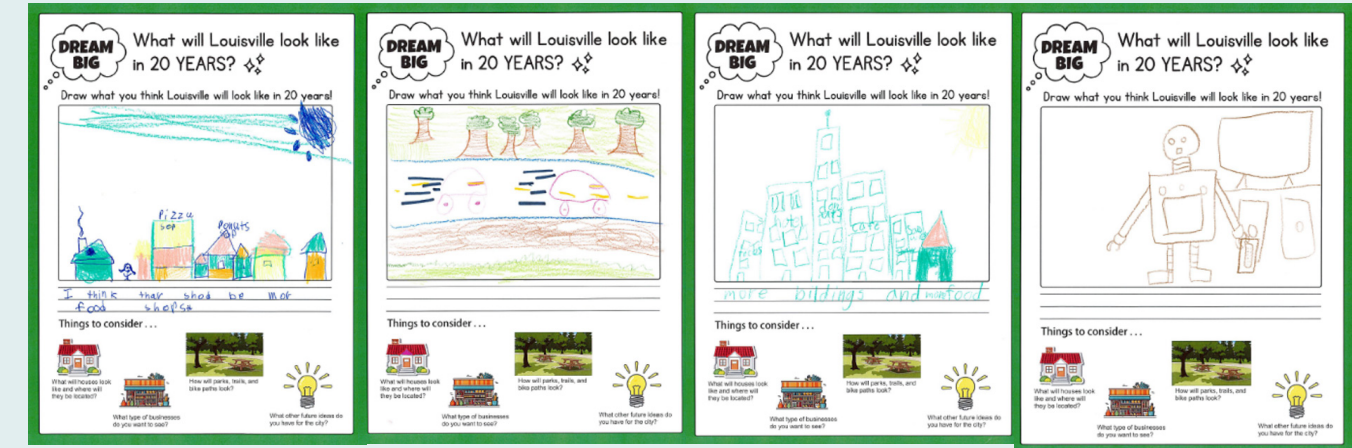
One of the strongest takeaways was broad support for thoughtful redevelopment. Residents rated the redevelopment of vacant or underused commercial sites as the top priority for supporting a vibrant local economy, and 79% of respondents supported redeveloping these areas into mixed-use places with housing and businesses.



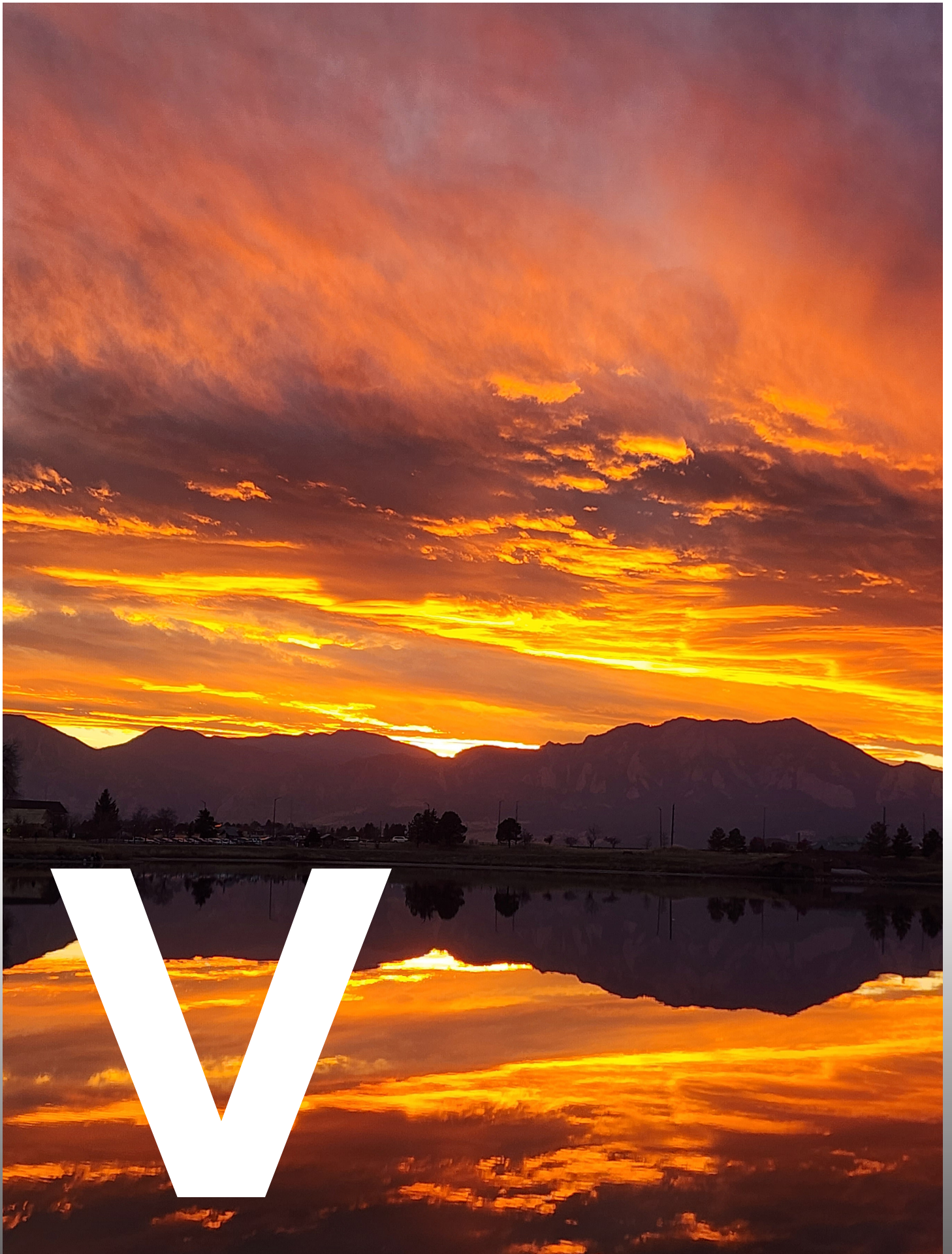
Community engagement events Source: DesignWorkshop

Youth Engagement

Louisville’s young people also played an important role in shaping this plan. Members of the Youth Advisory Board shared their hopes and concerns—questioning whether they and their families will be able to afford to stay in Louisville and emphasizing the importance of preserving a community where neighbors know one another and where welcoming places to gather are easy to find. About 40 local kids and teens also contributed drawings of “What Louisville will look like in 20 years,” imagining a future filled with trees, neighborhood shops, and creative ideas for the community.



Youth responses to “What will Louisville look like in 20 Years?” Source: City of Louisville



PLAN ELEMENTS

“ Louisville would be a more vibrant and diverse town. And we would play a positive role in addressing population growth in a sustainable way. ”

COMMUNITY MEMBER

PLAN ELEMENTS SUMMARY

The Comprehensive Plan is organized into topic areas that shape Louisville’s future. Each section addresses these topics with corresponding goals and strategies that help put the community’s Vision and Core Values into action.

The plan is a guide - not a checklist - for City policy makers, City officials, community members, and partners to understand how decisions and proposals support Louisville’s long-term direction. The strategies offer a range of tools the City may use over time, depending on priorities and available resources, ensuring the plan remains flexible and responsive as the community grows and changes.

Plan Element	Goals
Land Use and Land Development (LU)	LU 1. Increase Residential Development Opportunities
	LU 2. Expand and Maintain Access to Affordable Housing
	LU 3. Diversify Louisville’s Housing Stock
	LU 4. Enhance Neighborhood Livability
	LU 5. Protect and Celebrate Louisville’s History & Culture
	LU 6. Promote Exceptional Building and Site Design
	LU 7. Downtown Opportunity Area Goal
	LU 8. South Boulder Road Opportunity Area Goal
	LU 9. Centennial Valley Opportunity Area Goal
	LU 10. Redtail Ridge Opportunity Area Goal
Open Space (OS)	OS 1. Protect and Restore the Ecological Integrity of Louisville’s Natural Areas
	OS 2. Support Healthy Ecosystems
	OS 3. Increase Open Space and Trails Public Awareness and Involvement
	OS 4. Maintain and Enhance the City’s Inventory of Open Space
Community Places (CP)	CP 1. Maintain and Enhance Vital Recreation Assets
	CP 2. Encourage Social Connections Through Community Places and Events
	CP 3. Strengthen Trail Connectivity for Recreation and Transportation
	CP 4. Make Public Spaces Welcoming for Everyone
	CP 5. Foster Louisville as a City of Readers
	CP 6. Enhance Local Arts, History, and Culture for a Vibrant Community Experience
Economic Vitality (EV)	EV 1. Strengthen and Sustain Small and Local Businesses
	EV 2. Attract and Retain Employers to Grow Jobs and Diversify Louisville’s Economic Base
	EV 3. Enhance Commercial Areas to Boost Economic Activity
	EV 4. Encourage Innovation and Entrepreneurship to Support Startups and Creative Industries

Plan Element	Goals
Environmental Sustainability (ES)	ES 1. Reduce Greenhouse Gas Emissions and Advance Carbon Neutrality
	ES 2. Promote Energy Efficiency and Renewable Energy in Buildings
	ES 3. Engage and Educate the Community on Environmental Sustainability
	ES 4. Promote Water Conservation and Efficiency
	ES 5. Reduce Waste and Support a Circular Economy
	ES 6. Grow and Maintain a Healthy Urban Forest
Recovery and Resilience (RR)	RR 1. Modernize Critical Infrastructure to be More Resilient
	RR 2. Collaborate Regionally on Resilience
	RR 3. Build Strong and Connected Communities to Support Resilience
	RR 4. Enhance Emergency Preparedness
	RR 5. Support a Resilient and Diverse Economy
	RR 6. Support Equitable Access to Recovery and Resilience Resources
	RR 7. Strengthen Wildfire Preparedness and Mitigation
Transportation (TR)	TR 1. Support Safe, Efficient, and Reliable Travel
	TR 2. Build a Connected Multimodal Network
	TR 3. Strengthen Regional Transportation Connections
	TR 4. Use Technology to Improve Transportation Systems
	TR 5. Advance Equity and Accessibility in Transportation
	TR 6. Design Streets That Reflect Louisville's Character
	TR 7. Support a Transportation System That Strengthens the Local Economy
	TR 8. Align Transportation with Sustainability and Climate Goals
City Core Services (CS)	CS 1. Practice Transparent and Accountable City Government
	CS 2. Continue Providing Effective Public Safety and Emergency Services
	CS 3. Promote Meaningful and Inclusive Community Engagement
	CS 4. Ensure Fiscal Health for High Quality City Services
	CS 5. Protect and Effectively Manage Water Resources
	CS 6. Make the Development Review Process Clear, Efficient, and Aligned with Community Goals

LAND USE AND DEVELOPMENT

Louisville’s unique character—its historic feel, sense of safety, and strong community connections—is deeply valued by residents. As the city continues to grow and evolve, future development should balance new opportunities with the preservation of the qualities people cherish most. Growth decisions should reflect community priorities and strengthen the sense of belonging that makes Louisville a vibrant and welcoming place for all.

At the same time, rising housing costs, a declining population, and fewer young families present real challenges for the city’s future. Louisville must plan proactively to guide new development that supports a strong local economy, provides diverse and attainable housing options, and fosters an inclusive, connected community for generations to come.

Existing Land Use

Louisville’s existing land use pattern reflects a mostly residential and open space community, with low-density residential areas making up the largest share of land at 27%. Open space accounts for a similarly significant portion at 26%, underscoring the community’s strong commitment to preserving natural areas and buffers. Vacant land represents 13% of total acreage, offering key opportunities for future infill and redevelopment. Louisville also includes a substantial industrial and office/R&D sector—covering 12% of land—which supports the city’s strong employment base. Public uses, including civic facilities and schools, make up 8%, while commercial, office, and mid-density residential areas each comprise about 3% of total acreage.

Existing Zoning

Zoning describes what *may* be built on a property—while existing land use reflects what is *actually there* today. Louisville’s Zoning Map organizes land into districts like residential, commercial, industrial, and mixed use, each with standards that regulate allowed uses, building scale, and development form. These regulations, found primarily in Titles 15, 16, and 17 of the Municipal Code, translate the goals of the Comprehensive Plan into implementable rules. Appendix C includes the Zoning Map as of the date of Plan adoption.

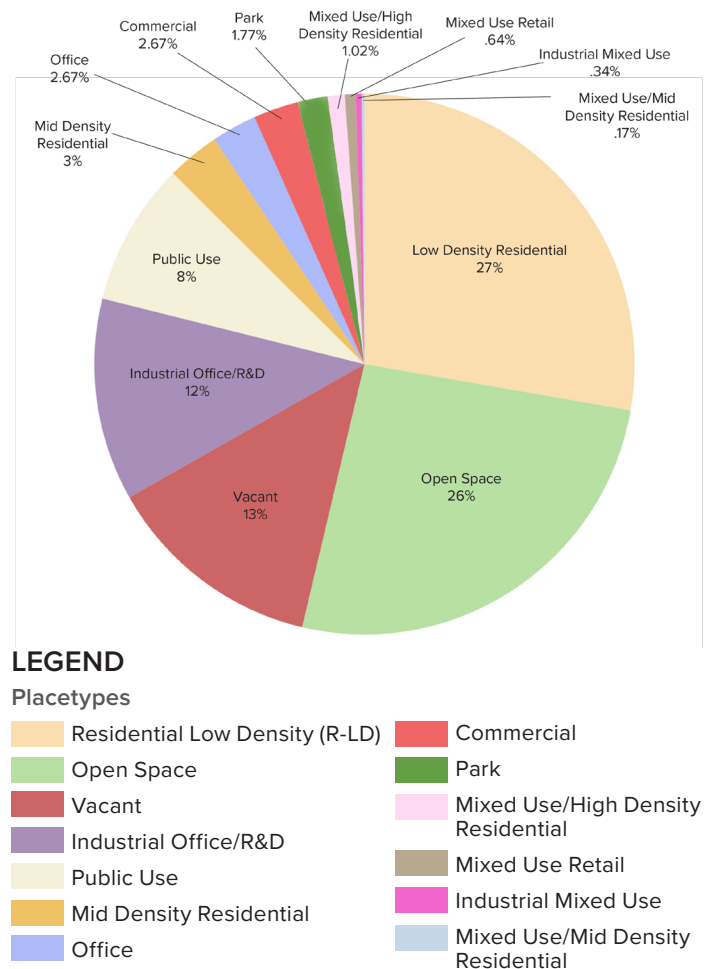


Figure 9: Existing Land Use

Source: City of Louisville

Housing

Louisville's housing market has become increasingly difficult for many households. Of the city's 8,665 housing units, 67% are single-family detached homes, limiting options for young families, middle-income households, and older adults. Home prices have climbed dramatically—median values reached \$896,000 in 2023, a 132% increase over the past decade and well above the Boulder County average. A household now needs roughly \$209,000 in income to afford the median-priced home, yet only 26% of households earn above \$200,000. Renters face even greater strain: their median incomes are about half those of homeowners, and 41% of renter households are cost-burdened.

To better understand these challenges, the City completed the Louisville Housing Plan (2024), which included a detailed needs assessment and community engagement. The data showed Louisville is one of the fastest-aging communities in Boulder County, underscoring the need for more accessible and age-friendly housing. Community feedback was clear: residents strongly supported expanding housing options and redeveloping underused commercial areas for mixed-use homes and businesses.

Because Louisville has very little vacant land, most new housing will need to come from infill and redevelopment, particularly in Opportunity Areas (see Figure 7). This Comprehensive Plan supports a broader mix of housing—such as Accessory Dwelling Units (ADUs), duplexes, rowhomes, cottage courts, apartments, and mixed-use residential—alongside

zoning updates aligned with the Housing Plan. By adding a wider range of homes and locating them thoughtfully within the city, Louisville can improve housing availability, support seniors who wish to stay in the community, and allow more people to live and work locally—strengthening affordability, sustainability, and overall community vitality.

Naturally Occurring Affordable Housing Areas

Naturally Occurring Affordable Housing (NOAH) refers to existing homes that are affordable without public subsidy or formal affordability restrictions. These areas—often older neighborhoods or smaller multifamily developments—provide attainable housing for the people who help make Louisville thrive, including teachers, service workers, and other community contributors.

On the Future Land Use Framework (Figure 11), NOAH Overlay Areas identify parts of Louisville with the highest concentrations of naturally affordable homes. This designation emphasizes the importance of maintaining affordability and housing stability in these neighborhoods. Subsequent goals and strategies in this plan element offer policy guidance for preserving these areas as affordable and reinvesting. While the overlay highlights key concentrations, similar housing exists throughout the city, and these policies should also be considered where naturally affordable homes support Louisville's inclusive and balanced community.

RIISING COSTS

The median home price in Louisville is \$896,000, 132% higher than a decade ago and approximately \$150,000 above the county average.



Using the Future Land Use Framework

City policymakers, staff, and community members should use the Future Land Use Framework as a touchstone when evaluating development proposals and making land use decisions. Key questions to consider include:

- Does the proposal align with the intended Placetype description for the site?
- Is the property within an opportunity area, and if so, how does it reflect the applicable opportunity area policies?
- Are there any future public facilities—such as parks, open space, or transportation connections—identified in this plan or other City adopted plans that should be incorporated into the project?

Under Strategy LU 1.8 City Council should periodically review the Comprehensive Plan, development regulations, and related implementation measures to ensure that residential development is occurring in a managed and incremental manner consistent with Louisville's vision and core values and to implement the Louisville Housing Plan's identified housing needs of approximately 2,483 units over 20 years.

Future Land Use Framework

The Future Land Use Framework (Figure 11) outlines how Louisville should grow and evolve over the next decade. It translates the community's vision into a map and set of policies describing the desired mix of uses, scale of development, and overall character across the city. Each area is assigned a Placetype that defines its intended uses and development form.

For most of Louisville, the Framework maintains existing neighborhood character and land use patterns. It also designates four key Opportunity Areas—Downtown, South Boulder Road, Centennial Valley, and Redtail Ridge—where reinvestment and redevelopment are expected. These locations include large undeveloped parcels and older commercial sites with strong potential for change.

The Framework identifies locations where additional housing may be appropriate to places that can best support it — near commercial corridors, mixed-use centers, transit access, and existing infrastructure—while preserving lower-density residential neighborhoods. Directing potential housing to these areas helps create a more walkable city and supports a strong local economy. Expanding housing options also strengthens local businesses, advances the goals of the Housing Plan, and helps stabilize school enrollment so Louisville's schools remain strong.

Three-Mile Plan Compliance

Colorado law requires cities to adopt a "Three-Mile Plan," which outlines how they would coordinate land use, services, roads, and open space within three miles of their boundaries if any future annexation were ever proposed. Louisville's Approximately 90% of potential new residential development is planned within Opportunity Areas (Figure 10). These areas include vacant or underutilized sites with existing infrastructure, which helps minimize impacts on established neighborhoods and concentrate growth where services can best support.

Comprehensive Plan satisfies this requirement even though the City does not anticipate annexing new land. The City owns and manages a small number of open space and utility properties outside its limits and continues to coordinate closely with Boulder County and neighboring communities on planning and services. This element will be updated if any annexation proposals arise in the future.

Our Commitment to Quality of Life

Louisville will continue updating development codes, impact fees, and infrastructure plans to ensure growth pays its way and does not compromise our unique quality of life.

Planning Assumptions and Intent

The Future Land Use Framework does not establish residential growth targets or zoning. It is a planning tool to help align infrastructure, utilities, and services with potential future demand. Actual growth will depend on market conditions, community input, and regulatory processes. These estimates are informed by the Louisville Housing Plan’s analysis of housing needs (approximately 2,483 units over 20 years) and provide a capacity range for planning purposes — not a goal or cap.

The Framework supports the Louisville Housing Plan goals to:

- Increase residential development opportunities in Louisville;
- Expand and maintain access to affordable housing; and
- Diversify Louisville’s housing stock, including workforce housing and attainable options for younger residents and families.

The Framework also supports regional housing objectives, including the Boulder County Regional Housing Partnership goal of 12% permanently affordable housing by 2035. Ensuring adequate housing opportunity is a critical foundation for advancing local and regional housing strategies.

By focusing potential housing in appropriate locations, the Plan is also designed to strengthen economic vitality—supporting local businesses and fostering vibrant, walkable mixed-use areas that reinforce Louisville’s community character.

Potential Housing Opportunity Estimates

The Future Land Use Framework identifies areas where additional housing could be accommodated over the next 20 years to respond to Louisville’s housing goals and changing community needs. It includes targeted land use changes—primarily within the Opportunity Areas—to shift some commercial sites to mixed-use or residential use. These changes respond to strong community input and the 2024 Louisville Housing Plan, both of which emphasize the need for more diverse and attainable housing options than those envisioned in the 2013 Comprehensive Plan. Additional housing may also support the economic vitality of the city’s existing business districts.

Based on the updated Framework, the city has an estimated housing opportunity range of approximately 4,000 to 5,000 additional housing units over the life of the Plan. This range represents a theoretical buildout under the land use policies and is not a forecast or expectation of what will occur. It provides a useful planning range to align infrastructure, public services, parks, and transportation systems with future needs. Appendix D provides a summary of how this number was calculated.

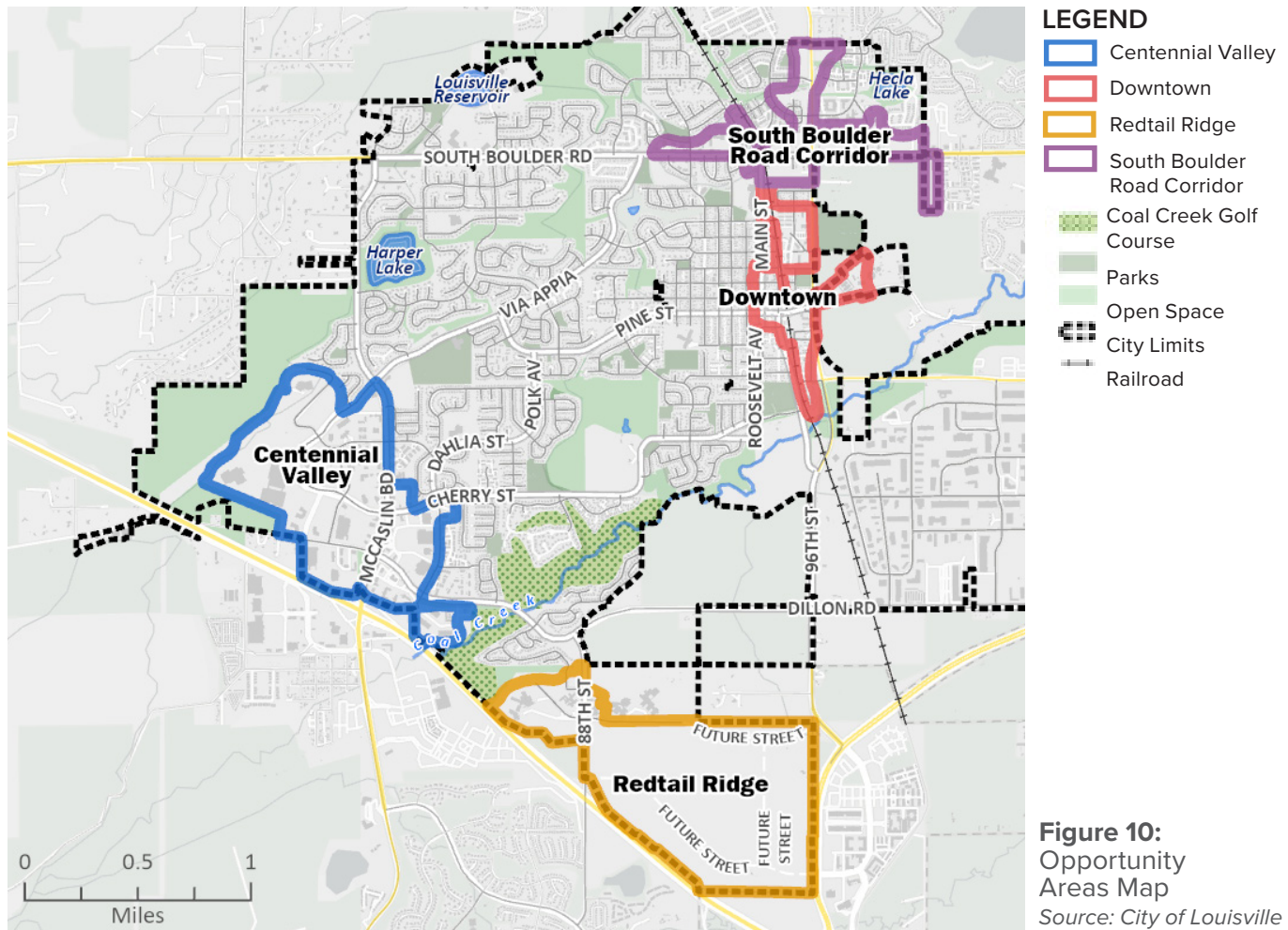
By aligning land use decisions with the City’s functional plans—such as parks, open space, transportation, and utilities—Louisville can plan for housing needs responsibly, focus change in the most appropriate places, and sustain the welcoming, high-quality community residents value.

Future Residential Development Opportunity	
Opportunity Area	Residential Development Opportunity by Area (Units)
Downtown	200 - 300
Centennial Valley	1,000 – 2,000
Redtail Ridge	2,000 – 2,500
South Boulder Road Corridor	500-600
Outside Opportunity Areas	400-500

**These estimates are planning assumptions used to evaluate infrastructure and service needs and to understand where housing opportunities may exist under the Future Land Use Framework. They do not obligate the City to achieve a specific number of units and are not a goal or cap. Actual development will be shaped by market conditions, community priorities, and City regulations. These estimates are also informed by the Louisville Housing Plan’s analysis of housing needs (approximately 2,483 units over 20 years).*

Table 1: Future Residential Development Opportunity
Source: City of Louisville

OPPORTUNITY AREAS MAP



Opportunity Areas

The Comprehensive Plan identifies four Opportunity Areas (Figure 10) with the greatest potential for change in land use and development. These areas—Downtown, South Boulder Road, Centennial Valley, and Redtail Ridge—contain major redevelopment sites, aging commercial properties, or large undeveloped parcels. While each area has unique opportunities and challenges, all are intended to evolve in ways that strengthen Louisville’s economy, character, and quality of life. Future projects in these areas should follow the policies of this Plan to align development with the community’s long-term vision.

Approximately 90% of the Plan’s estimated housing capacity is located within these Opportunity Areas. These areas include vacant or underutilized sites with existing infrastructure, which helps minimize impacts on established neighborhoods and plan for housing needs where services can best support it.

The locations of the Placetypes shown on the Future Land Use Map are not intended to be rigid. They provide decision-making guidance and should be considered alongside other policies in this Plan to evaluate how development addresses a range of community priorities.

Community Support for Mixed Use Development

79% of Louisville residents polled in a statistically valid survey support redevelopment of underutilized commercial land for mixed use housing and businesses in Louisville. (Source: Louisville 2024 Community Survey)

Placetypes

Placetypes (Table 2) are the foundation of the Future Land Use Framework. They guide the vision for how different areas of Louisville should look, feel, and function in the future, addressing land use, development patterns, transportation, and community character. Placetypes serve as policy direction for reviewing development proposals and planning public infrastructure—ensuring future change aligns with community goals and values. Each Placetype describes the predominant development patterns expected across that area citywide; they are not parcel-specific descriptions.

Each Placetype includes four components to describe the desired form and function of that area:

- **Community Character** - Describes the overall feel and function of the area, including the typical land uses, development patterns, and key elements that define the setting.
- **Land Use and Scale** - Identifies the primary land uses intended to be most common in the placetype and the supporting uses that may complement them in appropriate locations. This section also outlines expected residential density (dwelling units per acre, or “DU/acre”) and the general building scale, expressed as the maximum number of stories. These density ranges and height limits are intended as guidance and may vary based on project context and the extent to which a development provides community benefits, such as affordable housing, open space, or public amenities.
- **Transportation Connectivity** - Summarizes how the transportation system—streets, sidewalks, trails, and transit—should function within the placetype to promote safe, efficient, and well-connected travel that matches the types and intensity of development.
- **Development Considerations** - Highlights key design expectations to support development’s contributions to the desired character of the area. This includes guidance on building design, relationships to parks and open space, integration with surrounding development, and buffering or transitions where needed.

Together, the Placetypes, Opportunity Areas, and Future Land Use Map provide a coordinated framework for guiding where and how Louisville should grow.

The locations of the Placetypes shown on the Future Land Use Map are not intended to be rigid. They provide decision-making guidance and should be considered alongside other policies in this Plan to evaluate how development addresses a range of community priorities.



South Street Underpass
Source: City of Louisville

SUMMARY OF LOUISVILLE COMPREHENSIVE PLAN PLACETYPES

PLACETYPE	PRIMARY LAND USES	SUPPORTING LAND USES	DENSITY AND SCALE*
R-LD Residential Low Density	Single Family Detached Residential and ADUs	- Single Family Attached and ADUs where compatible with neighborhood context - Parks and Recreation - Open Space, Trails, and Conservation - Community Places (public spaces, community centers, etc.)	1-8 DU/acre - Up to 2 stories
R-MX Residential Mixed	- Single Family Attached Residential and ADUs - Single Family Detached Residential and ADUs - Multifamily Residential where compatible with neighborhood context	- Parks and Recreation - Open Space, Trails, and Conservation - Community Places - Limited neighborhood-serving Retail, Restaurants, and Office	8-18 DU/acre - Up to 3 stories in appropriate locations
NC Neighborhood Center	- Multifamily Residential - Single Family Attached Residential and ADUs - Retail, Restaurant, and Office where compatible with neighborhood context	- Parks and Recreation - Open Space, Trails, and Conservation - Community Places	18-30 DU/acre 3 stories
RC Regional Center	- Multifamily Residential - Retail, Restaurant, Office, and Entertainment	- Parks and Recreation - Open Space, Trails, and Conservation - Community Places	30-40 DU/acre - Up to 5 stories in some locations
COM Commercial	Retail, Restaurant, Office, and Entertainment	- Multifamily Residential in limited areas - Parks and Recreation - Open Space, Trails, and Conservation - Community Places - Light Industrial in limited areas	18-30 DU/acre 3 stories
DT Downtown	- Retail, Restaurant, and Entertainment - Community Places	- Office - Multifamily Residential above the ground floor of buildings - Parks and Recreation	18-30 DU/acre 3 stories
FLEX Integrated Development/FLEX	- Retail, Restaurant, Entertainment, and Office - Light Industrial - Multifamily Residential	- Parks and Recreation - Open Space, Trails, and Conservation - Community Places	18-30 DU/acre 3 stories
ME Mixed Employment	- Office - Light Industrial	- Retail, Restaurant, Entertainment in limited locations - Parks and Recreation - Open Space, Trails, and Conservation - Community Places	3 stories
PARK Parks and Recreation	Passive and active recreation opportunities and amenities	- Support facilities such as restrooms, event shelters and parking areas - Open Space, Trails, and Conservation	N/A
OS Open Space	- Open Space, Trails, and Conservation - City Charter defined open space areas	Passive Recreation and Agriculture	N/A
PUB Public	- Government and institutional buildings - Public utilities	- Parks and Recreation - Open Space, Trails, and Conservation - Community Places - Light Industrial	Varies but should be compatible with adjacent neighborhoods

*Placetypes indicate general intent for land use, density, and building scale. Actual development may vary based on context, regulatory processes, and community priorities. Height and density adjustments are expected near established neighborhoods to ensure appropriate transitions.

Table 2: Summary of Louisville Comprehensive Plan Placetypes

Source: City of Louisville

FUTURE LAND USE FRAMEWORK

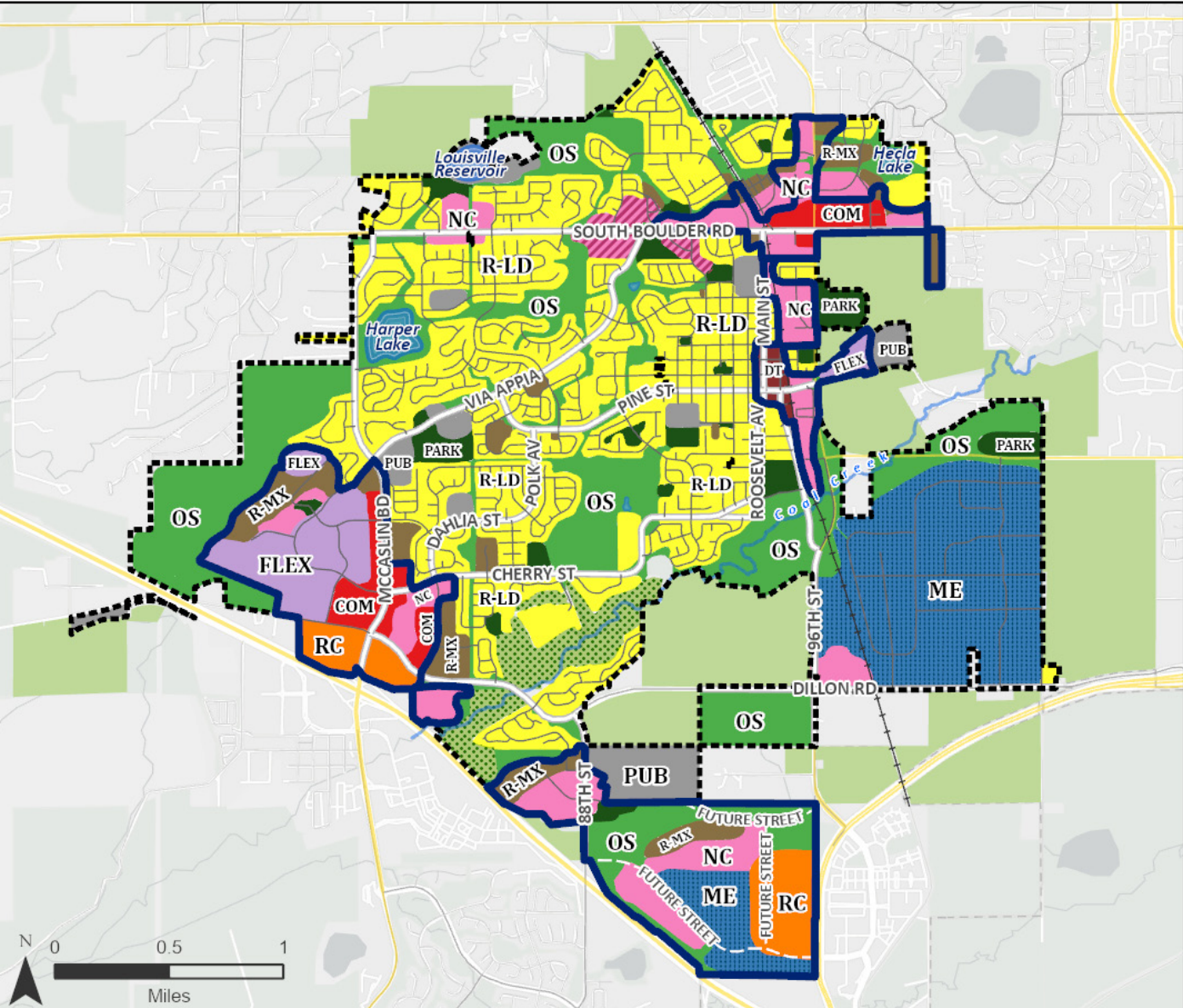


Figure 11: Future Land Use Framework
Figure 12: Source: City of Louisville

LEGEND

Placetypes

- Residential Low Density (R-LD)
- Residential Mix (R-MX)
- Neighborhood Center (NC)
- Downtown (DT)
- Regional Center (RC)
- Commercial Corridor (COM)
- Integrated Development/FLEX (FLEX)
- Public Facilities (PUB)
- Parks and Recreation (PARK)
- Open Space (OS)
- Mixed Employment (ME)

Overlay Areas

- Golf Course
- Naturally Occurring Affordable Housing (NOAH) Overlay
- City Limits
- Opportunity Area
- Open Space outside of Louisville

Residential Low Density (R-LD)

Community Character

Description: Suburban, primarily single-family residential neighborhoods with mid-size to larger lots. Development is low intensity, with limited attached housing and a consistent residential form. Streets, open spaces, and neighborhood amenities support a comfortable, inclusive, and family-oriented environment.

Location: Found throughout the community, particularly near parks and open space. This placetype represents a significant portion of the city.

Transportation Connectivity

- Provide local streets with lower operating speeds and traffic-calming features (e.g., curb extensions, mini-roundabouts, speed control treatments).
- Encourage continuous sidewalks and local trail connections that link homes to parks, schools, and nearby neighborhoods.
- Connect neighborhood paths and sidewalks to regional trail systems and open space access points.



Residential Single Family Residential in Louisville
Source: Google Street View

Land Use and Scale

Primary Land Uses:

- Single Family Detached Residential and ADUs

Supporting Land Uses:

- Single Family Attached Residential and ADUs where compatible with neighborhood context

Density and Scale:

- Open Space, Trails, and Conservation
- Community Places (places of worship, schools, public spaces, community centers, etc.)
- Density and Scale:
- Residential Density: 1-8 DU/acre
- Building Heights: Up to 2 stories

Development Considerations

- Maintain low-density residential form with consistent setbacks, landscaping, and building orientation.
- Support transitions and buffering where higher-density or mixed-use areas adjoin this placetype.
- Integrate parks, greenways, and small community gathering spaces within or adjacent to neighborhoods.
- Preserve and enhance connections to open space, trails, and natural features.
- In areas designated R-LD that are also within the Old Town Overlay District, development should reflect the historic pattern of smaller lots, traditional building forms, preserved historic structures where feasible, and a scale and character consistent with Old Town.

Residential Mixed (R-MX)

Community Character

Description: Moderately dense residential areas with a mix of detached single-family, attached housing such as duplexes, townhomes, rowhomes, and apartments up to three stories, designed to fit within the neighborhood scale and context. Limited community serving amenities at key locations support quality of life.

Location: This Placetype serves as a transition between single-family neighborhoods, mixed use, and employment centers, best suited for areas with access to jobs, transit, retail centers, parks, and open spaces that promote walkability. Ideal locations include areas adjacent to McCaslin Boulevard, Downtown, and South Boulder Road.

Land Use and Scale

Primary Land Uses:

- Single Family Attached Residential and ADUs
- Single Family Detached Residential and ADUs
- Multifamily Residential where compatible with neighborhood context

Supporting Land Uses:

- Parks and Recreation
- Open Space, Trails, and Conservation
- Community Places (places of worship, schools, public spaces, community centers, etc.)
- Neighborhood-serving Retail, Restaurants, and Office where compatible with neighborhood context

Density and Scale:

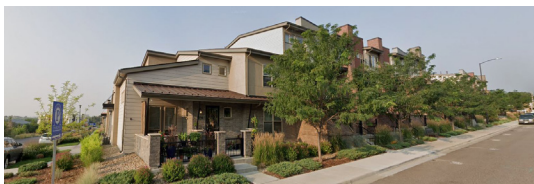
- Residential Density: 8-18 DU/acre
- Building Heights: Up to 3 stories in appropriate locations

Transportation Connectivity

- Ensure a well-connected street network with collectors and arterials to support smooth traffic flow and local access.
- Support efficient transportation with safe, accessible bicycle infrastructure, including protected bike lanes and multi-use paths.
- Provide wide, pedestrian-friendly sidewalks on both sides of the roadway to connect homes with parks, schools, and mixed-use areas.
- Implement traffic calming measures such as safe crossings, landscaping, and speed controls to enhance pedestrian and cyclist safety.

Development Considerations

- Maintain medium-density residential form with consistent setbacks, landscaping, and building orientation.
- Support transitions and buffering where higher-density or mixed-use areas adjoin this placetype.
- Integrate parks, greenways, and small community gathering spaces within or adjacent to neighborhoods.
- Preserve and enhance connections to open space, trails, and natural features.
- Architecture and site design should be high quality, consistent with the neighborhood, and prioritize walkability, shared spaces, and community amenities.
- Locate developments near transit with connected sidewalks, bike lanes, and trails.
- Promote a strong sense of place with courtyards, parks, and open spaces for gathering and recreation.
- Ensure building heights transition appropriately when adjacent to established single-family neighborhoods, typically limiting to two stories at the edge.



Townhomes in Louisville
Source: Google Street View

Neighborhood Center (NC)

Community Character

Description: Dense residential areas with limited retail or office uses to support walkable, vibrant communities. Housing types may include duplexes, triplexes, townhomes, condominiums, and apartments. Ground-floor retail, such as neighborhood ‘corner stores’, is encouraged to provide local goods and services.

Location: Located at the intersections of arterial and collector roadways or along active corridors with strong multimodal access, including transit. Ideal at community ‘nodes’ such as Redtail Ridge, South Boulder Road, DELO, and Centennial Parkway, where additional housing supports local vibrancy and activity.

Transportation Connectivity

- Design streets to accommodate all users—drivers, pedestrians, and cyclists—within a mixed-use environment.
- Provide transit stops and dedicated bike facilities scaled to surrounding traffic volumes and speeds.
- Include on-street parking to support access and business activity.
- Prioritize pedestrian comfort with wide sidewalks, modest setbacks, and active ground-floor design.



Louisville Mixed Use Development
Source: Design Workshop

Land Use and Scale

Primary Land Uses:

- Multifamily Residential
- Single Family Attached Residential
- Retail, Restaurant, and Office where compatible with neighborhood context

Supporting Land Uses:

- Parks and Recreation
- Open Space, Trails, and Conservation
- Community Places (places of worship, schools, public spaces, community centers, etc.)

Density and Scale:

- Residential Density: 18-30 DU/acre
- Building Heights: 3 stories

Development Considerations

- Integrate housing, commercial uses, and parks, trails, and plazas to create walkable neighborhoods that support foot traffic and local businesses.
- Locate retail and office uses to meet daily needs and serve nearby residents.
- Provide shared public spaces for recreation and social interaction.
- Support convenient access to jobs and services through nearby transit stops and commercial hubs.
- Include active ground-floor uses—such as cafés and community spaces—at key locations, including along South Boulder Road, Centennial Boulevard, McCaslin Boulevard, 96th Street, and Highway 42.
- Ensure building heights transition appropriately when adjacent to established single-family neighborhoods, typically limiting to two stories at the edge.

Regional Center (RC)

Community Character

Description: Focus on Transit-Oriented Development (TOD), featuring high-density housing and ground-floor retail or office uses along major corridors and primary streets. These hubs serve as focal points for community activity.

Location: These centers are ideally situated near high-frequency transit stations, such as near the US 36/McCaslin transit station or the Flatirons Crossing transit station. Access to regional highways, such as US 36 and NW Parkway should also be considered.

Transportation Connectivity

- Incorporate landscaping, public art, signage, pedestrian-scale lighting, and gathering spaces to enhance walkability and placemaking along primary corridors.
- Design US 36 transit stations as mobility hubs with sheltered stops, accessible pedestrian and bicycle routes, and seamless RTD connections.
- Use creative parking strategies to maximize land use efficiency and support higher-density, transit-oriented development.
- Prioritize pedestrian-friendly design with wide sidewalks, minimal setbacks, safe crossings, and active streetscapes that encourage walking and community interaction.



Wesminster, CO City Center
Source: Google Street View

Land Use and Scale

Primary Land Uses:

- Retail, Restaurant, Office, and Entertainment
- Multifamily Residential

Supporting Land Uses:

- Parks and Recreation
- Open Space, Trails, and Conservation
- Community Places (places of worship, schools, public spaces, community centers, etc.)

Density and Scale:

- Residential Density: 30-40 DU/acre
- Building Heights: Up to 5 stories in some locations adjacent to US 36.

Development Considerations

- Support vibrant, community-oriented environments through a mix of uses including higher-density housing combined with retail/commercial, office, public spaces, and community health services, with active ground floor uses prioritized along major corridors and primary streets.
- Encourage compact, vertical, transit-oriented development near transit hubs to support accessible communities with diverse amenities and services.
- Public plazas, parks, and art installations will enhance the sense of place and encourage social interaction.
- Ensure building heights transition appropriately when adjacent to established single-family neighborhoods, typically limiting to two stories at the edge.

Commercial (COM)

Community Character

Description: Active commercial districts with retail and office uses supporting business activity and employment opportunities.

Location: Commercial areas are located along major thoroughfares such as US 36, McCaslin Boulevard and portions of South Boulder Road. These corridors should include retail, restaurants, office, region-serving businesses, 'big-box' type stores, and other daily conveniences in the city.

Transportation Connectivity

- Design corridors to support safe and efficient vehicle travel.
- Reduce surface parking by encouraging infill development and creating active public spaces.
- Implement or enhance protected bike lanes or multi-use paths along McCaslin Boulevard.
- Provide safe, comfortable bicycle facilities on South Boulder Road consistent with the 2025–2026 South Boulder Road Study.
- Improve regional mobility by supporting transit hubs, transit-oriented development, and future RTD service expansions, with stops that include shelters, seating, and clear signage.
- Incorporate safe pedestrian underpasses at key intersections, as identified in the Transportation Map and supporting goals and strategies.
- Enhance corridors with landscaping, seating, pedestrian-scale lighting, and public art to improve comfort and visual character.

Land Use and Scale

Primary Land Uses:

- Retail, Restaurant, Office, and Entertainment

Supporting Land Uses:

- Multifamily Residential in limited areas
- Parks and Recreation
- Open Space, Trails, and Conservation
- Community Places (places of worship, schools, public spaces, community centers, etc.)

Density and Scale:

- Residential Density: 18-30 DU/acre
- Building Heights: 3 stories

Development Considerations

- Ensure commercial areas provide community goods and services with strong connectivity and visibility.
- Implement clear signage and wayfinding to improve navigation and access.
- Design safe intersections and roadways, particularly along McCaslin Boulevard and South Boulder Road, to balance vehicle access and bicycle and pedestrian safety.
- Prioritize community character in building design, streetscapes, and public spaces to create a distinct sense of place.
- Ensure building heights transition appropriately when adjacent to established single-family neighborhoods, typically limiting to two stories at the edge.



Louisville Commercial Center
Source: Design Workshop

Downtown (DT)

Community Character

Description: Vibrant activity area combining retail, dining, entertainment, and office uses with residential.

Location: Located along major corridors, this placetype promotes retail vibrancy through maintaining active street level land uses with the integration of housing. Ideal for Downtown Louisville and community 'nodes' where increased housing supports retail, restaurants, and entertainment.

Transportation Connectivity

- Enhance primary corridors with landscaping, public art, signage, seating, and pedestrian-scale lighting to create an inviting environment that supports local businesses.
- Manage parking at a district scale to improve land use efficiency and accommodate future development.
- Prioritize pedestrian comfort with wide sidewalks, modest building setbacks, and active, engaging streetscapes.
- Consider bike racks throughout Downtown—including along Main Street—to support multimodal travel.



Downtown Louisville

Source: DePaul Real Estate Advisors

Land Use and Scale

Primary Land Uses:

- Retail, Restaurant, and Entertainment
- Community Places (places of worship, schools, public spaces, community centers, etc.)

Supporting Land Uses:

- Office
- Multifamily Residential above the ground floor of buildings
- Parks and Recreation

Density and Scale:

- Residential Density: 8-30 DU/acre
- Building Heights: Up to 3 stories with ground floor active uses and as set forth in adopted design standards

Development Considerations

- Integrate housing with retail, dining, and entertainment to create lively, accessible, and well-connected neighborhoods.
- Locate activity nodes along major corridors to improve connectivity and pedestrian access, supported by plazas and public gathering spaces that encourage foot traffic and longer visits.
- Strengthen Downtown by incentivizing active ground-floor commercial uses that draw pedestrians and support local businesses.
- Promote mixed-use buildings with pedestrian-oriented retail streets, including storefronts, plazas, and outdoor seating.
- Design ground floors to create seamless transitions between businesses and public spaces, fostering a dynamic and welcoming environment.
- Maintain building scale and aesthetics consistent with the City's adopted Downtown Design Standards and Guidelines.
- Ensure building heights transition appropriately when adjacent to established single-family neighborhoods, typically limiting to two stories at the edge.

Integrated Development (FLEX)

Community Character

Description: The Integrated Development/ FLEX placetype supports a mix of residential, employment, and commercial uses in a coordinated, adaptable environment. These areas allow different uses to coexist and evolve over time, creating opportunities for housing choice, job growth, and neighborhood-serving retail. The intent is to foster a vibrant, walkable setting where uses complement each other and support daily needs.

Location: Primarily located in the Centennial Valley area, with additional sites elsewhere in the city where flexible land use is appropriate. These locations typically have access to major arterial roads and are near existing commercial areas.

Transportation Connectivity

- Areas with existing transportation connections and road systems that can accommodate additional traffic, such as Centennial Parkway; the Centennial Valley area is also close to high-frequency transit.
- Support breaking up large blocks by providing additional transportation connections - particularly bicycle and pedestrian connections - that link open space areas and other activity areas.
- Support trail connections to nearby open space areas.
- Enhance corridors with landscaping, seating, pedestrian-scale lighting, and public art to improve comfort and visual character.



DeLo, Downtown East Louisville

Sources: DesignWorkshop

Land Use and Scale

Primary Land Uses:

- Retail, Restaurant, Entertainment, and Office
- Light Industrial
- Multifamily Residential

Supporting Land Uses:

- Parks and Recreation
- Open Space, Trails, and Conservation
- Community Places (places of worship, schools, public spaces, community centers, etc.)

Density and Scale:

- Residential Density: 18-30 DU/acre
- Building Heights: 3 stories

Development Considerations

- Buffer development where commercial and residential uses meet to address noise, lighting, and privacy, using treatments like landscaping and fencing appropriate to the context.
- Provide inviting, well-designed public spaces—especially in larger developments—that are visible from the street and include amenities such as seating, informal play or activity areas, and landscaping.
- Orient buildings toward the street and promote ground-floor activation through design or land uses that create an engaging, neighborhood-scale frontage and contribute to a cohesive public realm.
- Incorporate parks and open spaces to enhance workplace wellness and provide opportunities for outdoor activity.
- Ensure building heights transition appropriately when adjacent to established single-family neighborhoods, typically limiting to two stories at the edge.

Mixed Employment (ME)

Community Character

Description: Flexible employment areas that accommodate light industrial, office, and supporting retail uses. These areas may include business incubators and complementary uses such as breweries or distilleries, integrating light industrial activity with office, research, medical, educational, and technical facilities.

Location: These employment centers benefit from proximity to transit and major thoroughfares for commuting employees. Proximity to transit and major roads to ensure access for both trucks and deliveries as well as employees. Appropriate locations include parts of Redtail Ridge and the Colorado Technology Center (CTC).

Land Use and Scale

Primary Land Uses:

- Office
- Light Industrial

Supporting Land Uses:

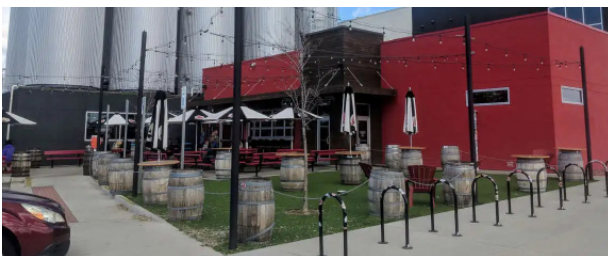
- Retail, Restaurant, Entertainment in limited locations
- Parks and Recreation
- Open Space, Trails, and Conservation
- Community Places (places of worship, schools, public spaces, community centers, etc.)

Density and Scale:

- Residential Density: N/A
- Building Heights: 3 stories

Transportation Connectivity

- Promote connections for efficient truck and delivery movement and to streamline truck and delivery routes while minimizing impacts on local streets.
- Support for integrating RTD services and multi-modal transportation options for improved connectivity.
- Provide designated bike lanes, bike racks, and pedestrian pathways to ensure accessibility and safety for all users.



Avery Brewing Company
Source: The Brew Site

Development Considerations

- Encourage a mix of office, light industrial, production, research and development, medical, educational, technical, and business incubator spaces to support innovation, job creation, and economic growth.
- Allow complementary uses—such as small-scale retail, breweries, distilleries, and services—that activate employment areas and support daily needs.
- Promote collaboration by co-locating creative and innovative industries and integrating workspaces with small gathering areas, innovation hubs, or shared amenities.
- Mitigate impacts near residential areas or open spaces, particularly for uses that may generate noise, lighting, or other operational effects.
- Incorporate parks, open spaces, or outdoor areas to support employee wellness and provide opportunities for informal gathering and activity.
- Ensure building heights transition appropriately when adjacent to established single-family neighborhoods, typically limiting to two stories at the edge.

Parks and Recreation (PARK)

Community Character

Description: Public areas focused on providing active and passive recreation amenities and facilitating community gathering and events.

Location: Designated citywide parks and other City parks-maintained properties, the Recreation & Senior Center and miscellaneous other recreation amenities.

Transportation Connectivity

- Support the goals and objectives of the PROS Trails Plan.
- Promote multimodal transportation through continued development of city's trail network, utilizing park parcels to increase connectivity and ease of access.
- Enhance connectivity of park properties with other public and private lands through support of the larger multimodal network and by provision of access points, trailheads, transit stops and parking areas where appropriate.
- Design future multimodal corridors to enhance interconnectivity, safety, accessibility, comfort and ease of navigation to and from parks and recreation areas.



Left: Louisville Cottonwood Park; Right: Recreation Center
Sources: Slides and Sunshine; City of Louisville

Land Use and Scale

Primary Land Uses:

- Passive and active recreation opportunities and amenities

Supporting Land Uses:

- Support facilities such as restrooms, event shelters and parking areas
- Open Space, Trails, and Conservation

Density and Scale:

- Residential Density: N/A
- Building Heights: N/A

Development Considerations

- Support the parks and recreation related goals and objectives identified in the Parks, Recreation and Open Space (PROS) Department Long-Range Plan and Trails Plan.
- Integrate parks and community-driven public spaces within new development where possible, residential areas and employment locations to facilitate access and better connect people to park amenities.
- Design parks, plazas, and other public recreation spaces to be universally accessible and to facilitate social interaction and community engagement
- Utilize parks and recreation spaces to soften urban areas and transition between development densities by establishing spaces which blend the built and natural environments.



Open Space (OS)

Community Character

Description: Generally undeveloped parcels featuring a natural aesthetic. Lands designated within the “Open Space Zone District” outlined in Section 15 of the Louisville Home Rule Charter and subject to Title 4 of the Louisville Municipal Code; includes other areas restricted to open space uses.

Location: Multiple, 15 solely owned properties city-wide and includes other areas restricted to open space.

Transportation Connectivity

- Support the goals and objectives of the PROS Trails Plan.
- Promote multimodal transportation through continued development of city’s trail network, utilizing open space parcels where passive recreation is allowed and ecological impacts are minimal.
- Enhance connectivity of open spaces with other public and private lands through support of the larger multimodal network and by provision of access points, trailheads and parking areas where allowed.
- • Design future multimodal corridors to enhance interconnectivity, safety, accessibility, comfort and ease of navigation to and from open space areas.



Davidson Mesa Trailhead
Source: Trip Advisor

Land Use and Scale

Primary/Supporting Land Uses:

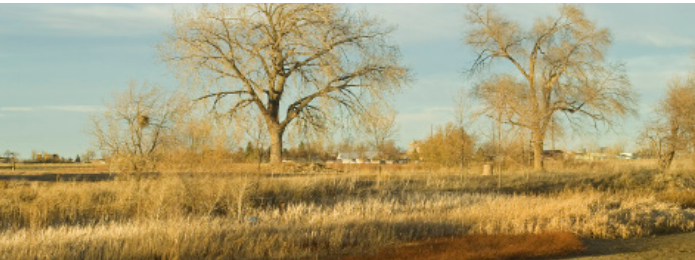
- Open Space, Trails, and Conservation
- For City Charter defined open space areas, varies by classification. OS-Preserve: resource preservation; OS-Protected: resource preservation; OS-Visitor: passive recreation; OS-Other=entryways and trail rests.

Density and Scale:

- Residential Density: N/A
- Building Heights: N/A

Development Considerations

- Ensure the operation and management of open space—both charter-designated areas and other protected open lands—aligns with Home Rule Charter Article 15 and Municipal Code Title 4, which prioritize natural resource protection and limited passive recreation.
- Support the open space goals and objectives identified in the Parks, Recreation, and Open Space (PROS) Plan and the Trails Plan.
- Integrate open space within developed areas to strengthen connections between residents and natural environments and encourage resource stewardship.
- Provide thoughtful transitions between natural and developed areas, promoting coexistence with undeveloped land, trails, and ecological features like habitat corridors.



Louisville Open Space
Source: Design Workshop

Public (PUB)

Community Character

Description: Government facilities and other institutional uses, including public safety facilities, schools, and public utilities.

Location: Should reflect the type of public use. Community-serving facilities—such as schools, recreation centers, and libraries—are best located near neighborhoods with good multimodal access. Utility and other semi-industrial public uses should be sited to minimize impacts on surrounding areas. All public facilities should consider appropriate transportation access for the services they provide.

Transportation Connectivity

- Ensure public and institutional facilities are easy to reach for all users who rely on their services.
- Provide clear, consistent wayfinding for people arriving by car, transit, bicycle, or on foot.
- Design sidewalks, paths, and bike facilities that offer safe and convenient access to and around public facilities where appropriate.



Louisville Recreation Center
Source: City of Louisville

Land Use and Scale

Primary Land Uses:

- Government and institutional buildings
- Public utilities

Supporting Land Uses:

- Parks and Recreation
- Open Space, Trails, and Conservation
- Community Places (places of worship, schools, public spaces, community centers, etc.)
- Light Industrial

Density and Scale:

- Residential Density: N/A
- Building Heights: may vary but should remain compatible with adjacent neighborhoods.

Development Considerations

- Public facilities serve as community anchors for civic, educational, and service functions.
- Schools, libraries, and recreation centers should integrate with plazas and parks to support gathering and community activity.
- Design should prioritize resident safety and access, using screening when needed to minimize impacts on nearby areas.
- Ensure public facilities are clearly defined, accessible, and appropriately located to support community well-being.



City Hall
Source: City of Louisville

Land Use and Development (LU) Goals and Strategies

Goal LU 1. Increase Residential Development Opportunities

Strategies

LU 1.1. Prioritize the use of vacant and underutilized land for new housing, particularly in areas with access to transit, services, and existing infrastructure.

LU 1.2. Encourage context-sensitive infill housing in appropriate locations to efficiently use land and expand the variety of available homes.

LU 1.3. Support the redevelopment of underperforming or aging commercial properties into residential or mixed-use projects where compatible with surrounding development.

LU 1.4. Streamline the development review and approval process for projects that advance adopted housing goals, including those that expand affordability or diversify housing types.

LU 1.5. Support housing types and locations that advance social equity by expanding access to affordable, accessible, and diverse homes for households with a range of needs and incomes.

LU 1.6. Leverage new residential development to increase economic vitality and vibrancy in areas with underutilized or long-term vacant commercial land.

LU 1.7. Monitor residential development activity and infrastructure capacity to ensure that housing production and service levels remain aligned with adopted service standards, fiscal sustainability, and the community's quality-of-life expectations, and adjust implementation tools as necessary.

LU 1.8. City Council should periodically review the Comprehensive Plan, development regulations, and related implementation measures to ensure that residential development is occurring in a managed and incremental manner consistent with Louisville's vision and core values and to implement the Louisville Housing Plan's identified housing needs of approximately 2,483 units over 20 years.

Goal LU 2. Expand and Maintain Access to Affordable Housing

Strategies

LU 2.1. Preserve existing affordable homes and protect residents in Naturally Occurring Affordable Housing (NOAH) areas shown on the Future Land Use Map by encouraging inclusion of affordable units or providing assistance for those at risk of displacement

LU 2.2. Partner with nonprofits, housing authorities, and community organizations such as Eviction Prevention and Rental Assistance Services (EPRAS), the Boulder County Housing Helpline, Boulder Housing Partners, and Colorado Legal Services to preserve, create, and support affordable housing and tenant stability.

LU 2.3. Review and update the City's inclusionary housing requirements to continue to meet community housing goals and reflect current market conditions.

LU 2.4. Identify and pursue funding and incentive opportunities, including grants, fee reductions, or density bonuses to encourage affordable housing development and preservation.

LU 2.5. Evaluate potential impacts of new and existing City rules or policies (such as building codes, development standards, and fee structures) on housing affordability before adoption to avoid unintended cost increases.

LU 2.6. Continue to support the Boulder County Regional Housing Partnership goal of having 12% of all homes be permanently affordable by 2035 and continue to pursue local policies and partnerships that help Louisville contribute to this target.

LU 2.7. Apply and strengthen requirements or incentives for providing onsite affordable units in new residential or mixed-use developments."

Goal LU 3. Diversify Louisville's Housing Stock

Strategies

LU 3.1. Update zoning standards to support development of smaller homes, townhomes, duplexes, apartments, condominiums, and senior housing in more places.

LU 3.2. Support family-friendly housing for households with children, including multiple bedrooms, nearby parks and schools, and safe access to transportation.

LU 3.3. Require or encourage a mix of housing types, sizes, and price points within larger residential or mixed-use projects to foster inclusive, mixed-income communities.

Goal LU 4. Enhance Neighborhood Livability

Strategies

LU 4.1. Improve neighborhood connections to schools, parks, commercial areas, and community destinations by expanding safe, accessible sidewalks, crosswalks, and bicycle facilities.

LU 4.2. Incorporate traffic calming, pedestrian-scale lighting, street trees, and landscaping to enhance neighborhood safety, comfort, and overall character.

LU 4.3. Consider implementing Dark Sky–compliant lighting standards to reduce light pollution and protect neighborhood night skies.

LU 4.4. Ensure that any new development next to low-density residential areas is compatible in scale and character by limiting building heights and providing appropriate landscaping, buffering, and screening.

LU 4.5. Support neighborhood identity and social connection by encouraging small community gathering spaces, local events, and opportunities for neighbors to engage.



Westside Station Townhomes in Atlanta, GA

Source: TSW Design

Goal LU 5. Protect and Celebrate Louisville's History & Culture

Strategies

LU 5.1. Preserve and expand recognition of historic places by increasing the number of landmarked buildings and supporting the protection and reuse of properties with historic or social value.

LU 5.2. Promote community awareness and engagement through storytelling, exhibits, signage, events, and educational outreach that highlight Louisville's history and heritage.

LU 5.3. Strengthen the Historic Preservation Program by ensuring equitable, sustainable funding and expanding public understanding of its purpose and benefits.

LU 5.4. Evaluate the feasibility of a new or expanded arts center to enhance access to arts and cultural programming.

LU 5.5. Continue supporting programs and facilities at the Louisville Historical Museum to preserve and share the community's unique stories.

LU 5.6. Incorporate distinctive gateway features at key community entrances to reflect Louisville's identity and sense of place.

Goal LU 6. Promote Exceptional Building and Site Design

Strategies

LU 6.1. Design sidewalks, building frontages, and entrances to create a safe, active, and welcoming pedestrian environment.

LU 6.2. Encourage the use of high-quality, durable, sustainable, and energy-efficient building materials that reduce long-term environmental and maintenance impacts.

LU 6.3. Incorporate landscaping, green infrastructure, and usable open spaces into site design to support environmental performance, stormwater management, and visual appeal.

LU 6.4. Promote building heights, massing, and architectural details that complement surrounding areas.

LU 6.5. Promote universal design principles for buildings and public spaces that are accessible and functional for people of all ages and abilities.

LU 6.6. Require large developments to create a strong sense of place by including plazas, courtyards, and other publicly accessible spaces that support gathering and community interaction.

LU 6.7. Align new development with the City's adopted parks, open space, and transportation plans to provide the desired connections and facilities.

DOWNTOWN OPPORTUNITY AREA GOALS AND STRATEGIES

Goal LU 7. Downtown Opportunity Area

Preserve and enhance Downtown Louisville's historic character and heritage while creating inviting public spaces that strengthen community life and support a vibrant local economy.

Downtown Opportunity Area Strategies

LU 7.1. Maintain the historic scale by limiting building height and size in line with City adopted downtown plans and policies.

LU 7.2. Encourage active ground-floor uses—such as shops, restaurants, cultural spaces, and community-oriented businesses—to create a lively, pedestrian-oriented environment throughout the day and evening.

LU 7.3. Create and enhance public gathering spaces, including plazas, pocket parks, patios, and outdoor seating areas, in alignment with the Downtown Vision Plan to support community interaction and events.

LU 7.4. Support mixed-use buildings with housing above ground-floor commercial uses to increase downtown's residential base, strengthen local businesses, and foster a more active street life.

LU 7.5. Provide incentives, grants, or technical assistance to preserve, rehabilitate, and maintain historic downtown buildings in a manner that supports both heritage and economic vitality.

LU 7.6. Regularly review and update the Downtown Design Framework, design standards, overlays, and related policies to ensure they reflect community priorities and maintain compatibility between Downtown commercial areas and adjacent Old Town neighborhoods.

LU 7.7. Continue to support reinvestment in the Urban Renewal Area (URA) through available tools such as Tax Increment Financing (TIF), infrastructure improvements, and public-private partnerships.

LU 7.8. Explore long-term district-based tools—such as a Downtown Development Authority, Business Improvement District, additional urban renewal areas, or similar mechanisms—to sustain downtown investment, support businesses, and activate public spaces after URA expiration.

LU 7.9. Explore implementing a coordinated wayfinding system in Downtown Louisville to improve navigation for visitors, highlight key destinations and public amenities, and support local businesses by directing people to shops, restaurants, parking, and cultural attractions.



Historic Downtown Louisville
Source: City of Louisville



A community event space, the Sunken Plaza
Source: DesignWorkshop

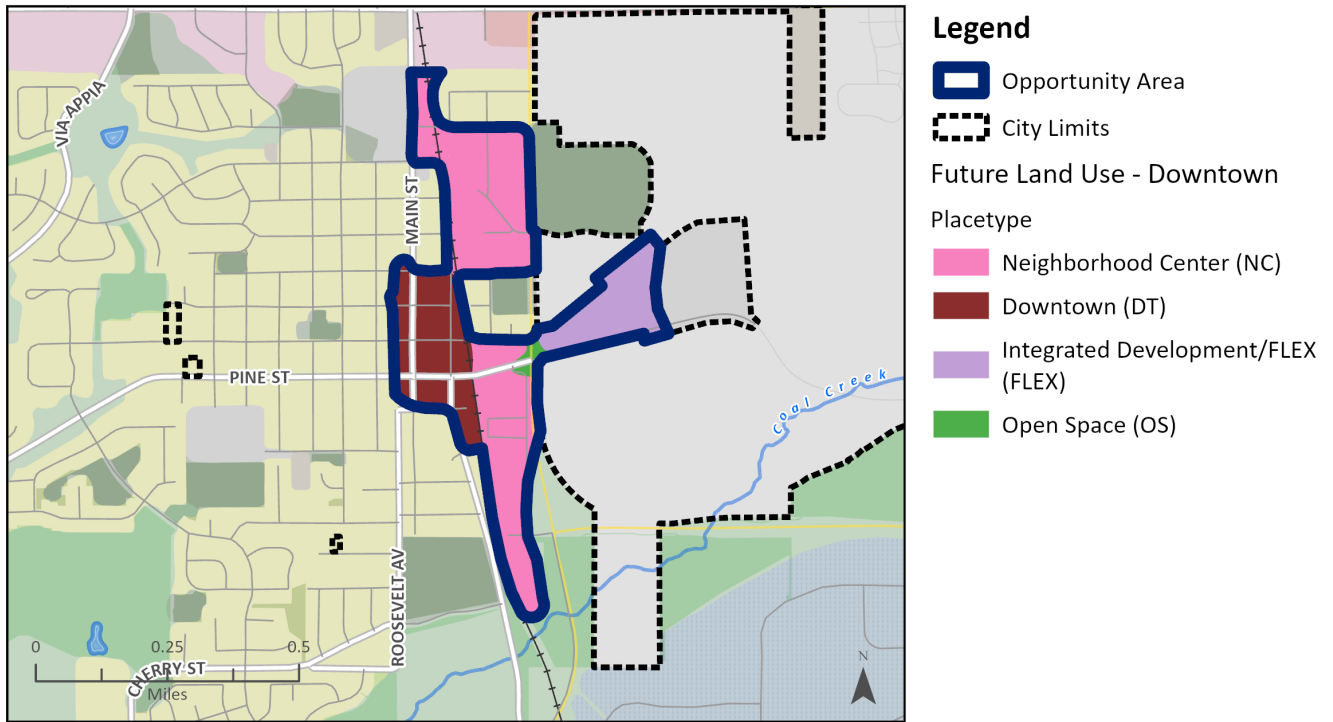


Figure 13: Downtown Opportunity Areas Map
 Source: City of Louisville



Downtown Louisville Imagery
 Source: City of Louisville

SOUTH BOULDER ROAD OPPORTUNITY AREA GOALS AND STRATEGIES

Goal LU 8. South Boulder Road Opportunity Area

Maintain and enhance the core existing commercial areas along South Boulder Road while supporting new residential and mixed-use development that strengthens the local economy and advances City housing goals.

South Boulder Road Opportunity Area Strategies

LU 8.1. Promote high-quality building and site design for properties fronting major corridors to create an attractive and welcoming environment.

LU 8.2. Improve walking and biking connections between nearby neighborhoods, commercial centers, parks, and open spaces.

LU 8.3. Encourage public gathering spaces such as plazas and green areas that invite community interaction.

LU 8.4. Activate the street level by incorporating ground-floor uses in multi-story residential buildings, such as shops, restaurants, or community spaces in mixed-use zones along South Boulder Road and Highway 42.

LU 8.5. Encourage the redevelopment of underutilized commercial sites—such as oversized or mostly empty parking lots—into mixed-use projects that contribute to South Boulder Road’s vitality and support City housing goals.



*Willits Town Center, Basalt, CO
Source: DesignWorkshop*

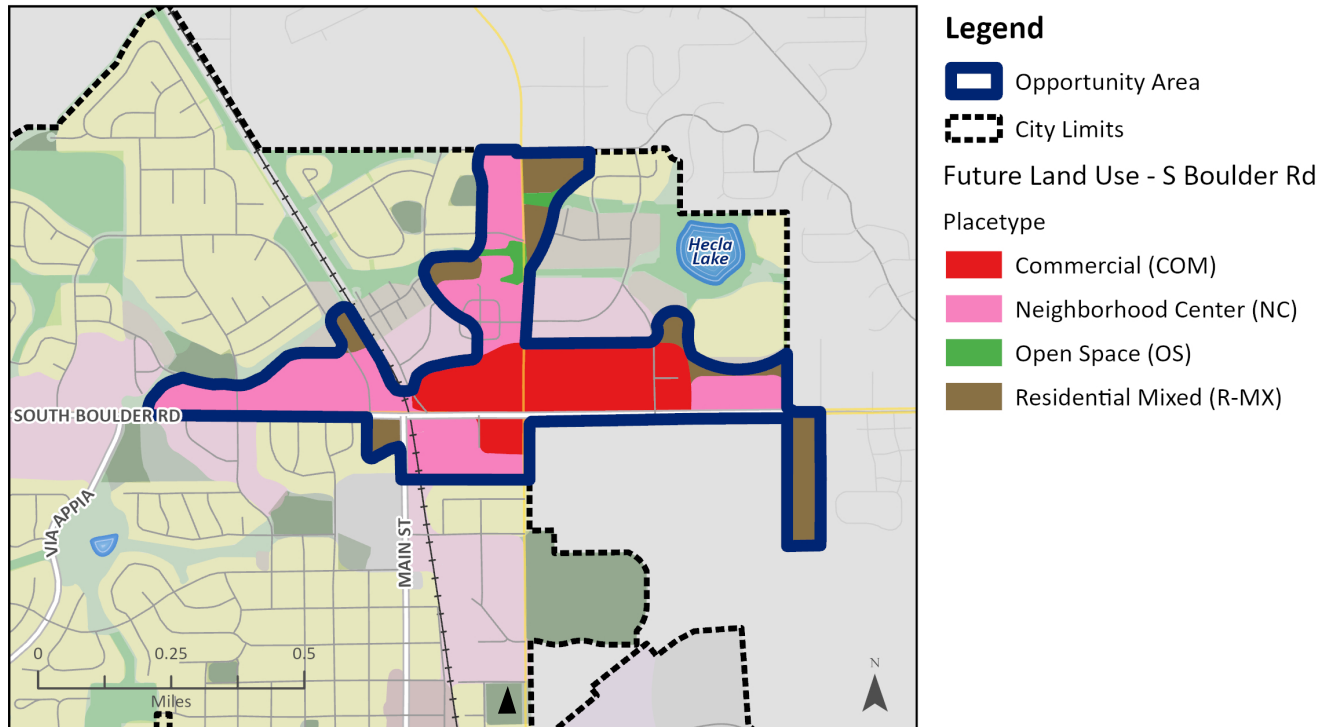


Figure 14: South Boulder Road Opportunity Areas Map

Source: City of Louisville



Louisville Bridge
Source: DesignWorkshop

CENTENNIAL VALLEY OPPORTUNITY AREA GOALS AND STRATEGIES

Goal LU 9. Centennial Valley Opportunity Area

Create a vibrant, mixed-use neighborhood in Centennial Valley where daily needs are close by and new housing fosters a strong sense of community while maintaining the core existing commercial areas.

Centennial Valley Opportunity Area Strategies

LU 9.1. Encourage mixed-use development that blends housing, retail, services, and employment in walkable, connected blocks.

LU 9.2. Strengthen walking and biking connections by creating safe, direct routes between homes, shops, parks, open spaces, and transit, including breaking up large blocks where feasible.

LU 9.3. Incorporate inviting public spaces such as plazas, courtyards, or small parks into new development to create gathering places for residents and visitors.

LU 9.4. Support a range of housing types and price points to serve diverse households and support nearby commercial uses.

LU 9.5. Support the inclusion of cultural and civic amenities—such as an arts center, library, or performance space—to enrich community life.

LU 9.6. Promote connections to nearby open spaces, especially areas west of Centennial Boulevard near Davidson Mesa, while balancing these opportunities with private property interests.

LU 9.7. Encourage high-quality design for buildings and sites along McCaslin Boulevard and other prominent corridors to create an attractive community gateway.

LU 9.8. Encourage the redevelopment of underutilized commercial sites—such as oversized or mostly empty parking lots—into mixed-use projects that contribute to Centennial Valley’s vitality and support City housing goals.

LU 9.9. Encourage new development to actively engage the street through building orientation, ground-floor design, and pedestrian-friendly features that create a connected, neighborhood-like environment.

LU 9.10. Maintain the natural slope of the land as redevelopment occurs to the extent practical.



Westside Station Townhomes in Atlanta, GA

Source: TSW Design



The Row, a mixed use apartment community in Raleigh, NC

Source: Design Workshop

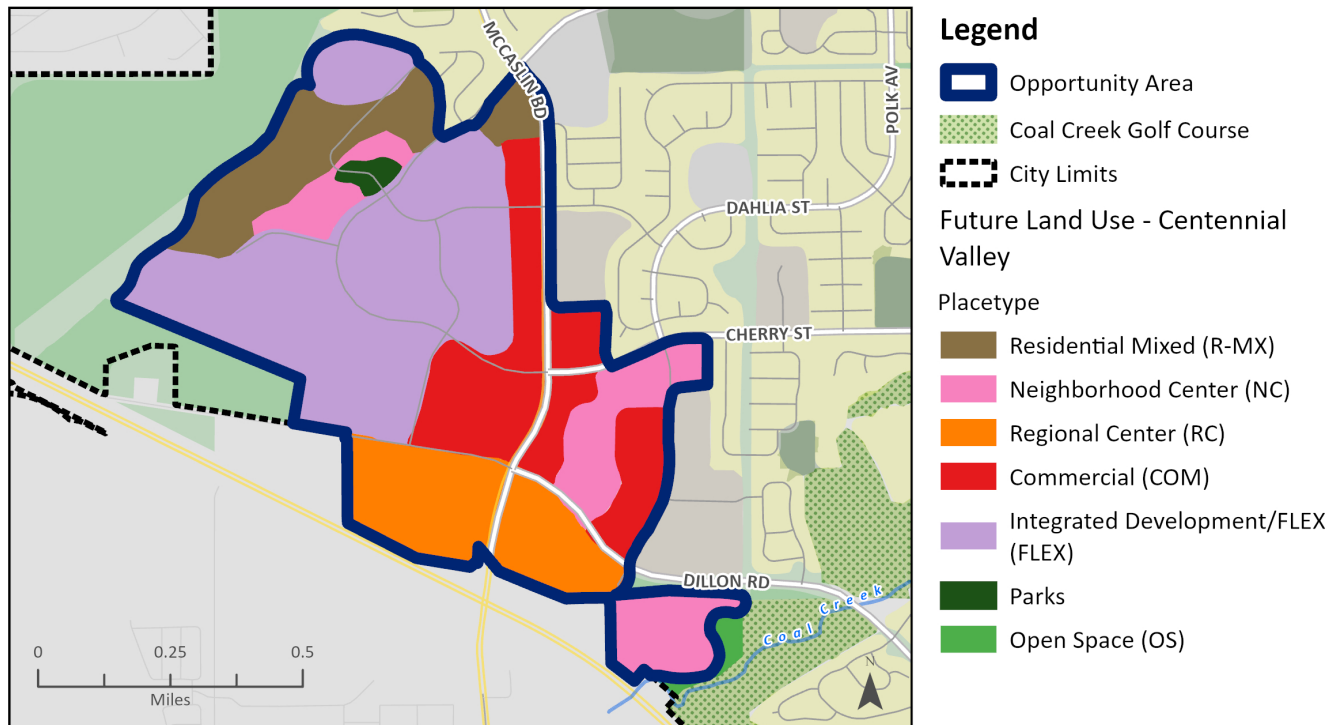


Figure 15: Centennial Valley Opportunity Areas Map
Source: City of Louisville



Twenty Ninth Street Commercial District, Boulder
Source: Twenty Ninth Street



Downtown Wheaton, IL
Source: Design Workshop

REDTAIL RIDGE OPPORTUNITY AREA GOALS AND STRATEGIES

Goal LU 10. Redtail Ridge Opportunity Area

Create a new community at Redtail Ridge that is connected to Louisville, provides substantial open space and natural areas, and is anchored by the hospital and supporting uses as an economic engine for the city.

Redtail Ridge Opportunity Area Strategies

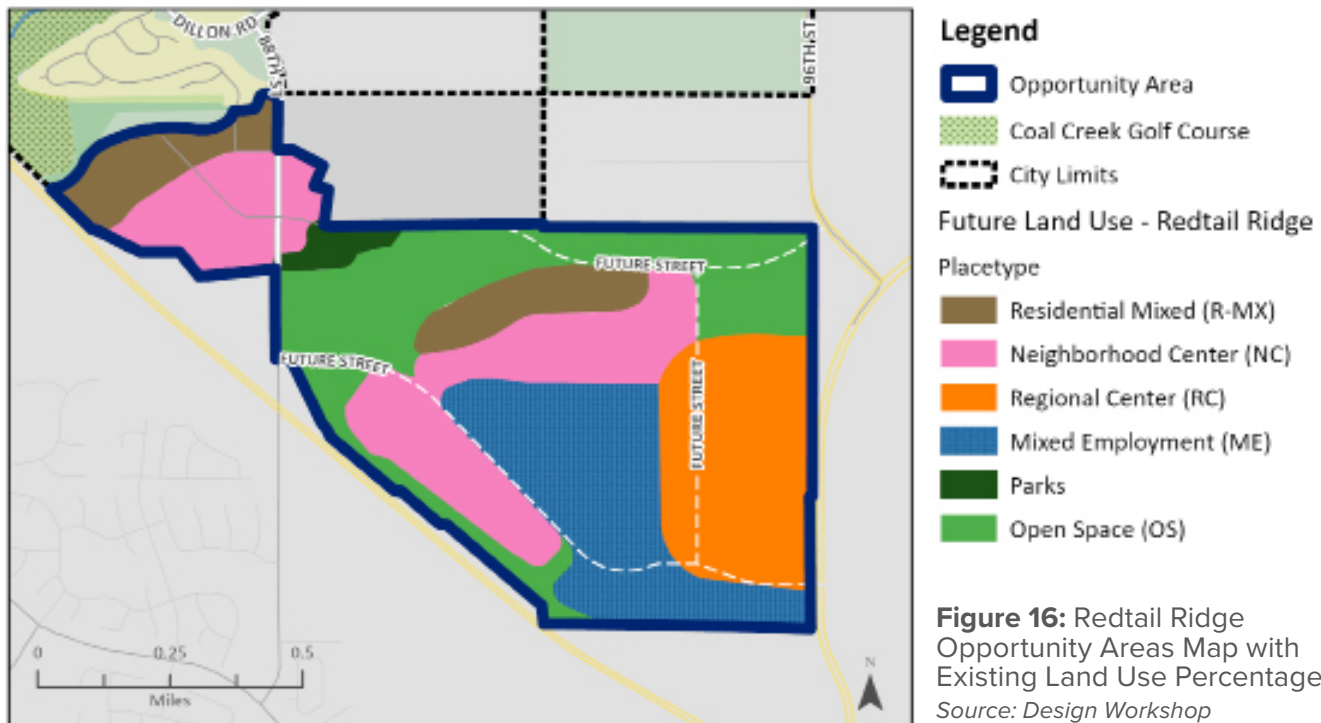
LU 10.1. Develop management plans for newly dedicated open space areas and evaluate the best use of parkland through the Parks, Recreation, Open Space, and Trails planning process.

LU 10.2. Require new development next to open space to include design features like landscaping, trails, and natural buffers to blend with the landscape and protect views, wildlife, and public access.

LU 10.3. Support the hospital as the anchor and support complementary land uses like medical offices, housing, and services that strengthen its role.

LU 10.4. Build a connected street, walking, and biking network to link homes, jobs, services, schools, and open spaces.

LU 10.5. Prioritize that new development keeps the City's infrastructure levels at high quality, including but not limited to roads and water.



Open Space (OS)

The City of Louisville stewards a robust portfolio of 15 City owned and several jointly owned properties which support conservation, promote biodiversity, and offer passive recreation opportunities on over 1,900 acres of land. Numerous open space properties also serve to establish buffers to neighboring municipalities, with some holding active agricultural leases. The open space system features a range of property sizes and types and includes numerous ecosystem classifications. Properties vary from expansive and open areas like Davidson Mesa to more nuanced locations like Coyote Run which adjoins multiple neighborhoods by following a natural drainageway. The City's Open Space Division also has an Open Space Ranger Naturalist program, maintains 23 miles of developed trails, and provides environmental education, outreach, and volunteer opportunities to the community related to open space topics. Louisville's recognition as a Bee City, Bird City, and Tree City underscores the community's long-standing commitment to ecological stewardship, pollinator and wildlife habitat protection, and sustainable urban forestry.

The city's trail system traverses both park and open space properties to connect residential neighborhoods and commercial areas through a series of both soft-surface and concrete trails. Trails amenities serve a wide range of users by facilitating everything from local neighborhood access up to regional commuter connections such as the Coal Creek Regional Trail and Highway 36 Bikeway.

The goals and strategies in this Comprehensive Plan are intended to align with, and provide a foundation for, future updates to the Parks, Recreation, and Open Space Long-Range Plan. As Louisville continues to evolve, this plan emphasizes maintaining the community's high standard of parks, trails, and open space access—one of the city's most valued and defining assets. Ensuring that all residents can enjoy close, equitable access to nature and recreation will remain a guiding priority as the community grows and changes over time.

What "Open Space" Means in Louisville

As defined in the Louisville Home Rule Charter (Section 1-1(g)), "Open Space" includes natural, agricultural, buffer, and recreational lands. These areas protect wildlife habitat and scenic views, maintain agricultural heritage, provide separation from neighboring communities, and support parks, trails, and recreation.

Open Space (OS) Goals and Strategies

Goal OS 1. Protect and Restore the Ecological Integrity of Louisville's Natural Areas

Strategies

OS 1.1. Pursue an equilibrium between the natural and built environments when managing public lands - for example considering wildfire mitigation approaches that balance natural hazard reduction with ecological restoration practices or trail design that balances access with protecting and preserving sensitive wildlife habitat and biodiversity.

OS 1.2. Use land use tools such as zoning, land dedication requirements, environmentally focused lighting standards, and property acquisition to support long-term preservation and management of public lands.

OS 1.3. Align with adopted Parks, Recreation, and Open Space plans for natural resource management, capital improvements, and conservation or restoration projects.

OS 1.4. Continue to support collaboration with regional partners to align land management approaches and acquisition strategies that enhance biodiversity, connect habitats, protect riparian corridors and provide open space contiguity.

OS 1.5. Continue to consider on-going maintenance and management capabilities of the City and other partners when allocating funding for acquisition, evaluating development opportunities or considering other land management policies and service level enhancements.

OS 1.6. Encourage protection of ecologically valuable areas on private property during redevelopment, including but not limited to areas with healthy, mature trees, native vegetation, and riparian areas.

OS 1.7. Support new development next to open space that includes buffers, landscaping, trails, and design that protect views, wildlife, plant life, and public access.

OS 1.8. Collaborate with regional partners and other organizations to connect habitats, protect riparian corridors, expand open space, and advance environmental initiatives—such as restoration and flood mitigation—that provide shared regional benefits.

Goal OS 2. Support Healthy Ecosystems

Strategies

OS 2.1. Support the protection and enhancement of natural systems by encouraging tree preservation, canopy diversity, wetland restoration, and biodiversity-friendly practices on private property (such as native pollinator habitat and native gardens).

OS 2.2. Consider integrated approaches to managing invasive species that also support native vegetation, water quality, biodiversity, and public health.

OS 2.3. Require green infrastructure for stormwater management as an alternative to traditional concrete channels where possible.



Flatirons in Boulder, CO taken from the Davidson Mesa Trailhead
Source: City of Louisville

Goal OS 3. Increase Open Space and Trails Public Awareness and Involvement

Strategies

OS 3.1. Continue to engage with residents through education on topics such as biodiversity, critical ecosystems, native and adaptive plantings, water conservation, pollinators, regenerative grazing and other emerging sustainable management practices.

OS 3.2. Increase public awareness of environmentally focused programs and management practices through newsletters, social media, educational and interpretive signage, and community events.

OS 3.3. Leverage community resources through programs and events such as resident science initiatives, community-led monitoring programs, city sponsored liaison/advisory boards and other volunteer opportunities.

Goal OS 4. Maintain and Enhance the City's Inventory of Open Space

Strategies

OS 4.1. Continue refining the criteria used to identify priority open space lands, focusing on ecological value, community access, and long-term conservation benefits.

OS 4.2. Actively pursue opportunities to acquire open space that supports habitat protection, cultural resources, community agriculture, or other community priorities.

OS 4.3. Encourage private property owners to dedicate open space or conservation areas, especially where they can expand or connect to existing public open space networks.

OS 4.4. Maintain and improve neighborhood connections to parks, trails, and open space, ensuring they link to Louisville's broader open space and trail system.



Aquarius Open Space
Source: Big Heart Films

Community Places (CP)

Louisville’s parks, recreation facilities, cultural venues, and community events are among the city’s most treasured assets—places where residents come together, build connections, and experience the best of community life. These spaces and programs play an essential role in Louisville’s identity, offering opportunities for recreation, learning, creativity, and celebration. Whether through neighborhood parks, beloved community events, arts and cultural destinations, or the extensive trail network that links them all, these shared places strengthen the city’s social fabric and help make Louisville an active, connected, and welcoming community.

Parks and Recreation

Louisville manages 355 acres of parkland across 37 parks, offering a wide range of recreation opportunities for residents and visitors. These parks include playgrounds, athletic fields, sport courts, and a skate park, as well as landscaped trails, medians, and neighborhood green spaces. The City also oversees urban forestry, horticulture, and the Louisville Cemetery, contributing to the community’s well-maintained and welcoming environment.

Major recreation facilities include the 110,000-square-foot Recreation & Senior Center, which features a variety of fitness, aquatics, and community amenities; the Memory Square Pool, an outdoor pool in historic downtown; and the Coal Creek Golf Course, an 18-hole public course. Louisville’s trail network—spanning over 30 miles—connects parks, neighborhoods, schools, and commercial areas, offering both local and regional recreation opportunities.

Together, Louisville’s parks, recreation, arts, and cultural facilities provide essential spaces for connection, wellness, and community life—supporting the city’s identity as an active, healthy, and engaged community.

Arts, Culture, and Library

Arts, culture, and community facilities are central to Louisville’s identity, fostering creativity, connection, and a high quality of life. Cultural landmarks such as the Louisville Center for the Arts and the Louisville Historical Museum celebrate the city’s heritage and provide venues for exhibitions, performances, and community events. The City of Louisville also manages the Louisville Public Library and the Recreation & Senior Center, both of which serve as key gathering places that support learning, wellness, and engagement for residents of all ages—helping to sustain Louisville’s strong sense of community.

Community Events

Louisville’s arts and cultural programs are among the community’s most beloved traditions, bringing people together and celebrating the city’s spirit. Each year, the City supports favorites like the Friday Night Street Faire, Farmers Market, Summer Concerts in the Park, and the Old Town Skate outdoor ice rink. Seasonal celebrations—including Independence Day festivities and the Labor Day Parade and Fall Festival—create lasting memories and strengthen community pride. Venues such as the Steinbaugh Pavilion, Community Park, and Downtown Louisville provide welcoming spaces for these gatherings, reflecting Louisville’s deep commitment to connection and shared experience.

Coal Creek Golf Course

The Coal Creek Golf Course, originally opened in 1990 and fully renovated after the 2013 flood, has earned multiple honors for its quality and sustainability. It received second place internationally for Redevelopment of the Year from Golf Inc. Magazine in 2016, first place for Best Value and Most Underrated Course in the 2020 Colorado AvidGolfer Caggy Awards, and was named “Best Public Course in Colorado” in 2024 by the Golf Pass Tee Time Booking App. The course is also recognized by Audubon International for its progress toward certification as an Audubon Cooperative Sanctuary, reflecting the City’s commitment to habitat preservation, water conservation, and environmental stewardship.

Community Places (CP) Goals and Strategies

Goal CP 1. Maintain and Enhance Vital Recreation Assets

Strategies

CP 1.1. Support the goals of adopted Parks, Recreation, and Open Space plans to maintain high-quality services at parks, the Recreation & Senior Center, open spaces, trails, and the Coal Creek Golf Course, with ongoing attention to programming, staffing, and financial sustainability.

CP 1.2. Continue to promote diverse and inclusive recreation opportunities that are accessible to residents of all ages, backgrounds, abilities, and interests.

CP 1.3. Improve the comfort and functionality of public spaces by adding amenities such as lighting, year-round restrooms, seating, water fountains, and waste containers where appropriate.

CP 1.4. Maintain a high standard for the quality, variety, and availability of classes and programs that serve residents of all ages.

Goal CP 2. Encourage Social Connections Through Community Places and Events

Strategies

CP 2.1. Maintain high standards for the number and variety of city events that bring people together for a shared sense of community.

CP 2.2. Partner with local organizations, schools, and cultural groups to host collaborative events and activities.

CP 2.3. Support City facilities that are welcoming, accessible, and designed to support group activities and social engagement.

CP 2.4. Use public spaces to celebrate local culture, heritage, and community identity.

CP 2.5. Encourage community-led festivals, block parties, and cultural gatherings that strengthen neighborhood identity.

CP 2.6. Collaborate with regional arts organizations and film festivals to host complementary events in Louisville, expanding cultural programming and community participation.

Goal CP 3. Strengthen Trail Connectivity for Recreation and Transportation

Strategies

CP 3.1. Support the goals of the Parks, Recreation, and Open Space (PROS), and Trails Long-Range Plan and Trails Plan to maintain and expand a safe, connected trail system throughout Louisville and the surrounding region.

CP 3.2. Continue to implement the Trails Plan by focusing on trail maintenance, snow removal on concrete trails, managing undesignated trails, and designing responsibly to balance access with protection of wildlife habitat and native ecosystems.

CP 3.3. Expand and link existing trails to create a continuous, safe network for walking, biking, and other active transportation.

CP 3.4. Improve the trail user experience for people of all ages and abilities by adding amenities such as rest areas, underpasses, and clear wayfinding signs.

CP 3.5. In coordination with adopted trail and transportation plans, advance trail projects that serve a variety of users and support active, multimodal transportation.

CP 3.6. Where appropriate install bicycle parking at parks, trailheads, and other key destinations to support access by bike and encourage active transportation.

CP 3.7. Evaluate opportunities to connect trails to community destinations and commercial areas.

Goal CP 4. Make Public Spaces Welcoming for Everyone

Strategies

CP 4.1. Design parks, trails, and public facilities to be accessible for people of all ages, abilities, and income levels by incorporating universal design principles, inclusive amenities, and barrier-free routes.

CP 4.2. Continue evaluating opportunities to provide an equitable distribution of parks, trails, and community spaces across all neighborhoods so that every resident has convenient access to quality outdoor and gathering spaces.

CP 4.3. Develop programs, events, and amenities that reflect the diverse cultural, recreational, and social needs of the community, for all residents to feel welcome and represented.

CP 4.4. Actively involve underrepresented groups in planning, design, and decision-making for parks and community spaces through targeted outreach, partnerships, and culturally responsive engagement methods.

Goal CP 5. Foster Louisville as a City of Readers

Strategies

CP 5.1. Continue to evaluate opportunities to expand library programs, collections, and services that promote literacy and lifelong learning for residents of all ages and backgrounds.

CP 5.2. Encourage public reading initiatives—such as book clubs, author talks, reading challenges, and community literary events—to strengthen connections and celebrate a culture of learning.

CP 5.3. Explore options for small or satellite library locations, pop-up libraries, or book pickup/return stations in underserved areas to increase access to library resources citywide.

Goal CP 6. Enhance Local Arts, History and Culture for a Vibrant Community Experience

Strategies

CP 6.1. Continue supporting programming, classes, and events at the Louisville Arts Center that align with community desires and provide accessible arts opportunities for all ages.

CP 6.2. Evaluate the feasibility of a new or expanded arts center to enhance access to arts and cultural programming.

CP 6.3. Consider updates to the Louisville Historical Museum Campus Plan to preserve historic structures and enhance exhibit, program, and outdoor community spaces.

CP 6.4. Assess long-term library facility and service needs to expand access, improve outreach, and support the Library in serving the full community.

Economic Vitality (EV)

Louisville's economy is shaped by a strong and diverse employment base, vibrant commercial districts, and a community that values local businesses. Major employment hubs—including the Colorado Technology Center (CTC), Centennial Valley, the Boulder Innovation Campus, and AdventHealth Avista Hospital—anchor a growing regional job center with strengths in life sciences, research and development, and advanced manufacturing. Despite this strong job market, the city faces a significant mismatch between where people work and where they live: 94% of Louisville employees commute in from other communities, and nearly 90% of Louisville residents commute out for work. This pattern creates longer travel times, higher transportation costs, and challenges for employers seeking to retain talent. Increasing housing options closer to jobs can help shorten commutes, reduce emissions, and support businesses by keeping more activity and spending local.

Retail is also an important part of Louisville's economy and the city competes with nearby commercial centers in Superior, Lafayette, and Broomfield. While local businesses capture about 41% of resident retail spending, nearly 60% occurs elsewhere. Grocery and convenience retail remain strong, and many large-store vacancies have been successfully filled in recent years—showing the adaptability of Louisville's commercial areas. Still, future retail growth depends on capturing and increasing local demand, which is closely tied to housing availability, increased retail offerings, community promotion, and population trends.

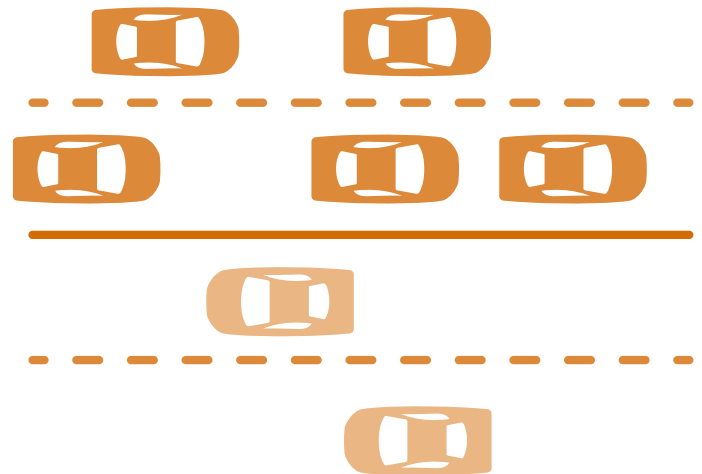
Key Economic Vitality Indicators

Overall Employment Growth

Louisville added over 7,000 jobs since 2010 and contributed 17% of Boulder County's job growth, with future expansion centered on life sciences, advanced manufacturing, and flex/R&D sectors anchored by CTC, Centennial Valley, and Redtail Ridge.

Manufacturing and Industrial Growth

Manufacturing's employment share rose from 14.6% to 21.1% since 2010, supported by strong



94% of Louisville employees live outside the City

Nearly 90% of residents leave the City for work

growth in life sciences, aerospace, and advanced manufacturing; Louisville added 1.4 million sq ft of industrial space (98% of all County growth), and the industrial market remains strong with low vacancy (9.1%) and competitive rents (\$12.82/sf), particularly in the CTC.

Flex/R&D Sector

Louisville added 780,000 sq ft of space since 2010, accounting for 61% of Countywide growth, with strong demand for adaptable, high-tech workspace in CTC and Centennial Valley.

Office Development

Office development has been limited (146,700 sq ft added) with 15.7% vacancy, and larger office projects tend to locate in nearby Boulder, despite Louisville's steady inventory and moderate rents.

Retail Conditions

Retail space increased only 54,000 sq ft, with higher vacancies in former big-box sites. Downtown Louisville remains a key strength—capturing nearly half of new retail activity with the highest rents—yet residents continue to spend 59% of their retail dollars outside the city.

Economic Vitality (EV) Goals and Strategies

Goal EV 1. Strengthen and Sustain Small and Local Businesses

Strategies

EV 1.1. Support efforts to offer technical assistance, training, and resources to help small businesses grow and thrive.

EV 1.2. Implement streamlined City permitting, licensing, and regulatory processes to reduce barriers for local businesses.

EV 1.3. Promote “support local” initiatives and marketing campaigns to increase community support for local businesses.

EV 1.4. Foster partnerships with local organizations, business associations, and the Chamber of Commerce to provide networking and support opportunities.

Goal EV 2. Attract and Retain Employers to Grow Jobs and Diversify Louisville’s Economic Base

Strategies

EV 2.1. Promote Louisville as a prime location for businesses through marketing, incentives, and outreach.

EV 2.2. Support workforce development programs and partnerships with schools, colleges, and training providers.

EV 2.3. Encourage a diverse mix of industries to reduce economic dependency on a single sector.

EV 2.4. Foster strong relationships with existing employers to understand and respond to their needs, helping them stay and grow in Louisville.

Goal EV 3. Enhance Commercial Areas to Boost Economic Activity

Strategies

EV 3.1. Invest in public spaces, streetscapes, and infrastructure to create attractive, walkable, and accessible commercial areas that support business activity.

EV 3.2. Encourage new housing near commercial districts to strengthen customer bases, support local businesses, and increase activity throughout the day and evening.

EV 3.3. Explore the formation of Business Improvement Districts (BIDs), additional urban renewal areas, or similar economic development tools to fund streetscape and infrastructure improvements, district marketing, maintenance, incentives, business attraction, and programming that strengthen business vitality.

EV 3.4. Ensure that City financial support for private development—such as grants, incentives, or fee reductions—is available for projects that demonstrate alignment with Comprehensive Plan policies and adopted plans.

EV 3.5. Support the redevelopment or adaptive reuse of underutilized or outmoded commercial properties to create modern spaces that meet current market needs and contribute to vibrant, mixed-use areas.

EV 3.6. Utilize Tax Increment Financing (TIF), infrastructure grants, and other urban renewal financing tools to help close funding gaps for catalytic redevelopment projects in the Urban Renewal Area (URA).

Goal EV 4. Encourage Innovation and Entrepreneurship to Support Startups and Creative Industries

Strategies

EV 4.1. Support the creation and expansion of co-working spaces, incubators, accelerators, and maker spaces that provide flexible, affordable environments for startups, small businesses, and creative entrepreneurs.

EV 4.2. Explore targeted incentives, grants, technical assistance, and partnerships to help attract, launch, and retain creative businesses, artisans, and emerging industries.

EV 4.3. Highlight Louisville as a hub for creative industries and innovation through marketing and community events.

EV 4.4. Partner with regional cultural events, such as the Sundance Film Festival, to attract visitors, support local businesses, and position Louisville as a hub for arts and creative industries.



Existing Commercial
Source: Design Workshop



Red Garden Brewery
Source: City of Louisville



Edgewater Public Market
Source: In Good Taste Denver

Environmental Sustainability (ES)

Achieving environmental sustainability requires a strong focus on climate adaptation—ensuring that natural systems and the built environment can respond to changing conditions. In 2024, the Louisville City Council adopted formal climate action goals, committing to a 60% reduction in community-wide greenhouse gas emissions by 2030 and achieving carbon neutrality by 2050. These goals build on the City’s 2023 Internal Decarbonization Plan, which outlines strategies to reduce emissions from municipal facilities and operations. Decarbonization remains one of the most effective pathways to meeting Louisville’s climate goals, supported by City programs that help residents and businesses electrify buildings, improve energy efficiency, and reduce fossil fuel use.

Since 2016, Louisville has reduced overall community-wide emissions by about 14%, including an estimated 19% drop in electricity-related emissions between 2021 and 2024. While some emission sources have shown recent increases, these reductions demonstrate meaningful progress and momentum in the right direction as the City continues working toward its long-term climate commitments.

Water Conservation

The City of Louisville prioritizes water conservation as a vital part of maintaining a sustainable and resilient community. Recognizing the limits of Colorado’s semi-arid climate, the City partners with organizations such as Resource Central to offer programs and incentives that help residents and businesses reduce water use. These include turf replacement rebates, irrigation audits, and water-wise landscaping education, all aimed at promoting efficient outdoor water use and supporting climate-appropriate landscapes.

At the policy level, Louisville integrates conservation into its Utility System Plan and Sustainability Action Plan, which identify efficiency as a key strategy for meeting future demand and protecting long-term water supplies. These plans guide infrastructure investments, water-rights management, and community programs that emphasize efficiency, conservation, and stewardship. Together, they reflect the City’s commitment to preserving this critical resource while maintaining a high quality of life for current and future residents.

Waste Reduction and Circular Economy

The City of Louisville is committed to diverting waste and promoting a circular economy as a key part of its sustainability goals. Through curbside recycling and composting programs, the City currently diverts about 45% of residential waste from landfills and supports reuse and drop-off programs for electronics, appliances, and other materials. These efforts are guided by the Sustainability Action Plan, which identifies waste reduction as a core priority for cutting greenhouse gas emissions, conserving resources, and supporting a resilient local economy. Louisville’s policies emphasize making waste diversion accessible and effective for all residents while contributing to regional efforts to move toward a “zero waste—or darn near” future.

Louisville has adopted science-based and community-wide municipal climate goals through Resolution No. 18, Series 2024, committing to a cleaner, carbon-free future. Key targets include:

- 100% carbon-free electricity for municipal operations by 2030
- 60% reduction in municipal energy-related greenhouse gas emissions (from 2016 levels) by 2030, and carbon-neutral municipal operations by 2050
- 75% of community (residential and commercial) electricity from carbon-free sources by 2030
- 60% reduction in community energy-related emissions (from 2016 levels) by 2030, and carbon-neutral community energy use by 2050.

Environmental Sustainability (ES) Goals and Strategies

Goal ES 1. Reduce Greenhouse Gas Emissions and Advance Carbon Neutrality

Strategies

ES 1.1. Continue tracking and reporting progress toward the City's Climate Action Goals, including a 60% reduction in greenhouse gas emissions by 2030 and carbon neutrality by 2050.

ES 1.2. Advance community decarbonization by encouraging building electrification, renewable energy use, and emerging clean technologies in new and existing buildings.

ES 1.3. Encourage low-emission transportation options—including walking, biking, public transit, and electric vehicles—to reduce vehicle-related emissions and improve air quality.

ES 1.4. Periodically update the Sustainability Action Plan to reflect evolving strategies, technologies, and data that support ongoing progress toward the City's climate and sustainability goals.

ES 1.5. Collaborate with regional partners to identify opportunities for resource sharing, joint funding, and coordinated policies that strengthen regional climate and sustainability efforts.

ES 1.6. Evaluate opportunities to expand renewable energy and efficiency programs for homes, businesses, and City facilities, including options such as solar, geo-exchange, utility clean energy, and other low-carbon technologies.

Goal ES 2. Promote Energy Efficiency and Renewable Energy in Buildings

Strategies

ES 2.1. Support programs for energy-efficient upgrades in residential and commercial properties.

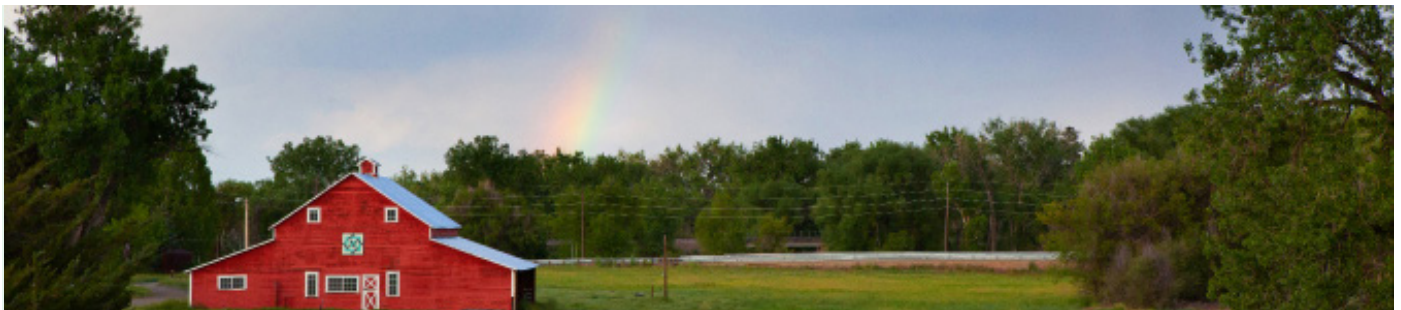
ES 2.2. Encourage energy-efficient construction and retrofits that remain cost-accessible.

ES 2.3. Implement sustainability practices in City facilities including energy efficient systems, renewable energy sources, water-efficient systems, and climate appropriate and drought tolerant landscaping.

ES 2.4. Consider adoption of a strengthened energy code, such as the Colorado Model Low Energy and Carbon Code.

ES 2.5. Encourage adaptive reuse of existing buildings to reduce demolition waste, preserve community character, lower embodied carbon, and support sustainability goals.

ES 2.6. Encourage development to incorporate renewable energy systems, EV-ready infrastructure, and other low-carbon technologies that reduce long-term greenhouse gas emissions.



Barn in Louisville
Image Credit: City of Louisville

Goal ES 3. Engage and Educate the Community on Environmental Sustainability

Strategies

ES 3.1. Communicate regularly about city sustainability goals, progress, and success stories to inspire community participation.

ES 3.2. Provide accessible education and resources on sustainable practices for residents and businesses.

ES 3.3. Collaborate with schools, community groups, and local organizations to expand sustainability education and outreach across all age groups.

ES 3.4. Promote incentive and rebate programs that help households and businesses adopt sustainable practices and technologies.

ES 3.5. Encourage community participation through volunteer events, workshops, and sustainability challenges that highlight collective progress and local impact.

Goal ES 4. Promote Water Conservation and Efficiency

Strategies

ES 4.1. Promote water conservation programs and incentives for residents and businesses to reduce overall demand and extend system capacity.

ES 4.2. Encourage low water use or native, drought tolerant landscaping in all new development and redevelopment.

ES 4.3. Expand turf replacement and conversion programs to encourage more sustainable landscape choices.

ES 4.4. Support indoor water efficiency through programs or incentives for leak detection, low-water-use applicants and fixtures, and water-use education.

ES 4.5. Implement development code updates that reinforce water-efficient practices, such as native plant incentives and turf limitations.

ES 4.6. Demonstrate leadership in water conservation through City practices, including converting bluegrass turf, using xeric/native plantings, and expanding non-potable irrigation where feasible.

ES 4.7. Improve outdoor water efficiency by promoting water-smart irrigation practices—such as smart controllers, drip systems, and soil-moisture sensors—and ensuring compliance with State non-functional turf requirements on public and private properties.

Goal ES 5. Reduce Waste and Support a Circular Economy

Strategies

ES 5.1. Collaborate with solid waste haulers and regional partners to expand access to recycling and composting for residents, businesses, and multifamily properties.

ES 5.2. Support community programs that promote waste reduction, at-home composting, food waste prevention, and reuse or repair initiatives.

ES 5.3. Increase waste diversion in City facilities through improved recycling, composting, and sustainable purchasing practices.

ES 5.4. Promote proper disposal of household chemicals, pharmaceuticals, fats, oils, and other hazardous materials to prevent discharges into the sanitary sewer or stormwater systems and protect water quality.

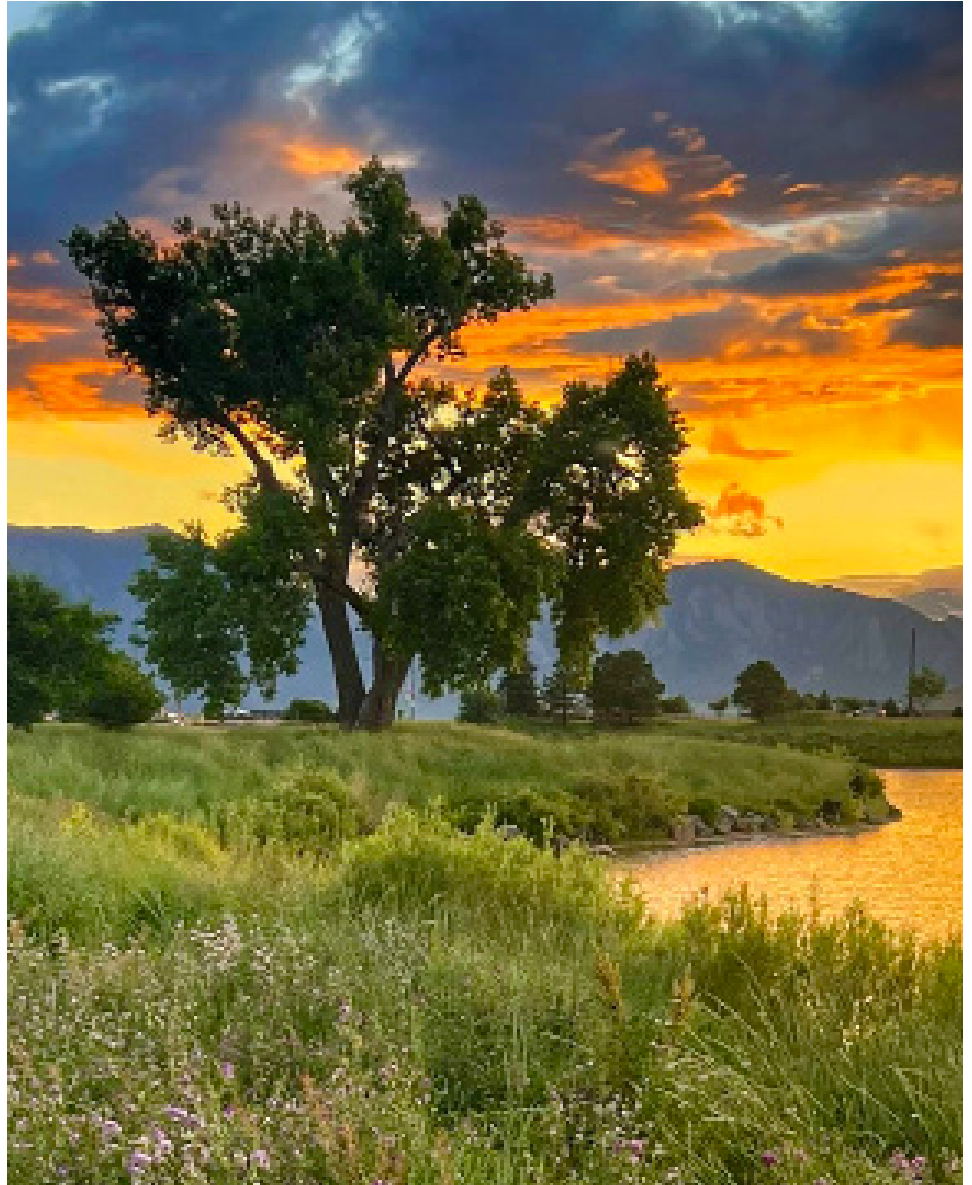
Goal ES 6. Grow and Maintain a Healthy Urban Forest

Strategies

ES 6.1. Increase tree canopy by planting climate-resilient, drought-tolerant species in parks, neighborhoods, and along streets..

ES 6.2. Protect mature, healthy trees during redevelopment and infrastructure projects whenever feasible, and apply best-practice standards for preservation and replacement.

ES 6.3. Strengthen community involvement in Louisville's urban forest through tree-planting events, volunteer stewardship opportunities, and public education on tree care and the benefits of urban canopy.



Views to Rocky Mountains in Louisville
Image Credit: Terrie Callahan

Above: Open Space near Louisville
Image Credit: Terrie Callahan

Recovery and Resilience (RR)

Louisville’s location along the Front Range provides an exceptional quality of life but also exposes the community to significant natural hazards. The city faces risks from wildfire, flooding, severe storms, drought, and extreme heat, all of which are becoming more frequent and severe due to a changing climate. The 2021 Marshall Fire, which burned more than 6,000 acres and destroyed over 1,000 homes across the region, including 549 homes in Louisville, demonstrated the urgent need to strengthen local resilience and recovery capacity.

In response, the City completed a Wildfire Hazard and Risk Assessment in 2023 to better understand local vulnerabilities and guide mitigation efforts on public lands. The study analyzed vegetation, topography, and building conditions to identify high-risk areas and prioritize actions such as fuel reduction, defensible space, and fire-resistant building practices. This assessment is helping Louisville make informed land use, building, and emergency management decisions while coordinating closely with regional and state partners to reduce wildfire risk.

Building on these lessons, Louisville’s Recovery and Resilience goals focus on modernizing infrastructure, strengthening community preparedness, and deepening regional collaboration. The following strategies aim to create systems, partnerships, and programs that can withstand and recover from future challenges—whether environmental, economic, or social—while ensuring that all residents have equitable access to recovery resources. Together, these efforts move Louisville toward a safer, stronger, and more resilient future.

Resilience in Louisville

Resilience is Louisville’s ability to anticipate, withstand, and recover from disruptions—such as wildfires, floods, or economic change—while protecting the community’s people, places, and character. It reflects the lessons learned from events like the Marshall Fire and emphasizes strengthening the built environment, natural systems, and social connections so the community can rebound and thrive in the face of future challenges.

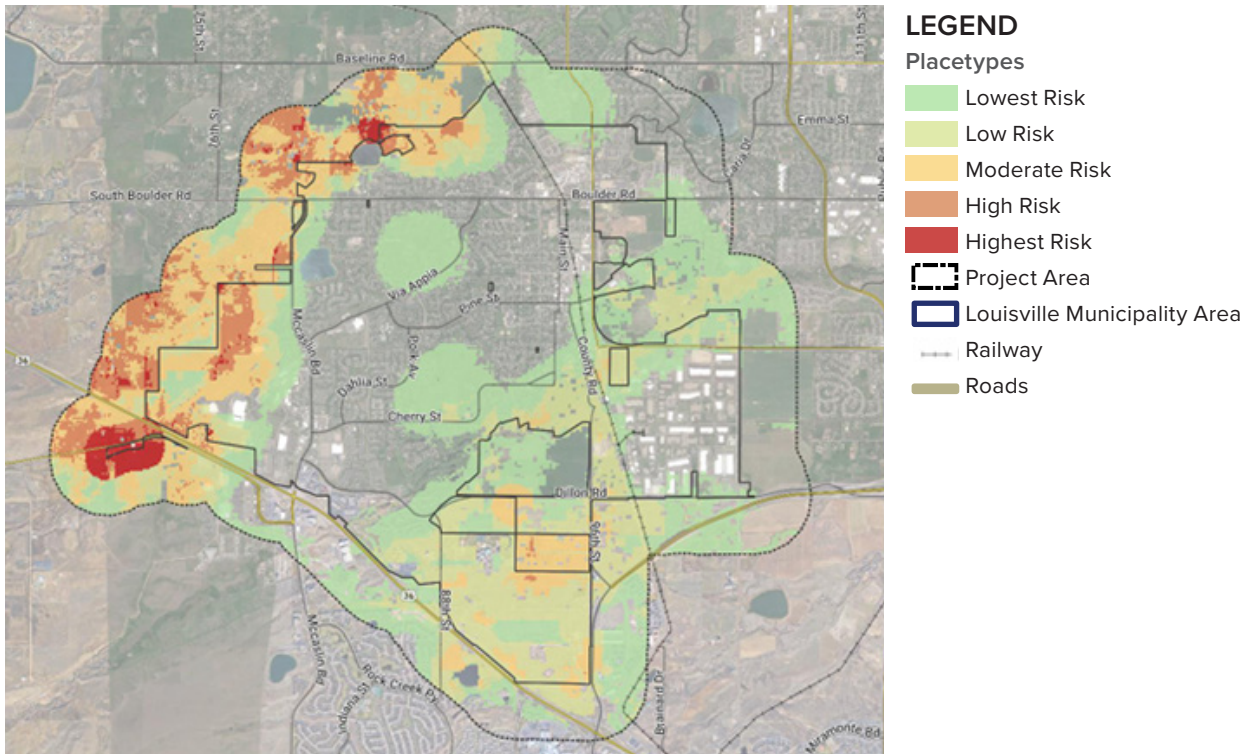


Figure 17: City of Louisville Wildfire Risk Assessment Map
Source: City of Louisville Hazard and Risk Assessment of Louisville Public Lands (2023)

Recovery and Resilience (RR) Goals and Strategies

Goal RR 1. Modernize Critical Infrastructure to be More Resilient

Strategies

RR 1.1. Assess and upgrade City utilities, stormwater systems, and transportation infrastructure to better withstand climate-related and natural hazard risks.

RR 1.2. Integrate green infrastructure, renewable energy, and low-impact design practices into capital projects where feasible.

RR 1.3. Pursue funding, grants, and regional partnerships to support infrastructure improvements and resilience investments.

RR 1.4. Coordinate with Xcel Energy to plan for future power needs, reduce outage risks, and integrate renewable energy and backup systems into Louisville's infrastructure planning.

Goal RR 3. Build Strong and Connected Communities to Support Resilience

Strategies

RR 3.1. Support neighborhood groups, community organizations, and volunteer networks that strengthen social ties and mutual support before, during, and after emergencies.

RR 3.2. Provide residents, neighborhoods, and businesses with practical tools, training, and information to prepare for disasters and climate-related events.

RR 3.3. Evaluate opportunities to establish a network of resilience hubs using existing public or community facilities.

RR 3.4. Support emergency communications that are accessible, inclusive, and culturally responsive so all residents receive timely information.

RR 3.5. Encourage community participation in preparedness activities such as workshops, drills, and neighborhood-based response planning.

RR 3.6. Support integration of climate-resilient design strategies—such as heat-mitigating landscaping, green roofs, shade structures, flood-resistant site design, wildfire-smart building materials, and defensible space—into new development and redevelopment.

Goal RR 2. Collaborate Regionally on Resilience

Strategies

RR 2.1. Coordinate disaster preparedness and long-term resilience initiatives with Boulder County, neighboring jurisdictions, utilities, and regional agencies.

RR 2.2. Align emergency response and recovery planning with the Boulder Office of Disaster Management for unified and effective action during emergencies.

RR 2.3. Share data, best practices, and resources with regional partners to strengthen hazard mitigation and climate adaptation.

RR 2.4. Continue to support updates and implementation of the Boulder County Community Wildfire Protection Plan (CWPP) and regional hazard mitigation plans.

RR 2.5. Support the Louisville Fire Protection District's Wildfire Risk Assessment (WRA) expansion efforts and integrate findings into local planning, mitigation, and preparedness initiatives.

Goal RR 4. Enhance Emergency Preparedness

Strategies

RR 4.1. Regularly update the City’s emergency operations, evacuation, and recovery plans to reflect evolving risks, best practices, and lessons learned.

RR 4.2. Maintain active participation in the Boulder County Hazard Mitigation Plan for coordinated regional response and recovery.

RR 4.3. Strengthen emergency communication systems and technologies to improve coordination among agencies and provide timely alerts to the public.

RR 4.4. Work with Boulder County Office of Disaster Management, Louisville Fire Protection District, neighboring municipalities, and utility partners to maintain coordinated evacuation plans for multiple hazard scenarios—including wildfire, flooding, and severe weather—ensuring clear communication, accessible routes, and inclusive protocols.

Goal RR 5. Support a Resilient and Diverse Economy

Strategies

RR 5.1. Promote economic diversification to reduce exposure to market disruptions and sector-specific downturns.

RR 5.2. Provide resources, technical assistance, or incentives to help businesses prepare for and recover from emergencies.

RR 5.3. Collaborate with regional economic partners—such as the Boulder Small Business Development Center and Boulder County—to coordinate recovery programs and strengthen business continuity planning.

Goal RR 6. Support Equitable Access to Recovery and Resilience Resources

Strategies

RR 6.1. Design recovery and assistance programs to be equitable, accessible, and responsive to residents most affected by disasters or systemic barriers.

RR 6.2. Deliver emergency and recovery information through multilingual and culturally responsive communication channels.

RR 6.3. Support community-based organizations that serve vulnerable or historically underrepresented populations to improve outreach, resource distribution, and participation.

Goal RR 7. Strengthen Wildfire Preparedness and Mitigation

Strategies

RR 7.1. Expand wildfire mitigation efforts, including vegetation management, fuel reduction, and defensible space programs in high-risk areas.

RR 7.2. Promote fire-resistant building materials, site design, and land-use practices through codes, incentives, and education.

RR 7.3. Adopt a Wildland-Urban Interface (WUI) Code that meets or exceeds state standards and reflects Louisville’s specific conditions.

RR 7.4. Work with Boulder County, fire districts, and regional partners to coordinate wildfire mitigation, evacuation planning, and public education.

RR 7.5. Incorporate strong wildfire mitigation and safety measures in new development, particularly in areas identified as high fire risk.

Transportation (TR)

A well-connected, multimodal transportation system is essential to Louisville's goals for safety, sustainability, economic vitality, and quality of life. Louisville maintains 200 lane miles of roads, 48 lane miles of on-street bike lanes, and 32 miles of off-street trails, along with sidewalks along most public streets. Major regional connections include US 36, Northwest Parkway, SH 42, McCaslin Boulevard, Dillon Road, and South Boulder Road. The City continues to invest in all travel modes and relies on the 2019 Transportation Plan to guide future improvements, particularly as land use changes and redevelopment create new opportunities for enhanced connectivity. A detailed Transportation Assessment is included in Appendix C.

Existing Multimodal Network

Louisville's transportation network blends a walkable downtown street grid with more suburban patterns in outlying neighborhoods and employment centers. While areas around Downtown support walking, biking, driving, and transit, places like the Colorado Technology Center (CTC) lack strong multimodal options. Citywide mobility relies heavily on McCaslin Boulevard, South Boulder Road, and Via Appia, which link most neighborhoods and commercial areas but need better integration of non-vehicle modes outside the downtown area.

Transit Services

RTD is Louisville's regional transit provider, offering fixed-route bus service that connects the city to surrounding communities and the broader Denver–Boulder region. RTD provides regional transit through three primary routes serving Louisville:

- 228 – Connects Louisville, Superior, and Broomfield, including key local destinations.
- DASH – Runs along South Boulder Road into Downtown Louisville.
- Flatiron Flyer – Offers regional BRT service between Boulder and Denver, with a Louisville park-and-ride.
- Flex Ride – offers on-call shuttle services within Louisville.

Gaps persist in suburban areas and major employment hubs, particularly the CTC and Redtail Ridge, where no transit routes currently operate.

Louisville is also anticipating a commuter rail station in Downtown Louisville by 2029 in the vicinity of the South Street underpass. The city has anticipated a commuter rail station in Louisville since 2004 as part of RTD's Fast Tracks initiative. However, due to funding constraints, the original implementation of a station in Louisville was indefinitely postponed by RTD. More recently, the Front Range Passenger Rail District (FRPRD) is advancing plans for joint service with RTD to initiate "starter service" along the rail corridor with a stop in Louisville. The City has renewed station planning efforts in anticipation of this new initiative.

Commuting Trends

Louisville is tightly connected to the regional job market: only about 11% of residents work within the city, meaning nearly 90% commute elsewhere for work. At the same time, roughly 16,000 workers travel into Louisville each day. Most commuters—both inbound and outbound—drive alone or carpool (65%), while 26% of Louisville residents now work from home, reflecting post-pandemic shifts in work habits. Very small shares of inbound workers use transit (4%) or walk (2%), highlighting opportunities to expand multimodal travel options.

Northwest Area Mobility Study

The 2014 Northwest Area Mobility Study (NAMS) identified future transit improvements along CO 42, South Boulder Road, and the Northwest Rail Corridor. Louisville has already invested in the planned station area near South Street/DELO, adopting a zoning overlay and approving early phases of transit-oriented development.

Recent regional and state actions to support future Northwest Rail service include:

- RTD's 2024 Northwest Rail Peak Service Feasibility Study identifies a Louisville station near South Street.



Streetscape
Source: DesignWorkshop

- RTD, CDOT, and the Front Range Passenger Rail District advanced a shared-service implementation plan, supported by new state and federal funding.
- SB 24-184 establishes a rental-car fee to fund Northwest Rail improvements.
- SB 24-230 dedicates revenue from an oil and gas production fee to support passenger rail.
- Federal CRISI funding is already approved for early-stage rail infrastructure.

Together, these efforts position Louisville to benefit from expanded regional rail service as funding, coordination, and phased implementation to move forward.

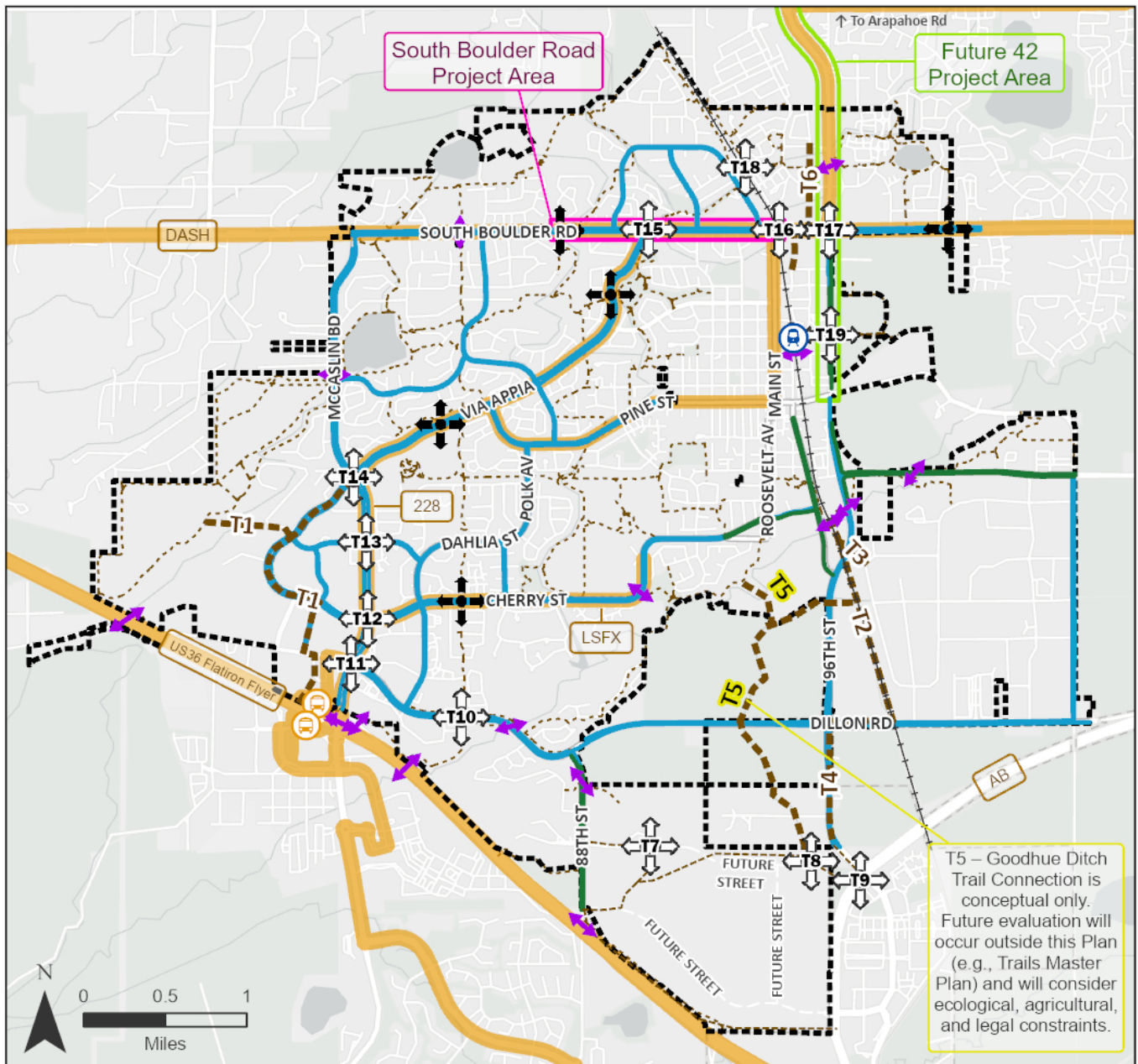
Future Priority Transportation Connections Map

The Future Priority Transportation Connections Map highlights Louisville's most important future improvements to the transportation network, with a focus on closing walking and biking gaps as part of the broader mobility system. It identifies missing links in the pedestrian and bicycle network and key intersections where enhanced crossings would improve safety, comfort, and access. Together, these connections strengthen Louisville's network of sidewalks, trails, and streets, linking neighborhoods, schools, parks, and activity centers.

This map is not a comprehensive list of all transportation projects—that level of detail is provided in the City's Transportation Plan. Instead, it supplements that plan by highlighting priority improvements that most directly advance the community's vision for a safe, connected, and multimodal transportation system.

Each identified connection is summarized in the map key and project list on the following page. The map should guide both City capital improvement priorities and redevelopment planning in the areas shown. As redevelopment occurs, the City should coordinate with property owners and developers to integrate these future connections, ensuring that new projects contribute to a safer, more connected Louisville for everyone.

The Future Transportation Connections Map identifies key gaps in Louisville's bicycle, pedestrian, and street network where targeted projects can improve safety and connectivity. Many locations need enhanced crossings—such as underpasses, Pedestrian Hybrid Beacons, or other treatments beyond standard crosswalks—to support comfortable walking and biking. These improvements represent long-term opportunities that will depend on redevelopment, grant funding, and the City's Capital Improvement Program. Together with the Transportation Plan, the map guides future multimodal investments. These improvements are listed by number for reference only, not related to priority.



LEGEND

Future Train Station	Walking and Biking Intersection Improvements	Transportation Connections	Existing Underpass	Transportation Improvement Areas
Existing Transit Station	Existing Walking and Bicycling Crossings with Signals	Existing Trail	Existing Bike Lane	Future 42 Project Area
	Future Enhanced Walking and Bicycling Crossings	Future Connectivity Enhancement	Existing Bike Route	South Boulder Road Project Area
		Existing Underpass	Existing Bus Routes	City Limits
		Railroad		

Figure 18: City of Louisville Future Priority Transportation Connections Map

Source: City of Louisville

Future Priority Transportation Improvements List (TI)

- **T1 – Centennial Valley and Davidson Mesa Multimodal Connection**

Improve walking and biking links between Centennial Valley and Davidson Mesa, creating a continuous, safe multimodal route as surrounding properties redevelop. Final alignment will depend on future redevelopment and connections to the McCaslin Park-n-Ride.

- **T2/T3 – Colorado Tech Center Multimodal Connection**

Create a new street with multimodal facilities between Arthur Avenue and South 96th Street, connecting the CTC to future regional trails along the BNSF corridor or a multi-use path on 96th Street.

- **T4 – 96th Avenue Connection**

Upgrade multimodal facilities along 96th Avenue to better connect Redtail Ridge with nearby Broomfield neighborhoods and Louisville's broader network, improving access to major employment areas.

- **T5 – Goodhue Ditch Trail Connection**

Potential new trail linking Redtail Ridge to the Coal Creek Regional Trail along the Goodhue Ditch corridor, offering an alternative to 96th Street connections.

- **T6 – Kaylix Connector**

Complete the missing segment of Kaylix Drive between Summit View Drive and South Boulder Road. As redevelopment occurs, new connections should link the Kestrel, Lanterns, and Steel Ranch neighborhoods to South Boulder Road transit stops.

- **T7/T8 – Campus Drive Enhanced Bicycle and Pedestrian Crossings**

Planned for future construction to enhance bicycle and pedestrian connectivity and safety across Campus Drive, particularly linking to Monarch K-12 from Redtail Ridge.

- **T9 – Northwest Parkway Enhanced Bicycle and Pedestrian Crossing**

Planned for future construction to enhance bicycle and pedestrian connectivity and safety across Northwest Parkway in partnership with Boulder County and Broomfield for connections between Broomfield and Redtail Ridge.

- **T10 – Dillon Road at Power Line Trail Bicycle and Pedestrian Enhanced Crossing**

Add an enhanced north-south trail crossing—potentially an underpass or signalized treatment—to improve connectivity between neighborhoods, commercial areas, and the Coal Creek Trail.

- **T11 – T14 – McCaslin Blvd Intersection Improvements**

As Centennial Valley redevelops, upgrade key intersections to provide safe and comfortable pedestrian and bicycle crossings and improve vehicle operations through updated design, striping, or signal timing.

- **T15 – T17 – South Boulder Road Improvements**

Louisville's South Boulder Road Study established a long-term vision for the corridor. An ongoing Boulder County-led effort will refine design and operations, with emphasis on improved transit service and multimodal access, and the City should continue to explore opportunities to provide enhanced bicycle and pedestrian crossings on South Boulder Road at these locations.

- **T18 – Bullhead Gulch Underpass**

Louisville's South Boulder Road Study established a long-term vision for the corridor. An ongoing Boulder County-led effort will refine design and operations, with emphasis on improved transit service and multimodal access, and the City should continue to explore opportunities to provide enhanced bicycle and pedestrian crossings on South Boulder Road at these locations.

- **T19 – South Street Underpass**

Continue advancing construction of an underpass under Highway 42 to connect Downtown Louisville to the Louisville Sports Complex and Lafayette.

- **Future 42 Corridor Improvements**

The Future 42 project will redesign SH 42 to improve mobility and safety for pedestrians, cyclists, transit users, and drivers. The corridor also intersects the future Northwest Rail station area, positioning it for strong multimodal connections.

- **South Boulder Road Corridor Improvements**

Louisville's South Boulder Road Study established a long-term vision for the corridor. An upcoming Boulder County-led effort will refine design and operations, with emphasis on improved transit service and multimodal access. [Draft Note: verifying status of this effort]

- **Downtown Louisville Train Station**

A planned Rail station near South Street/DELO would become a major regional hub for commuter rail, walking, biking, and transit. Although delayed, new state and regional funding has renewed project momentum.

Transportation (TR) Goals and Strategies

Goal TR 1. Support Safe, Efficient, and Reliable Travel

Strategies

TR 1.1. Evaluate safety improvements near schools and continue participating in Safe Routes to School programs and funding opportunities.

TR 1.2. Enhance lighting, wayfinding, and accessibility features to improve comfort and safety for people of all ages and abilities where possible.

TR 1.3. Assess key intersections for safety and accessibility upgrades, especially in growing residential areas, to support walking and biking.

TR 1.4. Incorporate Complete Streets principles to balance the needs of drivers, pedestrians, cyclists, and transit riders where possible.

TR 1.5. Consider a Transportation Maintenance Fee or similar funding mechanism to sustain ongoing repair of streets, sidewalks, crossings, trails, and medians.

Goal TR 2. Build a Connected Multimodal Network

Strategies

TR 2.1. Support Transportation Demand Management (TDM) programs that encourage walking, biking, carpooling, and transit use to reduce single-occupancy trips.

TR 2.2. Evaluate recently improved corridors (e.g., Via Appia, Cherry Street) for potential long-term upgrades that enhance walking and biking safety.

TR 2.3. Support trails as key connectors that provide recreation, nature access, and transportation benefits.

TR 2.4. Support strategic “punch-through” connections where they improve network efficiency, safety, or economic vitality.

TR 2.5. Prioritize Capital Improvement Projects (CIPs) that close gaps in the bicycle and pedestrian system and strengthen first- and last-mile connections.

Goal TR 3. Strengthen Regional Transportation Connections

Strategies

TR 3.1. Collaborate with regional partners such as DRCOG, Boulder County, RTD, FRPRD, and CDOT to coordinate transportation planning and funding.

TR 3.2. Continue planning and development of the Downtown Louisville rail station in a location that best supports transit-oriented development, access, and long-term functionality.

TR 3.3. Evaluate expanded transit options, including buses, shuttles or microtransit, to better connect neighborhoods with key destinations and employment centers.

TR 3.4. Advocate for RTD service enhancements in Louisville, especially for areas like Redtail Ridge, the Monarch school campus, the hospital, and the Colorado Technology Center.

TR 3.5. Consider regional e-bike share programs and consider potential station locations in Louisville.

Goal TR 4. Use Technology to Improve Transportation Systems

Strategies

TR 4.1. Evaluate smart traffic management tools—such as adaptive signal timing and real-time data systems—to reduce congestion and improve flow.

TR 4.2. Consider integrating technology for real-time transit information and travel apps to make travel more predictable and user-friendly.

TR 4.3. Explore smart parking systems or demand-based pricing to optimize parking availability and encourage multimodal travel.

Goal TR 5. Advance Equity and Accessibility in Transportation

Strategies

TR 5.1. Continue to evaluate and address ADA accessibility gaps across sidewalks, crossings, trails, and transit facilities.

TR 5.2. Consider programs that improve transportation affordability, such as discounted passes or mobility assistance for lower-income residents.

TR 5.3. Engage diverse community voices—including seniors, youth, people with disabilities, and underrepresented neighborhoods—in transportation planning.

Goal TR 6. Design Streets That Reflect Louisville's Character

Strategies

TR 6.1. Incorporate street trees, landscaping, and public art to enhance community identity and visual appeal.

TR 6.2. Encourage context-sensitive street design that reflects surrounding land uses, scale, and Louisville's unique character.

TR 6.3. Integrate green infrastructure where feasible—such as stormwater features, native landscaping, and pollinator-friendly plantings—to improve aesthetics and environmental performance.

Goal TR 7. Support a Transportation System That Strengthens the Local Economy

Strategies

TR 6.1. Evaluate opportunities to improve access to commercial centers through enhanced wayfinding, parking management, and multimodal connections.

TR 6.2. Coordinate transportation planning with economic development initiatives to align mobility investments with job centers and commercial vitality.

Goal TR 8. Align Transportation with Sustainability and Climate Goals

Strategies

TR 7.1. Support expansion of Electric Vehicle (EV) charging infrastructure in public and private locations to support cleaner travel options.

TR 7.2. Consider parking reductions or elimination near high-frequency transit to encourage walking, biking, and transit use.

TR 7.3. Support neighborhood bike-share and e-bike charging facilities to expand access to low-emission mobility.

TR 7.4. Encourage mixed-use, higher-density development near transit corridors to support car-optional living and sustainable growth.

TR 7.5. Evaluate opportunities to integrate green infrastructure and low-impact design in transportation projects to reduce emissions and runoff.



Warembourg Trail
Source: City of Louisville

City Core Services (CS)

Louisville’s success depends on strong local government, sound fiscal management, and active partnerships with residents, businesses, and community organizations. This Plan Element explains how the City is governed, how services and infrastructure are funded, and how vital resources like water are managed. It also highlights the City’s commitment to transparency, fiscal responsibility, and meaningful public involvement in decisions that affect everyday life. The following goals and strategies focus on keeping Louisville well-run, financially stable, and connected to the people it serves.

City of Louisville Governance

The City of Louisville, Colorado, is a home rule municipality, meaning it operates under its own City Charter, which provides local authority and flexibility in governance within the bounds of the Colorado Constitution and state law. Louisville uses a council–manager form of government, where the City Council sets policy and the City Manager oversees day-to-day operations. The Council includes a Mayor elected at large and six Council Members—two from each of the city’s three wards—each serving staggered four-year terms. Louisville also engages residents through 14 boards and commissions that advise on topics ranging from planning and sustainability to cultural affairs. The City’s biennial budget process focuses on financial stewardship, reliability of core services, and maintaining a vibrant economic climate, aligning financial decisions with community priorities.

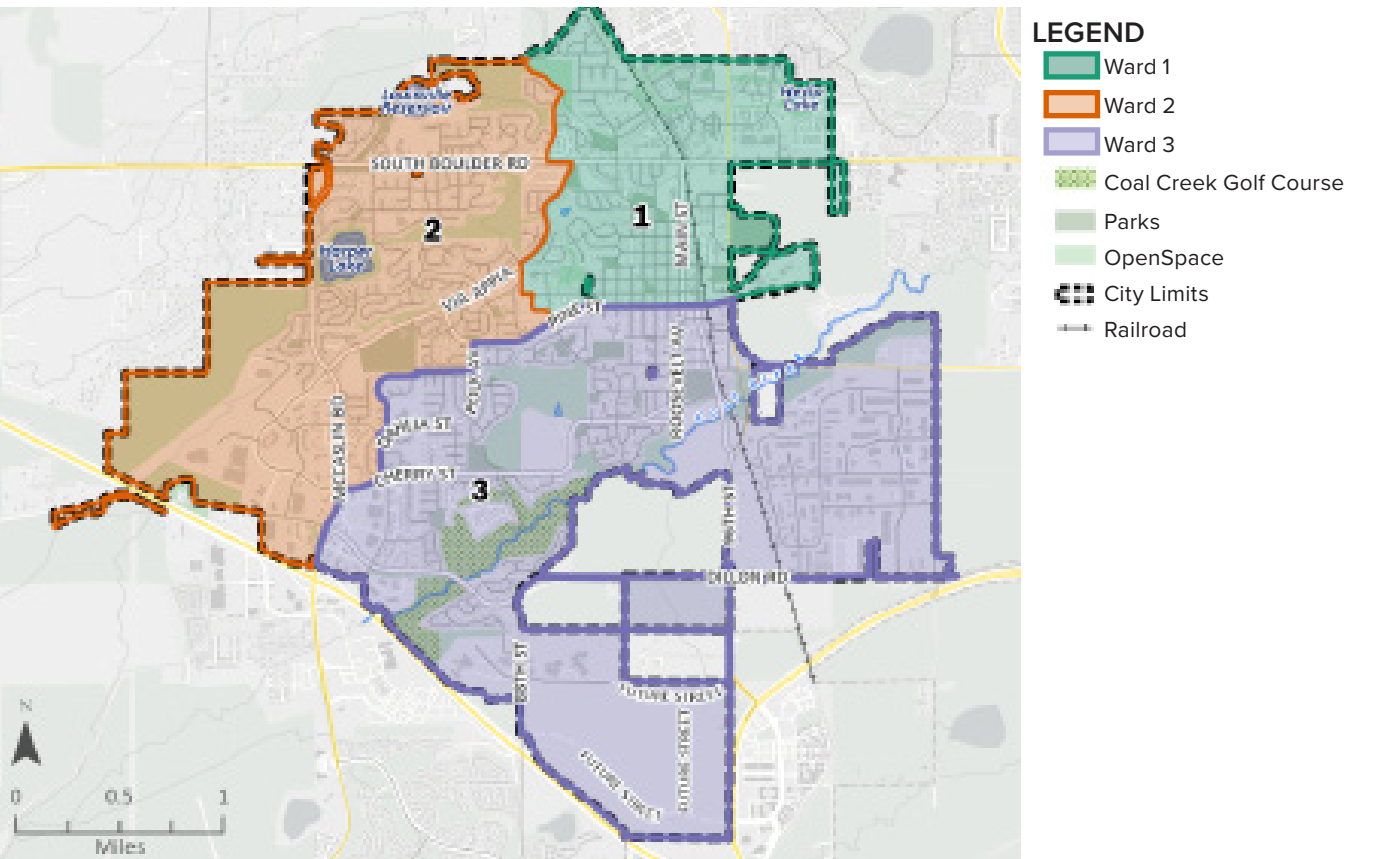


Figure 19: City Ward Map Source: City of Louisville

How Development Helps Fund City Services and Infrastructure

Development paying its own way is important for cities to consider as land uses change and new development occurs. To implement the Plan the City will need to continually review its revenue structures, staffing, and capital facilities plans to maintain, or enhance if possible, service levels. The following summarizes the current revenue structure to pay for City services and infrastructure with new development.

Construction of infrastructure: As new development occurs, the developer is responsible for paying for and building all public infrastructure within the development, and in some cases, transportation infrastructure outside the development. This includes roads, sidewalks, water and sewer infrastructure.

Dedication of public lands: With new subdivisions, developments must dedicate minimum amounts of land for a public purpose or pay a cash in lieu equivalent. This may include City facilities, fire district facilities, schools, parks, and open space lands.

Development impact fees: As new development occurs, the City collects development impact fees to pay for capital facilities and regional infrastructure related to new development. The City plans to update its impact fees starting in 2026 to align with the Comprehensive Plan's Goals.

Water and sewer tap fees: As new development occurs, these fees are collected to pay for capital expansion of infrastructure and water rights to maintain the City's water and sewer systems.

Water and sewer service fees: After development occurs, new developments pay ongoing water and sewer service fees to pay for operations and maintenance of the water and sewer systems.

Property tax revenue increases: When redevelopment occurs and property values increase, the City of Louisville collects more in property tax revenue because taxes are based on the assessed value of the property. As property values rise, the taxable value goes up, and even with the same tax rate, the City's share of revenue increases modestly.

Sales tax revenue increases: As new development occurs, there will be additional residents and employees that spend money in the city, supporting local businesses. This can increase sales tax generation from existing businesses, or when developments include new sales tax generating businesses, the City increases its sales tax base.

Construction fees: As new development occurs, the City collects fees on building permits, construction use taxes on building materials, and consumer use taxes related to the construction and business expansion.

Metro Districts: Some developments may include metro districts, which have additional taxing authority to pay for services and infrastructure. The City can coordinate with metro districts to share capital and maintenance costs for new development.

Inclusionary housing: New residential development must construct a minimum amount of deed restricted affordable housing or pay a fee in lieu equivalent under current City codes.

Water Supply

Integrating water supply planning with land use decisions is essential to ensuring Louisville's long-term water sustainability. Reliable water resources directly influence the City's ability to support future growth, particularly in Colorado's semi-arid climate where water availability is limited and affected by drought and climate change. The City's current water supplies are adequate to support anticipated growth, provided planning and investment continue through the Utility System Plan and future uncertainty factors, including climate change, remain within expected ranges and are regularly reevaluated.

New development in Louisville is required to contribute its fair share toward utility infrastructure and water supply costs through system development (tap) fees, ensuring that growth remains fiscally responsible and equitable. The Utility System Plan—which addresses water supply and includes a capital improvement program to guide all utility investments—will be updated following adoption of this Comprehensive Plan to align with future land use patterns and growth estimates. This plan element also incorporates water conservation policies aimed at reducing per-capita water use and promoting long-term efficiency, supporting the City's commitment to a sustainable and resilient water future.

Water Treatment

The City's Utilities Division manages all water treatment through its two drinking water treatment plants, supplying users with water from South Boulder Creek and the Colorado River. Wastewater treatment is provided at the Louisville Wastewater Treatment Plant (WWTP), located on the east side of the City, with treated effluent returned to Coal Creek. The Utility will continue to coordinate development needs, conservation practices, and ongoing evaluation of water and wastewater system capacity. Treatment capacity is an identified constraint as the upper bounds of growth are approached. Future treatment expansions, requiring substantial investment, will need to be timed appropriately if and when buildout conditions are neared.

Regional Collaboration

Louisville benefits greatly from regional partnerships, as many community issues—such as transportation, housing, and environmental protection—extend beyond city boundaries. Through Intergovernmental Agreements (IGAs), local governments collaborate on shared goals and regional solutions. Louisville has IGAs with the Town of Superior for revenue sharing, with Lafayette and others for open space buffers, and with Boulder County and neighboring municipalities on the Comprehensive Development Plan that defines the Urban Growth Boundary. The City also participates in specific IGA amendments for developments along US 36 and the Northwest Parkway with Boulder, Superior, and others. Louisville works with regional groups such as the Boulder County Regional Housing Partnership, Boulder County Wildfire Partners, the Boulder Office of Disaster Management, NW Mayors and Commissioners Coalition and the Denver Regional Council of Governments to address key regional priorities and enhance community resilience.

Public Safety

Public safety in Louisville is provided through a coordinated system of City and regional partnerships. The Louisville Police Department, part of the City's municipal government, delivers law enforcement and community policing services, while fire protection and emergency medical response are provided by the Louisville Fire Protection District, a separate governmental entity governed by an elected board and serving the City. The City also works closely with the Boulder Office of Disaster Management, which leads regional efforts in emergency preparedness, response, and recovery to enhance community safety and resilience.

City Core Services (CS) Goals and Strategies

Goal CS 1. Practice Transparent and Accountable City Government

Strategies

CS 1.1. Continue maintaining clear and accessible public records and performance reporting.

CS 1.2. Continue publishing meeting agendas, decisions, and financial information in an understandable, timely manner.

CS 1.3. Use the Comprehensive Plan's Vision Statement and Core Values as a lens for City decision making to support the community's overarching goals and long-term vision.

Goal CS 2. Continue Providing Effective Public Safety and Emergency Services

Strategies

CS 2.1. Continue to support the City's Police Department by providing the resources, coordination, and training needed to maintain high levels of community safety and quality of life.

CS 2.2. Continue to partner with the Louisville Fire Protection District and other regional public safety agencies to coordinate emergency response, prevention, and recovery efforts.

CS 2.3. Promote safety programs, such as neighborhood watch and safe routes to school.

Goal CS 3. Promote Meaningful and Inclusive Community Engagement

Strategies

CS 3.1. Continue to apply best practices in public engagement, such as the International Association of Public Participation (IAP2) principles, for major City decisions affecting residents and businesses.

CS 3.2. Design community engagement opportunities that include and reflect the entire community, especially underrepresented groups so that City decision-making is informed by all voices.

CS 3.3. Advance the City's Equity, Diversity, and Inclusion (EDI) Blueprint to guide more inclusive communication and engagement strategies.

CS 3.4. Develop a Citywide Community Engagement Framework to promote consistent, transparent, and meaningful engagement on projects that impact neighborhoods and/or the broader community.



Community Play Space at The Orchard in Orem, UT
Source: DesignWorkshop



Downtown Louisville
Source: City of Louisville

Goal CS 4.Support Fiscal Health for High Quality City Services

Strategies

CS 4.1. Continue to evaluate opportunities to strengthen the City’s fiscal health by diversifying revenue sources, pursuing grants and partnerships, and regularly monitoring financial performance to support long-term stability and resilience.

CS 4.2. Regularly review and update impact fees and development-related charges to align new growth’s support of the cost of infrastructure and a continuation of high-quality City services.

CS 4.3. Encourage residential development that supports the City’s fiscal health by strengthening nearby commercial areas, generating demand for local businesses, and advancing housing affordability goals.

CS 4.4. Continue to plan and invest in long-term capital improvements to sustain infrastructure, support growth, and enhance community resilience.

CS 4.5. Ensure new capital improvement plans and budgeting includes consideration of resources needs for long-term maintenance and renewal of the improvements.

Goal CS 5.Protect and Effectively Manage Water Resources

Strategies

CS 5.1. Implement the City’s Utility System Plan while continuing to monitor and update assumptions as part of future comprehensive planning cycles.

CS 5.2. Continue to assess and update infrastructure fees, water tap fees, and facility plans to maintain that new growth pays its fair share and system improvements maintain a high level of service.

CS 5.3. Continue participation in Mile High Flood District efforts to incorporate best practices into local natural hazard mitigation strategies.

CS 5.4. Implement the City’s Stormwater Plan to enhance drainage, water quality, and flood protection, and evaluate low-impact design strategies—such as rain gardens, vegetated swales, bioretention areas, and permeable paving—to naturally manage runoff and improve water infiltration.

CS 5.5. Enhance the redundancy and resiliency of Louisville’s water supply by evaluating opportunities for additional storage, diversified water sources, and system improvements that strengthen long-term reliability.

Goal CS 6.Make the Development Review Process Clear, Efficient, and Aligned with Community Goals

Strategies

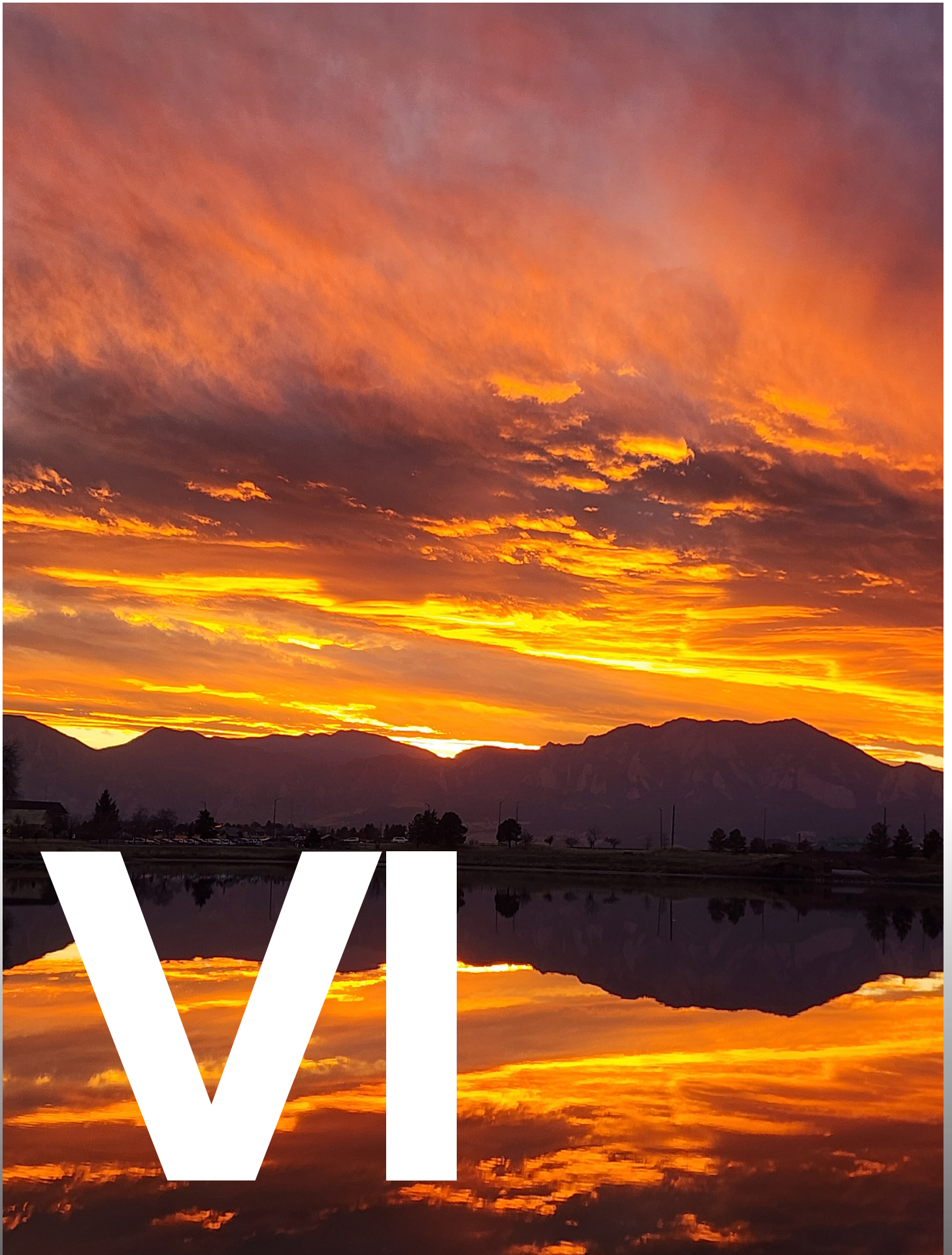
CS 6.1. Update the development review process to remove unnecessary barriers while still maintaining meaningful community engagement opportunities, improve efficiency, and align review standards with the City’s vision for housing, sustainability, economic vitality, and open space preservation.

CS 6.2. Refine development code standards to provide clear, consistent, and predictable guidance for applicants, community members, and decision-makers.

CS 6.3. Establish transparent timelines and early coordination opportunities to promote collaboration and reduce uncertainty throughout the review process.

CS 6.4. Regularly assess the effectiveness of review procedures to support quality development and encourage investment in the community.





GLOSSARY

GLOSSARY

This glossary defines key terms used throughout the Comprehensive Plan to help readers understand the concepts, land use types, and transportation strategies that shape Louisville’s long-term vision. These definitions clarify how the Plan uses each term and support consistent interpretation across policies, projects, and community conversations.

Accessory Dwelling Unit (ADU)

A small, independent housing unit located on the same lot as a single-family home, such as a backyard cottage, basement apartment, or over-garage unit.

Affordable Housing

Housing that costs no more than 30% of a household’s gross income, making it attainable to lower- and moderate-income residents.

Arterial and Collector Roadway

Arterial roads move higher volumes of traffic over longer distances, while collector roads connect neighborhoods to arterials and distribute local traffic.

Circular Economy

An economic model focused on reducing waste and conserving resources by reusing materials, extending product lifecycles, and designing systems that minimize environmental impact.

Community Place

A public or publicly accessible space where people gather—such as parks, trails, plazas, museums, arts facilities, or cultural venues.

Complete Streets

Streets designed to safely accommodate all users—

pedestrians, bicyclists, transit riders, and drivers—regardless of age or ability.

Cottage Court

A small cluster of compact homes arranged around a shared courtyard or open space.

Dark Sky

Design practices and lighting standards that reduce light pollution by directing outdoor lighting downward, minimizing glare, and preserving views of the night sky while improving safety and energy efficiency.

DELO (Downtown East Louisville)

A mixed-use district generally located south of South Boulder Road, east of the railroad tracks, north of South Street, and west of Highway 42.

Density

The number of housing units or amount of development allowed on a given area of land.

Duplex

A residential building containing two separate homes, either side-by-side or stacked, on a single lot.

Dwelling Units per Acre (DU/acre)

A measure of residential density that indicates how many homes are permitted on one acre of land.

First and Last Mile Connections

Walking, biking, or micro-transit links that help people connect from their starting point to transit stations and from transit to their final destination.

Future Land Use

A long-term vision for how land in Louisville should be used and developed over time, guiding decisions about housing, businesses, open space, and community facilities

Green Infrastructure

Natural or nature-based systems—such as rain gardens, permeable surfaces, or tree canopy—that manage stormwater, improve environmental quality, and enhance community wellbeing.

Infrastructure

The foundational systems that support a community—such as water, wastewater, stormwater, transportation, parks, utilities, and public facilities.

Infill Development

New development on vacant or underused land within already developed areas of the city.

Microtransit

On-demand, flexible transit service—often using smaller vehicles—that provides short local

trips and connects neighborhoods to major transit routes.

Mixed-Use Development

A development pattern that combines residential, commercial, office, or civic uses in one area or building to create walkable, vibrant places.

Multifamily Housing

Residential buildings containing multiple units—such as apartments or condominiums—within a single structure or complex.

Multimodal Transportation

A transportation system that supports travel by multiple modes—including walking, biking, transit, and driving—to provide safe and convenient options for all users.

NOAH (Naturally Occurring Affordable Housing)

Housing that is affordable without public subsidy—often older homes or apartments with modest rents.

Open Space

As defined in the Louisville Home Rule Charter (Section 1-1(g)), “Open Space” includes natural, agricultural, buffer, and recreational lands. These areas protect wildlife habitat and scenic views, maintain agricultural heritage, provide separation from neighboring communities, and support parks, trails, and recreation.

Passive Recreation

Low-intensity recreational activities—such as walking, birdwatching, picnicking, or enjoying natural open space—that require minimal built facilities.

Placetypes

General land use categories that describe the intended character, mix of uses, and development pattern for different areas of Louisville as set forth in the Future Land Use Map.

Resilience

Louisville’s ability to anticipate, withstand, and recover from disruptions—such as wildfires, floods, or economic change—while protecting the community’s people, places, and character.

Rowhome

A single-family home attached to adjacent homes in a series, each with its own entrance.

Single-Family Attached Residential

A residential building type where homes share one or more walls—such as duplexes, townhomes, or rowhomes—but each unit has its own entrance.

Single-Family Detached Residential

A residential building type where a home stands alone on its own lot and does not share walls with any other dwelling.

Transit-Oriented Development (TOD)

Compact, mixed-use development located near high-quality transit that promotes walking, biking, and transit use while reducing dependence on cars.

Transportation Demand Management (TDM)

Strategies that reduce traffic congestion by encouraging alternatives to driving alone, such as transit use, carpooling, walking, biking, and flexible work schedules.

Urban Renewal Area

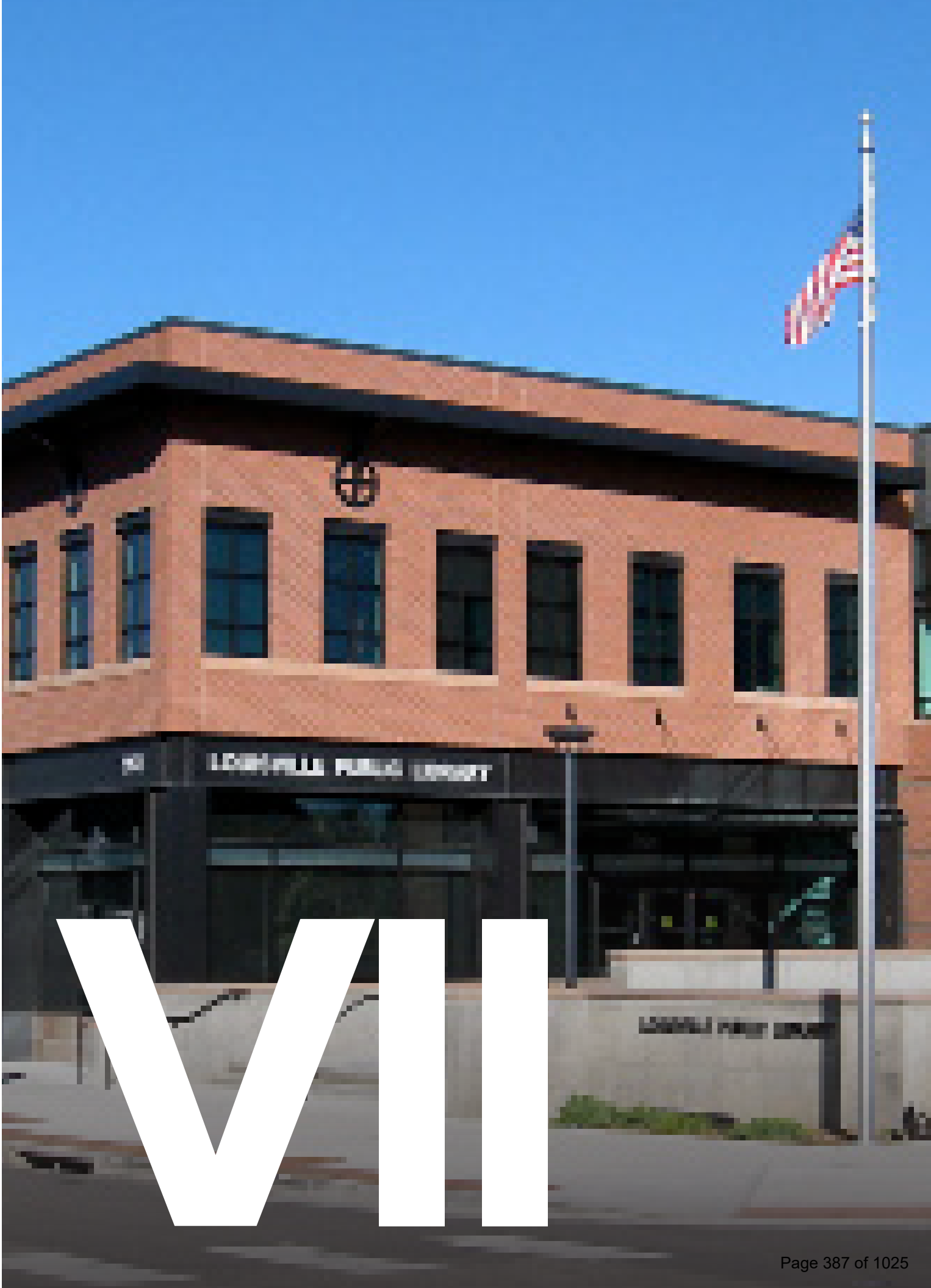
A URA is a legally designated district where the City can use tools like Tax Increment Financing (TIF) to encourage redevelopment, improve infrastructure, and support economic revitalization.

Values

Foundational principles that guide Louisville’s vision, priorities, and decision-making. They provide a reference point for shaping strategies, goals, and policies throughout the Comprehensive Plan.

Zoning

The set of local regulations that govern how land can be used and what can be built—such as building height, density, and allowable uses—to help implement the community’s long-term vision.



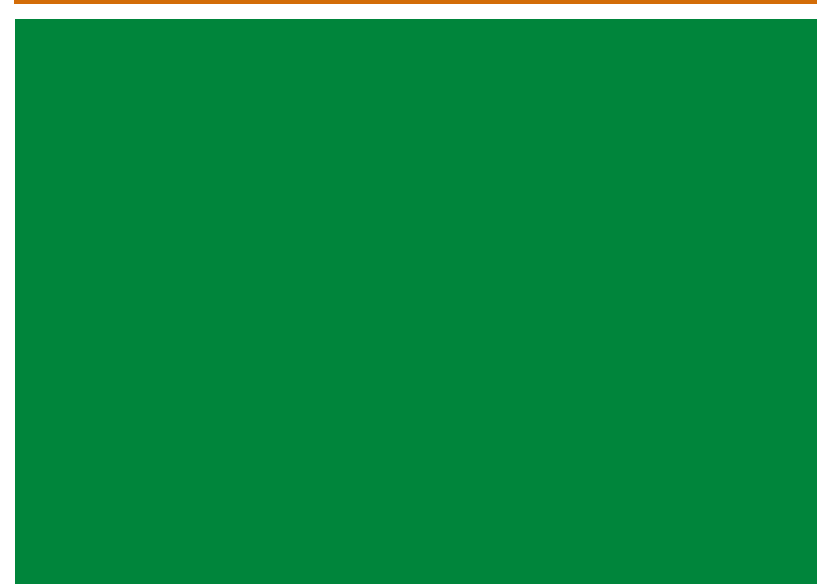
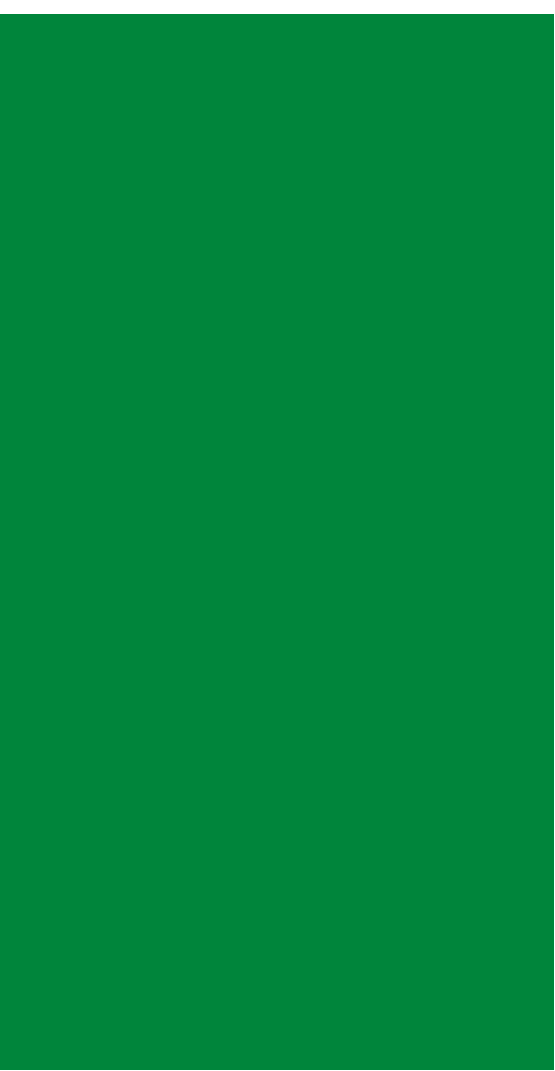
APPENDICES

A. ACTION PLAN

B. COMMUNITY ENGAGEMENT SUMMARY

C. COMPREHENSIVE PLAN EXISTING CONDITIONS REPORTS

D. FUTURE RESIDENTIAL GROWTH ESTIMATE METHODOLOGY



APPENDIX A

ACTION PLAN

APPENDIX A: ACTION PLAN



The Action Plan identifies the major City-initiated policy, regulatory, and programmatic steps Louisville should take over the next ten years to implement the Comprehensive Plan’s vision, values, and goals. It highlights a focused set of high-impact initiatives such as updates to plans, codes, policies, and engagement practices. These items are strategic and do not include specific capital projects, which are addressed through separate plans, capital improvement programs, and City budgeting. While the strategies throughout the Comprehensive Plan provide broad direction, the Action Plan offers a clear roadmap for near- and mid-term implementation and should be reviewed and updated approximately every five years to remain responsive to community needs.

Action Item	Summary	Why It’s Important	Responsibility	Timeline
Parks, Recreation, Open Space, and Trails Long Range Plan Update	Update and implement the City's Parks and Recreation and Open Space Department priorities for the next 10+ years.	Maintains the City’s high level of service for parks, open space, recreation, senior services, and golf. Preserves and restores habitat to protect existing wildlife and preserve the existing user experience.	Parks and Recreation	Near Term (1–3 yrs)
Development Code Update	Comprehensively update Louisville Municipal Code Titles 16–17 to modernize zoning and development standards and processes to support economic vitality, sustainability, natural hazard resilience, and housing diversity and affordability, including an update to the Inclusionary Housing Ordinance.	Implements plan goals through clear, predictable regulations; increases resilience and quality of development.	Community Development	Near Term (1–3 yrs)
Design Standards and Guidelines Updates	Update the City’s design standards and guidelines—including Commercial, Mixed Use, Industrial, and the Downtown Design Handbook—and consider creating new Multifamily Design Standards and Guidelines. These updates should occur in tandem with the development code update to ensure consistency across all regulations.	Provides clear, modern, and predictable design expectations; improves development quality; supports housing goals and compatibility with surrounding neighborhoods; and ensures alignment between zoning rules and design guidance.	Community Development	Near Term (1–3 yrs)

Action Item	Summary	Why It's Important	Responsibility	Timeline
Development Impact Fees Updates	Review and adjust fees to ensure development contributes proportionally to infrastructure and service costs to enhance quality of life.	Maintains fiscal sustainability for a high quality of City services, programs, events, public spaces, and equitable growth.	Community Development, Parks and Recreation, Public Works, Cultural Services	Near Term (1–3 yrs)
Utility System Plan Updates	Incorporates new growth projections into recent utility strategies to enhance resilience and support long term infrastructure needs.	Ensures continued reliable service delivery and infrastructure adaptation to evolving climate risks.	Public Works	Near Term (1–3 yrs)
Community Engagement Framework	Develop a standing program for inclusive engagement on major city projects that impact the community.	Keeps community involved and builds trust in planning decisions.	Communications, Community Development	Near Term (1–3 yrs)
Downtown Vision Plan Implementation	Advance downtown improvements in public areas and mobility projects that enhance safety and vibrancy.	Supports economic vitality, beautification, placemaking, and opportunities for community connections downtown.	Public Works, Community Development	Near Term (1–3 yrs)
Sustainability Action Plan Updates	Refresh climate, energy, and waste goals and integrate resilience strategies from the Comprehensive Plan.	Reinforces community leadership in sustainability and climate adaptation.	Sustainability	Medium Term (3-5 yrs)
Transportation Plan Updates	Align transportation investments with land use, safety, and climate goals.	Reduces emissions, improves mobility options, and supports connected neighborhoods.	Community Development, Public Works	Medium Term (3-5 yrs)
Housing Plan Updates	Refresh Housing Plan needs assessment and responsive action items to address housing goals.	Addresses one of the community's top priorities by responding to changing market conditions.	Community Development	Medium Term (3-5 yrs)
Future 42 Implementation	Coordinate corridor improvements with regional partners to improve safety, transit, and design character.	Key multimodal and economic link for Louisville and the region.	Public Works, Community Development	Medium Term (3-5 yrs)

APPENDIX B

COMMUNITY ENGAGEMENT SUMMARY

Public Comments Received During 1/28/26 Open House and Engage Louisville Page

1/28/26 Open House Comment Hand Written (Verbatim)
Prioritize protecting and preserving open space - follow the city charter!
How do mechanisms as a city to create a climate resilient future?
When City approved Redtail Ridge there was no residential area. Yet in the land use opportunity area RT is on the list. Why is that?
Thanks for all your hard work! It would have been very nice to have more maps and bigger it was almost impossible to actually get up close to see them.
Growth: Long time residents, over 30 years of Louisville. Observations. 1) 20,000 plus or minus population has been a great target over these years. Why do we need to grow? Where will the water come from? 2) Growth of 50% is unacceptable! 3) focus on the commercial empty buildings that now blight our small town community 4) focus on current residents and our needs, concerns and feedback. 5) We don't need to be another boulder thank you for the open house!
Too many people and cars added to our city. Not to mention not enough water to support everyone. Also, "affordable" housing is not affordable still. A single adult could not afford the "affordable" home especially when you add on very high HOA fees. This feels ridiculous and is just a way for builders to make money. Why do we have to add to the population? Also, all the new building ruins the feel of Louisville, I'm not afraid of change, I've been here 30 years and I've seen Louisville grow and change and it's been great. This is too much growth for Louisville and again it's still not affordable. If there is to be growth, then really make it affordable but not add this many people.
Thank you for hosting the open house. I am concerned that with our current water rights, we will not be able to meet the town's water demand by the year 2040 to 2050. Please do not expand the population at the expense of a little community. Also this increased housing is not affordable. So we are not needing that goal either. Thanks.
Please please commit to affordable/attainable housing throughout Louisville. For McCaslin - Consider mixed used near the old movie theater (CU now owns) north in those neighborhoods that has land amongst the strip + biz parks. We who live along McCaslin need a closer place than downtown to enjoy ourselves, stay awhile, with pocket parks and such that is walkable - a mini Town Center and we need a safe bike path down McCaslin!! (to the park and ride).
The City needs to provide the impact statement /financial analysis for this growth phase: (Rec Center, police, fire, library, traffic etcetera etcetera). How will we pay for all this growth? Be transparent please!
This magnitude of growth is not sustainable, what is driving this?
This is a lot of growth. I'm concerned that it isn't sustainable and that it will impact the quality of life in Louisville

Go back to the original, much slower growth developed under Muckle. Way to aggressive, will be too much traffic, strain on resources. Current residents do not want more houses; more commercial and amenities for current residents. No more housing!
Poor venue – too noisy rec center was better. Need more utensils to grab food
Too much density. My biggest concern is that once you create a use-by-right -- when the city initiated rezoning follows the comp plan - land values will go out. Prices will go up. And it will be too late to require public benefits from growth.
Way too much growth/ way too aggressive. Why not slow 20% Max residential condo -townhome growth. We don't need affordable housing. Folks can live in Northglenn for that. We need to preserve precious water/resources and Louisville is not trying to mirror Lafayette/Erie. They will never be voted best town in USA to live.
I think it would be useful to include how progress toward goals will be measured over time to ensure they are met.
Thank you for your work and for holding this event!
Put roundabouts at the major intersections on via appia.
No roundabouts in via appia.
Don't put a trail along the Goodhue Ditch, would further bisect intact property. Address the importance of limiting social trails and restoring areas they've damaged.
Good event. My main concern is potential over development of Louisville. Some of what I saw in the plan like potential for 5000 new housing units concerned me. Particularly since it seemed much more aggressive than the housing plan.
My understanding of this is actually minimal. That said, the huge amount of growth suggested is very concerning!!!!
Louisville needs to continue to raise nonresident access fees to alleviate overcrowding of city facilities. Our neighbors need to plan and build their own facilities. I see this as resource planning, not exclusivity. Other communities need to invest in their own facilities.
I am in favor of residential infill in the McCaslin opportunity area. We especially need infill in massive parking lots of the current commercial uses in McCaslin. Consider repurposing empty/underutilized office park of Centennial valley
I'd love to see a policy which strongly discourages the building of massive blocks of apartment buildings such as those in Superior, Broomfield and Westminster
The comp plan transportation goals and strategies need to identify the lack of safe ped. crossings between transit stops on opposites of McCaslin - especially between Cherry street and Century drive
Action plan board - front door as exiting. One comment on the board re: "Downtown Beautification". I am a (near) 40 year resident. I'm sick of the "Super cities", folks who think Louisville is "cute" (it is for the most part) but Folks who say - but we could make it "super cute" I'm very tired of our \$ \$ going to super cute new streetscape medians where the existing were perfectly fine...

I am not in favor of facilitating a population explosion in Louisville. An increase of 50% obliterates the integrity and character of our amazing town.
I am strongly in favor of more pedestrian underpasses, especially under S boulder Rd. and the railway tracks. Forrest Phillips, resident and homeowner.
Multi-family might work belongs in Centennial valley only - new grocery store (K.S.) and transit – (regional) options
Density is good - environmentally, socially, ecologically, etcetera. However -established areas with single family dwellings in Louisville are not the place to impose parking and trapping headaches. We didn't buy into that. Create density and other purpose built areas where urban oriented dwellers-agree in advance to higher population per acre
Too much- too quick
community character, connectivity, places. Cultivating these values will keep Louisville a good place to live. Specifically: support the creation, participation, and engagement of the arts: visual, musical, expressive
Too much housing too quickly built. Please Increase residential more slowly at about 10 to 20% in 10 to 20 years. Concerned about impact to city utilities and common spaces - rec center, roads, traffic lights. Concerned about congestion pollution and losing our quality of life. Louisville is a small town please keep it that way.
I do not support a town that looks like downtown Superior - big buildings. I support growth to 25% not what is projected and a mandate for low income housing. I didn't see that anywhere in this plan
I am not sure how valuable this was it is the same as what's online. I want to know next steps, when we can give our thoughts on each phase and how much will our input matter. The plan is 340 pages long. Very comprehensive. I had hoped this meeting would pare it down in chunks, timelines, dates for community input, next steps, etc.
Consider slower growth. Smaller patio type homes for seniors to free up larger homes for younger families. Concern currently for overcrowding at the rec center - what to do with Superior customers and how to fit in those for new growth.
I do not see the demand for five story multi-family anywhere in Louisville. Our neighbors have already overbuilt these units. Our current facilities cannot support such an increase.
We need senior patio home area for us older couples to downsize to. Not a condo/apartment style. My home (too large with empty nest) could then go to a young family. Already too crowded. This growth will make it worse. How many non- residents are using the rec center.
This meeting didn't accomplish anything. The problem to solve is “How does Louisville have a way to sell a \$400,000 house?”. None of the so-called planners now. Also, 10 years out, anyone can say anything as a “feel good plan”. Best plans bring in jobs for starters. D. Howe.
Dear reader, my name is Hazel Boucher and I am an eighth grader at LMS, growing up in this town I have seen how climate change has affected this town and I want to live in a climate forward town. You are probably aware of the bag tax, and my thought/question is that couldn't there be a new tax that when something in Louisville is bought 2 cents goes to the city of Louisville that could go to incentives investors and contractors to make the new buildings all electric.

Denser affordable housing is great! But, in order to reach our goals for greenhouse gas emission reduction, we need a big pot of money to use to incentivize developers to build to the all electric building codes. We can't expect to reach our climate goals and build dense affordable housing without money to motivate builders to build to an all electric standard.

To grow and thrive – we must create affordable housing that also achieves our climate action goals. Can we have a “Resilient Futures” tax ballot for 2027 that creates an incentive fund so developers build all electric.

The Conceptual plan is well thought out and reflects a great deal of citizen input. The posters don't do a good job of showing scenarios of what the plan might produce: they seem superficial. Community leaders will need to put a great effort into reassuring people that the comp plan does not automatically raise huge increases in population, but that each development would need the normal approvals. I strongly support the idea for the opportunity areas, though I'd like to see more explicit proposals for affordable, workforce, and social housing.

Thanks for working on the comprehensive plan. As I understand, there is a huge increase on housing. Here are my questions. 1) Does the city's water facility have enough capacity to feed all new and existing houses water need? If not, is there a plan to increase water? 2025/2026 winter, there are no snow in the mountain where the water comes from. 2) What are the plan to increase the roads, rec center, library, City Hall and so on for the population increase. 3) What are the plan for PFAS in our water. If it is tested please publish the results. With the huge population what is the city's plan to treat the water. 4) many Boulder People come to Louisville rec center. They said, the rec center is cheaper and less crowded. We don't want to be the next Boulder. Please keep the housing increase lower than 15%

To be considered 1) increased growth will put strain on library and cultural events, ie Friday night fair, music in the park. How is the city preparing to staff, expand library hours and enlarge spaces to accommodate larger crowds? Please consider maximizing existing and empty business spaces to reinvest/expand before allowing new build and ignoring the empty business sites. Need for increased multifamily housing in building plan in areas such as RTR and along McCaslin. Louisville has approximately 70% single family which does not attract diversity. New build should/needs to include affordable housing and ranch style housing (smaller) to allow people to age in place. Reduce sprawl, build and condensed areas to preserve green space.

I've always thought that the area adjacent to the P’N’R would be a great place for high density, low cost apartments. It's close to retail, 36, public transportation, etcetera. Likewise for southern Centennial valley, but not butting up to Davison Mesa. I have concern about Redtail Ridge creating problems at 88th and Dillon. But my chief issue with development is developers not being required to pay up front for the infrastructure their developments consume. I feel like existing residents have funded existing infrastructure, developers profit from it, and then new taxes get imposed to pay for the necessary infrastructure Developments require. I’m talking about water and sewage treatment plants, expansion of transportation arteries, library, Community Center, recreational facilities, government facilities etcetera etcetera including fire police public works etcetera.

Thank you for the informational meeting. I think it's important to have as an objective to keep taxes down and therefore not to plan too aggressively. For example: a \$10 million pedestrian underpass under Hwy. 42. I'm pretty sure NYC does not spend \$10 million for intersection and somehow gets hundreds of people across intersections, there is a creative solution somewhere between an enhanced traffic light and \$10 million. Affordable housing was mentioned one or two times. What is it? Defined. there is no such thing and it is annoying to have it mentioned. Diverse living modes is nice but a basic house costs \$500,000 it is not affordable by definition for lots of people. Please don't plan for a Louisville that is two to three times larger. That's not what residents want. Please don't raise taxes to satisfy a planner's grand vision of Louisville two times larger. We still want a small town. Don't allow one group to display flags at City Hall or library that don't stand for all Americans the only flag that stands for all of us is the American stars and stripes.

I am in favor of additional density particularly in the city centers. Along those lines, I think there should be more opportunity for density in the Old Town overlay district... allow me to have two residential units on this parcel... ADUs only 800 sq ft and separate utility taps too costly.

Hi my name is Natalie and I'm nine years old. And my name is Esmae and I am 8 years old. We want our town to focus on climate solutions and we need money for heat pumps and people to electrify their homes. We also need more money to stop climate change by not making gas factories.

Having lived in Louisville and owned a home here since 2010... I support it and welcome it as long as it's done responsibly and thoughtfully. Be sure to expand the infrastructure and utilities with the growth...

I recommend above grade 25% NOT the 50% as outlined in the proposed plan. Thanks,
Ely Hally

Please consider to add & diversify fun activities for retirees to hang out if we can. Thank you!

I support high density housing. It's best for the climate, biodiversity, and affordability, and residents tend to be happier.

BRAVO! Great job including citizens in your planning efforts. Keep up the good work!
Bruce Kinlan

Colorado now has more people moving away than moving in and there are plenty of people who drive into Louisville and East Boulder County because they can't afford to buy homes or pay market rate rents, even with rents draining their upward push. Build affordable housing, 30% to average mean income on property where big box buildings sit empty, controlled growth for those who work here.

The "How We Got Here" poster is telling. WE haven't been engaged in 3 dimensions (in person) for over 1 year. Density proposed is too large and unsustainable. Too much fealty to business interests and not We The People!

I'm not a fan of the 5-story zone areas. I'm looking for where you are addressing abandoned/empty and all the vacant lots before considering new buildings of this 3-5 story magnitude?

Louisville is a 20k town. How big would change this small town? 30k-40k? Limit growth yearly and reassess growth as population grows. I think 25k is a good final residential number of residents.
Jim Bain

If you put in this many additional housing units, we will need another Rec Center. Our parks & open space will be degraded & crowded. This will ruin Louisville small town character.
This Comp Plan is TOO much growth! Scale it back significantly! Louisville is a small town, not Broomfield or downtown Denver.
46%–67% increase in housing is too much! Prefer to stick with City plan of ~28% growth.
Please consider purchasing 8600 Baseline with BOCO Open Space & City of Lafayette. Thank you.
No more than 10,000 people allowed in the next 30 years.
Superior needs to build their own Rec Center.
Please no e-bikes on social trails & open space. And more enforcement for motorized vehicles on above land.
Building affordable housing that fills in and creates density vs sprawl is GREAT! The city could create a funding mechanism (like the bag tax but BIGGER) to create a fund to use to incentivize developers and contractors to build ALL ELECTRIC. Thank you!
Hi, my name is Hazel Booth and I'm an 8th grader at LMS and growing up in Louisville I have witnessed how dire climate change is and I want to live in a climate forward town. You probably aware of the bag tax that sends money towards sustainability and I'm wondering if there is a similar thing we could do to tax that sends money/incentives to developers and contractors to build all electric. Hazel hmboother01@bvsd.org
What do we do when ICE is here to protect ourselves & our neighbors.
Hi I'm Annabelle Gaillard and I'm an 8th grader at LMS. I'm here because I want the comprehensive plan to be prioritizing climate solutions. How are we going to reach our greenhouse reduction goals without the city providing funds to decarbonize all of our new construction?
Thank you for this opportunity to meet with City staff. However, we were largely bundled up in front of the future land use maps and nobody could hear the questions or answers. Please set up a meeting specifically for that. It's hugely concerning for many of us how much Louisville is planning to grow. Kathy Snell
Existing parks and open space need to be maintained BEFORE acquiring more open space.
Whatever happened to underpass between North Louisville + Steel Ranch (Bullhead Gulch). Bike friendly over or under train tracks.
Definition of insanity: Attempting the same "solutions" and expecting different results. We the people say NO to unsustainable growth.
Too much population growth. Should be more consistent with the housing plan/study. Level of growth in plan is not consistent with feedback during survey.

Open space priorities: Please put maintaining existing open space before increasing open space for open space goals. Funds need to be there for keeping what we have nice. Louisville has done a great job acquiring open space, but not so good at maintaining!
I suggest the city put this to a vote. 2k people doing a survey isn't enough people to represent all of the citizens.
I am strongly in favor of more housing in Louisville. We need more duplexes, triplexes, & apartments. Forrest Phillips, resident & homeowner
More big playgrounds with sit-on ziplines and water play.
Growth: 25% range, not the 47% that is proposed. Buildings downtown: keep them to 2–3 stories. No 5-story buildings. It will take away the small-town feel. Support low income housing. Support open space.
I'm happy with the new line striping on Dahlia. It makes clear to everyone where bikes belong. It gives permission to drive the middle of the road (traffic permitting) where I have better visibility and reaction time should someone enter the street. Those who find it truly confusing shouldn't be behind the wheel, but most who complain are just adverse to change.
I would think the first item to look at would be what can existing infrastructure support and then impact of traffic on roads. Ex) water & sewer, water rights, South Boulder/McCaslin capacity, Hwy 36 interchange.
We really need to plan growth numbers and require affordable housing as part of development. This measured growth by commitment to community are the top priorities. Those growth #s are too high.
All of the goals are well thought out and reasonable. I feel there is still a lack of clarity of what needs to be done, except for more studies. That's not reasonable either. It might be possible to provide a chart that lists any/all specific implementations with specific time frames. This might add a bit of structure/reality to what the plan needs to accomplish.
the housing stock needs to be affordable. The plan for growth seems too great to maintain Louisville character.
We have an extensive housing plan for Louisville. Instead of addressing our housing issues in the comp plan we should focus on executing on our detailed housing plan.
We do NOT need this much growth! 20% max!
Louisville should NOT add substantial residential development. To do so is what is called "suicidal compassion", killing what is great about our town (rec center, etc) to show compassion for people who need lower-priced housing in order to live here. We don't need to accommodate everyone who wants to live in Louisville.
As we continue to to consider development, we need to think about: 1) Town character, 2) water + energy impacts, 3) stress on town resources + services (police, roads, rec center, parks, etc.) We don't want to grow too much + stress these.
We live near McKinley Park, walk by daily, but wish there was: Seating and tables. That would be so welcoming and increase use and enjoyment! All other parks have that feature. Ron Knutson ron.knutson1550@gmail.com We love our great community of Louisville.

The underpass at Hwy 42 is a waste of money. Minneapolis had to shut down a major light rail line due to low ridership. We are a car-oriented society. Light rail is not worth the investment.
Affordable housing yes! We are a welcome community and need to make good on our intention to be a place where people at all income levels can be our neighbors. Just building more market rate homes won't solve our problems. We need creative affordable housing. How can the city remove barriers and overcome NIMBY opposition?
This is the result of many, many meetings and y'all have done a great balancing job of opinions! Just thought it might be nice to have a positive comment in here (:
Where is the fiscal plan associated with these enhancements? What will be the impact over the years to the residents? Thank you.
Under action items, put OSAB + LSAB (or open space + sustainability departments) under "responsible group" for impact fees, land use code updates, and design guidelines update.
Under place types make supporting land uses numeric. E.g. underground parking required for multifamily over 3 stories X. Sq Ft. green space per resident. Plan needs number + teeth.
This plan calls for way too much growth. 45% will destroy Louisville as we know it! Please back off and follow the growth called for in the housing needs assessment. At least that provides distribution of income levels for which housing should be built.
David Sweedler, 956 St Andrews Ln, Louisville. I'm completely opposed to the draft comp plan as currently written. No affordable housing numbers shown. Growth targets need to be cut in half at least. The Avista Hospital Redev Site is NOT in any way a Regional Center. It has no access to Hwy 36.
I would like 2 things: 1) Every place you "talk" about affordable housing should acknowledge that you are talking about 12%. That should be required. 2) In the transportation plan development, what is the commitment to public transport and EV infrastructure.
I think 10% growth, with most of it near McCaslin & 36 would be reasonable. More than that would be problematic. Also the proposed development south of downtown like Red Tail will be a traffic mess and will pull business away from downtown.
Use housing plan numbers! MODERATE GROWTH.
I support growth, but not at the expense of current residents. This is too much too fast without proper infrastructure. Did you see the traffic jam last month during fire evac that didn't last long? How will all of us leave if we have another Marshall Fire? Sue Lukasik 559 West St, Louisville.
Phase in land use changes so that development begins in already paved areas, like unused parking lots and commercial. Don't rezone vacant land yet.
Environment + Sustainability. Mow less along city managed corridors i.e. west pine + hooovers + trails. Allow grass to grow to weeds _ allow cooler environment. Mowing along trails widens the path + is encroaching on open space. Building code to require solar opportunities to give homeowners option to join co-ops + receive bulk pricing at time of built.

Rec center too crowded already! Tonight cars parallel parked on the street cause no parking in lot. Equipment – too long wait. No more people without new rec center.
Need to maintain small town character that has made Lsvl so pleasant. We do not yet know the impact of Red Tail Ridge and the incremental traffic it will cause to move forward with other growth before RTR impact is know is too risky for the city's character.
Concerned about the increase in population growth beyond 20 – 25%. Otherwise, I believe we will lose our small town feel. It is not sustainable, stress on Rec Center, Library, Water, etc.
Adding 10 – 20k people, what will be the mix of businesses added? Will the mix of businesses help to offset property taxes increase to infrastructure build out? (water, utilities, curb & gutter)
Louisville is a gem. Don't overbuild, overdevelop. Keep our small town with All-American feels and values as is. This is why we are here.
An idea to help us be able to gather money for new construction could be to add a tax on drinks and other items bought in the city and add the fund together so we can have money to build new construction that is all electric.
If you add approx. 5000 new housing units to the city, the rec center will be overcrowded! Will you need to raise taxes to build a bigger Rec Center?
I live in the Enclave and would love to see the Kobel Property develop with residential in a higher density, walkable form so my kids, who grew up here, could afford to move back; eye toward affordability. Housing on Kobel would also help activate McCaslin, we need more people to help businesses succeed!
Not enough dog park during rainy/snowy days. So please add more dog parks if we were to expand residential.
Public Comments from Project Webpage
Regarding housing goals, I encourage the city to preserve smaller Old Town houses as affordable housing through deed restrictions or other means. This would preserve the historic character as well. The town already has this pool of relatively affordable single-family homes that steadily are being scraped for large expensive homes. It is contrary to vision goals.
Can you please respond as to the likelihood that Sterling Bay (RedTail Ridge Developer) will be compelled to add new housing to their existing GDP?
The City council reviewed a draft comprehensive plan on July 14. However, I do not see this draft on this EngageLouisville page. Are you expecting citizens to dig through the council packets to find the draft?
Will the new Comprehensive Plan include guidelines/regulations regarding xeriscaping in new developments both commercial and residential?

With this drastic population increase, the already crowded rec center will be packed. Is there a plan for a new recreation center, or to expand the current one?
I really like that the second bullet under Ten Big Things To Get Right Over the Next Ten Years includes increasing affordability. Where are the specific plan elements that ensure this will actually happen? We already know that simply building more types of housing does not lead to affordability. During the period when Steel Ranch, the North End, and DELO added thousands of housing units, housing prices and rents increased. Can the Plan include specific, enforceable measures to ensure affordability as growth occurs? Can affordability conditions be added to the development considerations for each place type? Additionally, the map shows an overlay for naturally occurring affordable housing—why is this not included as a place type with its own development considerations?
We think the city should adopt a more reasonable and responsible growth rate of 20%–25%. This is still a large increase, but it would better maintain our great quality of life. Even 20-25% growth will create problems, but they will be far more manageable.
Louisville has a small-town character that should be preserved. Rather than prioritizing large developments, the community would benefit from thoughtful, small-scale, and sustainable growth—development that serves local needs rather than growth pursued solely in the name of economic prosperity.
Where does Louisville expect to get the water and reliable energy for massive new development in our city? We are in a serious drought and have been for quite sometime, so the water issue is constantly on the table. And of course, Xcel Energy has already shown they are entirely incapable of keeping the power on for current Louisville citizens and businesses. (Ward 2 has had 5 extensive, hours-long outages in less than 2 months.). And yet, they keep raising rates. Because we don't currently have a forward-thinking, concerned City Council who will consider non-profit or other alternatives to Xcel (as Longmont, Fort Collins and other cities have) do you expect tens of thousands of new residents to just deal with the fact that they will have unplanned outages for hours or days often as current residents do?
It looks like resiliency and preparedness is one of the primary goals, but there is nothing in any of the scenarios or other areas of the plan about this. How will wildfire mitigation and disaster preparedness be integrated into this entire plan? Especially with the release of the WCRA?
In general I think we should have taken the opportunity to rezone around downtown to be more mixed use and slightly higher density. That are should allow duplexes, and 3 story buildings by right. It's our most walkable area
I agree with the increases in housing in the Comp Plan. We need more housing in Louisville! I am also excited to see all the off-road infrastructure for people walking, running, and bicycling.
This is too much growth for Louisville.
1. I am concerned about adding housing to downtown without providing parking. Won't that create problems for visitors to downtown businesses and for people who live near downtown but don't have off street parking of their own? 2. While I agree that Louisville needs to keep growing, this plan seems like way too much growth. 3. More housing won't lower prices because there are more aspects to demand than just availability, the desirability of living in Boulder County, for example. When cities are in desirable locations, the demand outpaces availability, no matter how many houses they build. 4. I appreciate the thought and time people have put into the plan so far.

A 27 story building in Louisville?? Do you want to ruin the character of our town? Max height limits should be maintained at 3 stories

During last night's Open House, both Staff and City Council said that some kinds of growth permitted under the draft Comp Plan would never be approved by City Council. I think clear and transparent standards are important for the community -- and for developers. If certain kinds of growth will never be approved, shouldn't we signal that to everyone? Why allow it under the Comp Plan, only to deny it after someone puts in the effort to develop the idea? From my perspective, the citizens are not misinterpreting the plan - if the plan allows for something - even if this City Council takes the position that they would never approve it, that doesn't mean that it'll never happen. Also, if the Comp Plans signals that a certain kind of development is allowed, you can be sure that lawyers for the developers will come in and pound the table saying that private property rights and use by right are being taken away. Let's tread carefully and get it right. Finally, from a sustainability standpoint it is best to redevelop blighted areas, before paving over green spaces. Let's prioritize redevelopment of blighted areas.

At last night's Open House, I heard a lot of concern - that I share - about 47-67% growth. Though the 28% in the housing plan is too high for me personally, I think growth should not exceed the 28% in the housing plan. I think zoning for purposes builds character and comfort into a City. I do not like places such as Houston and I do not think that's a good model for Louisville. From a sustainability and affordability perspective, Louisville should at least mirror the house size limits of Boulder County. Finally, shouldn't we put controls in place that recognize that we are at the beginning of what could become a very serious drought?

Housing plan projects that if Louisville were to maintain its current percentage of Boulder County population that would mean growth of about 4,000 people over 20 years. If you were to use an average household size of 2.5 that would mean there would be a need for 1600 additional housing units. The draft comp plan projects a potential growth of 4,000 to 5,000 housing units. Related to that is as I look at the future land use map and narrative, half of that 4 to 5,000 is assume do potentially go in to Redtail Ridge. Looking at the map there seems to be very little allocated for residential. Also, that number of housing units using my household size number would mean a population growth of between 10,000 to 12,500. I realize that these are guiding documents and not representative of actual development plans, but can you can explain what I see as a discrepancy tell me what I may be missing? Thanks. Appreciate all the work being done on this.

am opposed to this proposal of so many new homes. MORE is NOT BETTER. More is simply just MORE of everything.....more people, more traffic congestion, more STRESS, more accidents, more problems for the police department and fire department to manage. Why not manage WELL, what we have? Bigger is not better.

Thanks for taking comments. I am concerned about putting a trail along a riparian corridor. These areas that weave along waterways are critical for wildlife -for food, movement, and protection. On other trails along ditches in Louisville, I have seen bald eagles and other birds of prey that ended up flying away because so many people stopped to look at them. The City of Boulder has made a concerted effort to move trails OUT of riparian areas. I'm sure you are checking in with Louisville's very competent Open Space team, but it is worth checking with others as well. Know that for many of us, there is a strong value for having safe spaces for wildlife. Thanks.

I am not opposed to building UP within reason, as this allows us to leave room for precious open space. (Do pay attention to viewsheds.) But I am not okay with the rate and amount of building proposed in the draft Comprehensive Plan. This whole area of Colorado is growing fast. As a unique and quality city, let's pace ourselves and leave room for all of us to breath. Just a reminder, the benefits of open Space are many! These include mental and physical health; habitat for biodiversity; a place for social interactions; economic value; and environmental benefits like better air quality, less noise pollution, and storm water management. Thank you.

I recalled there is a survey on growth choices. Scenario A was low growth and Scenarios B and C were for larger growth and "other" has the results. Where this results on this comprehensive plan? I recalled 40 % responded from others. I would like to see this to be included in this plan due to transparency. I did attend to the open house and there is no mentioned on this survey to show what the community actually wants. It should not be in the appendix. Secondly, Circular economy should be implemmented in all areas on OS, LU, Economic Vitality, Community places, transportation, RR, ES (glad to see this in their comp plan) and CS. When there will be classes for the comminty to learn how to use the circular economy?

I think this is terrific! Young families need options in Louisville!

Louisville Comprehensive Plan

Summary of Round Two of Boards and Commissions Input
March-May 2025



City staff requested input on the Comprehensive Plan from eight City of Louisville boards and commissions in early to mid-2025. This was the second of two rounds of focused discussions with these groups. The first round was at project kickoff where they were asked about the most important things to address in the Plan. This document summarizes the input from the second round of recent discussions and does not include input from Planning Commission. Planning Commission is acting as the project's primary advisory group and City Council.

Round Two Boards and Commissions Meeting Topics

City staff provided a project update and asked both open ended and targeted questions of each group within their purview. The specific topics covered included:

- A summary and reminder of what a comprehensive plan is and isn't, including areas where the Comprehensive Plan's content intersects with the group's purview;
- A summary of each board or commission's input from the early 2024 project kickoff (round 1 of input);
- A summary of City Council's policy direction to date on the Plan's future land use framework, including the recommendations for future land use changes at certain locations;
- A summary of potential Comprehensive Plan goals and strategies that are within the group's purview; and
- An overall project status update.

City staff asked each board or commission for input on the overall content of the Plan to date and for specific input on potential goals and strategies to inform the Plan's drafting. The potential goals and strategies were presented at a topical level, with the intent of having the board or commission identify what is missing, what are the most important to include, and how best to articulate them in the Comprehensive Plan. The boards and commissions did not take a consensus vote on these items, so the comments address both themes and individual comments.

Parks and Public Landscaping Advisory Board (3/15/25)

City staff shared the following potential goals and strategies with the PPLAB for input:

- Related to Placemaking and the Public Realm, to:
 - Support the Update to the PROS Master Plan
 - Encourage Enhanced Design of Public Spaces
 - Encourage Development of New Public Places
- Related to Environmental Sustainability and Decarbonization, to:
 - Encourage Water Conservation on Public and Private Property
 - Increase Louisville's Tree Canopy on Public and Private Property
 - Encourage Biodiversity on Public and Private Property

- Related to Core Community Services, to:
 - Address Population Growth Impacts on Public Parks and Open Spaces

PPLAB Comments:

- Critical to maintain a high level of parks-related services to the community as population growth occurs; this should be addressed in both the Comprehensive Plan and forthcoming PROS master plan. This is one of Louisville’s best assets that sets us apart and makes us such a desirable place.
- Evaluate the City’s impact fees to understand how they are currently being used and opportunities for updates to such fees to ensure a continued high level of parks related services.
- Important to maintain biodiversity in our open space areas and ideally as part of any redevelopment on private property.
- The city needs a balanced approach to future development, and there were mixed opinions among PPLAB members about the right approach for future residential growth with recognition of the potential impacts on the community but also related to the city’s housing affordability and social equity goals.
- Important to implement water conservation measures and be ahead of related state laws.
- Climate change adaptation is a high priority that could be addressed in parks.
- Decrease in pesticide use in parks is important.
- Evaluate the areas near and adjacent to parks for their impact on the parks.
- Desire for enhancements to the arboretum.
- Desire for more activity based areas – e.g., play fields, playgrounds, etc.
- The PPLAB offered a memo to City Council following this discussion stating their position on growth and development in Louisville included below.



Memorandum

To: City Council
From: Parks and Public Landscape Advisory Board
Date: 3/05/2025
Re: Comprehensive Plan

PPLAB wishes to express desire for lowest growth option as described, to include recommendations that designated area for parks be included in opportunity zones, with primary objectives of sustainability, biodiversity, open space, housing equity, and recreation features, including accessibility by soft surface and hard-scaped trails. New developments to include set amount biodiversity landscaping and tree canopy. Emphasis should be to maintain or improve our quality of life and maintain adequate funding for maintenance of these facilities.

Open Space Advisory Board (3/12/25)

City staff shared the following potential goals and strategies with the OSAB for input:

- Related to Enhance Trail Facilities, to:
 - Identify priority trail connections, particularly in areas where redevelopment is likely to occur (e.g., near Davidson Mesa, Redtail Ridge)
 - Identify priority trailhead improvements
- Related to Protecting and Enhancing Open Space Areas, to:
 - Encourage Biodiversity in Open Space areas
 - Identify attributes of desirable open space acquisition areas
 - Support update to PROS Master Plan
- Related to Recovery and Resilience, to:
 - Address natural hazard areas that interface with potential new residential development
- Related to Core Community Services, to:
 - Address Population Growth Impacts on Public Parks and Open Spaces.

OSAB Comments

- The goals and strategies should be more assertive than what was presented. For example, the City has already identified many of the priority connections and preservation areas – the plan should state that we need to implement, rather than identify.
- The community's highest priority when asked in various surveys is acquiring and managing open space areas, and this should be evident in both the Comprehensive Plan and PROS plan.
- The Plan (or PROS plan) should promote biodiversity in our open space areas, and state why the goal is so important (e.g., healthy ecosystems for plant and animal life).
- Support for improving our tree canopy.
- Its important to clarify the distinction between different types of open space areas – e.g., grasslands, riparian areas, etc.
- The City's Open Space division and OSAB have been working on identifying desirable future acquisition areas, and it is desirable if the Comprehensive Plan can help support the goal of acquiring these areas for open space. Such identification also includes criteria for prioritizing the most desirable open space areas that could be integrated into the Comprehensive Plan and PROS plan.
- Address that Louisville voters approved a 10 year extension of the 2C sales tax for open space and parks, and how that is a funding opportunity to capitalize on.
- The City needs to balance the management of open space properties with sometimes competing goals around recovery and resilience. E.g., between hazard mitigation and compromising the ecological value of these areas.
- Important to address growth impacts on open space areas.
- It is desirable to have a more established social trails policy that addresses any future population growth and to minimize or consolidate creation of social trails.

The existing social trails may be difficult to change, but the policy could address creation or management of new ones.

- Would love it if we could be a designated bee-friendly city.
- Any residential in Redtail Ridge is ok but should not encroach into any established open space areas. E.g., the open space area north of the existing hospital.
- The OSAB offered a memo to City Council following this discussion stating their position on growth and development in Louisville included below.



MEMORANDUM

To: City Council
Jeff Hirt, Planning Manager

From: OSAB

Date: April 9, 2025

Re: Comprehensive Plan

We appreciate Jeff Hirt's presentation to us on March 12 regarding updates to the status of the Comprehensive Plan and how it aligns with OSAB's purview. He listened carefully to our suggestions and concerns, but we wanted to convey them directly to City Council as well.

Our ongoing priorities:

- The Plan should emphasize the goal to protect, enhance, and expand open spaces and trails.
- The Plan should recognize the link between economic vitality and funding open space, both for the economic benefit open spaces provide in making the city an attractive destination and for the need for healthy sales tax revenues to cover open space expenses.
- The Plan should address climate change, resilience, and our decarbonization plan as policy priorities.

We support the draft strategy outlined by Jeff but wish to make the following specific points, which we raised in our March meeting:

- The land-use framework needs to emphasize Open Space acquisition
- Include Open Space acquisitions options in future land-use maps, especially in the focus areas around Centennial Pkwy and the area around the current Avista Hospital when it relocates. Both these areas have potential parcels that could be part of open space expansion, as envisioned in the passage of referendum 2C.
- Emphasize the importance of biodiversity, restoration, and protection in all of our Open Space properties, especially the Coal Creek riparian area as well as other valuable ecosystems, including North, Coyote Run, and Davidson Mesa.
- Take into account that Open Space resources are for the benefit not only of our citizens but our plant and animal life as well.

- Be more specific about the definition of “Green Corridors.” Are these Open Space properties or all planted areas (parks, medians, and the like)?
- Explicitly state in the Comp Plan that city policymakers and staff will take into account the recommendations of the PROS and Trails plans, which will be completed after the Comp Plan.

Louisville Revitalization Commission (3/12)

City staff shared the following potential goals and strategies with the LRC for input:

- Related to a Vibrant Downtown, to:
 - Maintain and enhance ground floor activation through design and land use (e.g., ground floor retail).
 - Allow residential “by right” in some areas (e.g., above ground floor commercial) to implement City housing policies and support economic vibrancy.
 - Support a robust program of community events year round.
 - Integrate land use, development, and transportation recommendations with the Downtown Vision Plan.
 - Evaluate improvements to Downtown Framework Plan.
- Related to Vibrant Commercial Areas Outside Downtown, to:
 - Maintain the McCaslin Blvd and South Boulder Road frontages as primarily retail corridors within Comprehensive Plan defined opportunity areas.
 - Allow mixed use with some residential near McCaslin Blvd and South Boulder Road in areas currently zoned exclusively for commercial uses and other areas to implement City housing policies and support economic vibrancy.
 - Enhance transportation connections from nearby residential areas to commercial areas and within the commercial areas.
- Related to a Supportive Business Environment, to:
 - Update Development Code to streamline procedures where possible addressing new commercial projects and expansions of existing businesses.
 - Support local business retention and expansion.
- Related to Transportation and Mobility Improvements, to:
 - Provide enhanced transportation connections for all modes from residential areas to activity areas within Downtown Louisville, the McCaslin corridor, South Boulder Road, and Redtail Ridge.
 - Increase connectivity and comfort of on-street bike facilities, bike paths, and sidewalks.
 - Increase regional transit connections.

LRC Comments:

- Support for the potential goals and strategies as presented.
- Support for the direction related to future land use and development in downtown and urban renewal areas, including specifically to allow more residential by right above ground floor commercial, and as freestanding in some locations near commercial frontages. LRC sees this as important to implement the Housing Plan and it also supports economic vitality goals.
- Strong support for updating the development code to streamline procedures to be more business friendly.
- Consider mandatory ground floor retail/commercial in downtown as a part of the development code update.
- Important to emphasize in the Plan the transportation and mobility improvements – especially if we’re going to see more residential, to ensure that there are safe and accessible ways for people to get into downtown and other commercial areas to shop, play, etc. For example, to be able to safely cross McCaslin and South Boulder Road on foot/bike.
- Emphasis on ensuring the Downtown Vision Plan is integrated with the Comp Plan.
- One comment about supporting creative parking strategies for downtown.

Recreation Advisory Board (3/17/25)

City staff shared the following potential goals and strategies with the RAB for input:

- Related to Priority Public Facility Upgrades, to:
 - Support PROS Master Plan-identified priority investments in public facilities.
- Related to Placemaking and Public Realm, to:
 - Support Update to PROS Master Plan
 - Encourage Enhanced Design of Public Spaces
 - Encourage Development of New Public Places
- Related to Core Community Services, to:
 - Address Population Growth Impacts on Public Parks and Open Spaces

RAB Comments

- Mixed opinions on the City Council direction for new residential in some areas, with some RAB members stating they support adding more housing to the community.
- If Louisville does add residential, we must commit to maintaining our recreation amenities. Our recreation center is already crowded and our program schedule is robust but also at capacity.
- Important to ensure that recreation programming is for all ages.
- Some members see the existing General Development Plan for Redtail Ridge and identified open space areas as still valid and needing to be reflected in the Comprehensive Plan.
- The Comprehensive Plan should evaluate opportunities for new parkland.
- We need more and enhanced recreational facilities including but not limited to tennis courts, multipurpose fields, and improvements to the golf course clubhouse.

Historic Preservation Commission (3/17/25)

City staff shared the following potential goals and strategies with the HPC for input:

- Related to Preserve Community Character and Heritage, to:
 - Evaluate Historic Preservation Fund allocation criteria including acquisition opportunities and grant program updates;
 - Consider Update to Preservation Master Plan; and
 - Update Old Town Overlay Zoning District.
- Related to Vibrant Downtown, to
 - Maintain and enhance ground floor activation through design and land use (e.g., ground floor retail).
 - Allow residential “by right” in some areas (e.g., above ground floor commercial) to implement City housing policies and support economic vibrancy.
 - Integrate land use, development, and transportation recommendations with the Downtown Vision Plan.
 - Evaluate improvements to Downtown Framework Plan.

HPC Comments

- Not particularly interested in updated the Preservation Master Plan
- Interested in updating incentives
- Would like a focus on outreach and making sure there is more widespread awareness of the program.
- Interested in updated the Old Town Overlay zoning.

Cultural Advisory Board (3/12/25)

City staff shared the following potential goals and strategies with the CAB for input:

- Related to Support Arts and Cultural Facilities, to:
 - Advance strategies and action items of the 2017 Cultural Arts Master Plan.
 - Identify arts and cultural facilities as an eligible community benefit for private development in exchange for higher levels of density, building heights.
- Related to Support Community Events, to:
 - Provide a robust schedule of community events.
 - Promote design enhancements to activate public areas to foster community interaction.

CAB Comments

- They are interested in economic vitality and intersection with culture – Create different hubs and areas of town to bring people to those areas and activate them. Current focus on Downtown and Rec Center – make new nodes to new areas.
- They want cultural activities in more diverse locations. Move it out to McCaslin. Larger performing arts center or outdoor amphitheater is desired, maybe in McCaslin area.
- Redtail – opportunities to work with developer on arts facility.

- South Street – make underpass so that art can be installed. Eg. McCaslin underpass had panels included in wall for future installation.
- Public Wall Space – they want public facilities with walls for murals.
- Spaces to host events and spaces designated for art in Front and Center plan – and any new development.
- Performing Arts Center – is Redtail amendable to have a space.
- Can we bring art into private development as requirement or development standards or in design guidelines.
- Bring art into new developments that have their own identity, like a new neighborhood in Centennial Valley
- Affordability for artists and amenities for artists are missing. Make it friendly place for artists. Need galleries.
- Public private partnerships on arts hubs. Artist in residence would be a great opportunity.
- Develop public art vision and strategy or master plan where to put art – create designated places for rotating art throughout the community.
- Can we conduct a feasibility study for cultural arts center – locate place, funding, policy support
- Bring art into all future underpass designs.
- Local arts and culture would help to keep local character in new development.

Sustainability Advisory Board (4/16/25)

City staff shared the following potential goals and strategies with the LSAB for input:

- Related to Decarbonization, to:
 - Advance the Community Decarbonization Plan.
 - Update Sustainability Master Plan.
 - Establish a Climate Action Plan.
 - Evaluate improvements to green energy building codes.
 - Support Greenhouse Gas Emissions and Reduction Targets (Reso 18, 2024).
 - Support City's waste management goals.
- Related to Recovery and Resilience, to:
 - Support natural hazard mitigation measures on balance with biodiversity goals.
 - Promote water conservation with private development and City facilities.
 - Support local agriculture and food production.
- Related to Biodiversity, to:
 - Prioritize ecosystem health and native species on public open space lands and other appropriate areas.
 - Support improved tree canopy.
 - Support acquisition of additional open space areas to address biodiversity goals.
- Related to Mixed Use, Transit Oriented Development, to:
 - Promote mixed use development (e.g., residential with commercial nearby) in areas close to transit.

- Promote a wider range of housing choices so people can live closer to where they work.

LSAB Comments

- New development needs more green spaces; how can we make sure that happens? So be more specific – what should the percentage be. Mesh the decarb plan with the comp plan. Would like to see more about equality and environmental justice. How can we get more diverse voices involved in the conversation?
- How do you go from conceptual to specific? The themes we’ve included echo what they have been talking about. How do you make sustainability practical? We have an opportunity to be a leader on this front. Opportunity to have a “flagship project”. Goals are often framed are diluted and to focus on more of a bang for the buck items. Re: communication, to say this is who we are to get people on the bus.
- A little too motherhood and apple pie.
- Include what we’re already doing under each of these categories.
- Be more specific and actionable – common theme.
- Frame affordability through the lens of sustainability, lower energy bills. It isn’t just about having things costs more.
- They are interested in doing a memo stating their formal position. Include in May agenda item – to designate a comp plan memo writer. LSAB
- The LSAB offered a memo to City Council following this discussion stating their position on growth and development in Louisville included below.

Working Memorandum

To: Louisville City Council Members

From: Louisville Sustainability Advisory Board

Date: June 25, 2025

Re: Recommendations to Support a More Sustainable Comprehensive Plan

Dear Council Members,

We would like to begin by thanking the City Council for your leadership and vision in guiding the development of Louisville's Comprehensive Plan. We also want to extend our appreciation to Jeff Hirt and the Community Development and Planning team for their thoughtful work on this important initiative. In particular, we are grateful to Jeff for attending our April LSAB meeting and providing a detailed update on the plan's progress. His efforts in keeping us informed are greatly valued.

We are excited to see sustainability reflected in the draft plan and commend the city's efforts to ensure sustainability continues to be a priority for Louisville—both now and in the future. At the same time, we believe there are opportunities to strengthen and build upon this foundation by integrating more specific, forward-thinking, and action-oriented sustainability strategies. Since the Comprehensive Plan will guide the City's growth and development over the next decade and beyond, embedding sustainability as a consistent theme throughout the plan is essential. These enhancements will ensure the plan supports Louisville's long-term climate and environmental goals while maintaining a high quality of life for residents.

1. Specific and Actionable Sustainability Goals

We recommend that Louisville's Comprehensive Plan include clearly defined, measurable goals that prioritize sustainable development, open space preservation, and decarbonization. Specific targets—such as expanding green space by a defined percentage, reducing greenhouse gas emissions by a set amount by 2030 or 2050, or incorporating green infrastructure into a fixed share of new developments—are essential for making sustainability objectives both actionable and trackable. Providing clear sustainability standards helps foster shared understanding and alignment between the community and developers. This reduces uncertainty, supports efficient development, and delivers long-term benefits for the entire city. By replacing vague goals with clear, quantifiable benchmarks, the City can enhance transparency, strengthen accountability, and ensure meaningful progress over time.

Cities like Boulder, CO, and Minneapolis, MN demonstrate the benefits of integrating sustainability into comprehensive planning. Boulder's Comprehensive Plan includes detailed benchmarks across transportation, energy, and land use, while the Minneapolis 2040 Comprehensive Plan connects land use to climate action through goals for deep-carbon building retrofits and equitable access to green space. These examples show that embedding sustainability in planning helps cities grow strategically while advancing environmental and community resilience.

2. Emphasis on Nature-Based Solutions

We encourage the city to further emphasize nature-based solutions such as native landscaping, regenerative agriculture, green buffers, and natural stormwater systems. These strategies offer multiple co-benefits—including biodiversity protection, reduced heat islands, and improved water management—while aligning with broader resilience goals.

Comprehensive plans in cities like Chapel Hill, NC, and Fort Collins, CO have made nature-based approaches a core element of their long-term strategies. The Chapel Hill 2020 Comprehensive Plan highlights native vegetation and tree canopy preservation, while Fort Collins' City Plan prioritizes habitat restoration, soil health, and ecological buffers. These approaches demonstrate how integrating nature into urban design enhances environmental outcomes and quality of life.

3. Incentives and Regulations for Sustainability

A balanced approach that combines incentives (“carrots”) and regulations (“sticks”) will be key to supporting sustainable development in Louisville. We recommend that the plan explore tools such as density bonuses for green building or open space, streamlined permitting for sustainable projects, zoning incentives, and performance-based standards for energy and water use.

The Olympia Comprehensive Plan includes both incentives for compact, sustainable development and regulations that enforce energy efficiency and water conservation. San Antonio's SA Tomorrow plan similarly blends bonuses for sustainable site design with clear sustainability requirements in new construction. These examples demonstrate that blending flexibility with accountability can effectively promote progress and foster innovation. Adopting a similarly balanced approach in Louisville's plan would encourage innovative solutions while ensuring sustainability goals are met.

4. Promoting a Circular Economy

We recommend that Louisville's plan include explicit support for a circular economy—one that reduces waste, promotes reuse and repair, and extends the life of materials and products. Strategies might include public procurement of recycled and sustainable goods, supporting local repair and reuse businesses, and promoting waste-to-value programs.

The Minneapolis 2040 Comprehensive Plan and Olympia Comprehensive Plan both incorporate circular economy principles by promoting material reuse and local recycling. The City of Renton 2024 Comprehensive Plan goes even further by integrating circular economy goals across sectors, helping the city reduce environmental impacts and support green jobs and economic development. Incorporating similar approaches in Louisville would help create a more sustainable, resilient, and resource-conscious local economy while also creating new jobs, reducing costs for businesses, and fostering innovation.

Cities across the country have shown that comprehensive sustainability planning—spanning land use, infrastructure, the economy, and environmental health—can guide development effectively while building long-term resilience. While we’ve highlighted several cities as examples, Olympia’s Comprehensive Plan stands out as a particularly strong model. Its approach closely aligns with the priorities we recommend for Louisville and demonstrates how sustainability can be deeply and effectively embedded into long-range planning. By incorporating the strategies outlined above, Louisville can ensure its Comprehensive Plan reflects national best practices, positioning the city to lead in climate action and set a strong example for future development.

We look forward to continuing our collaboration with the City Council and the Community Development and Planning team to strengthen the plan and advance Louisville’s sustainability objectives.

Sincerely,
Louisville Sustainability Advisory Board

Library Board of Trustees (5/8/25)

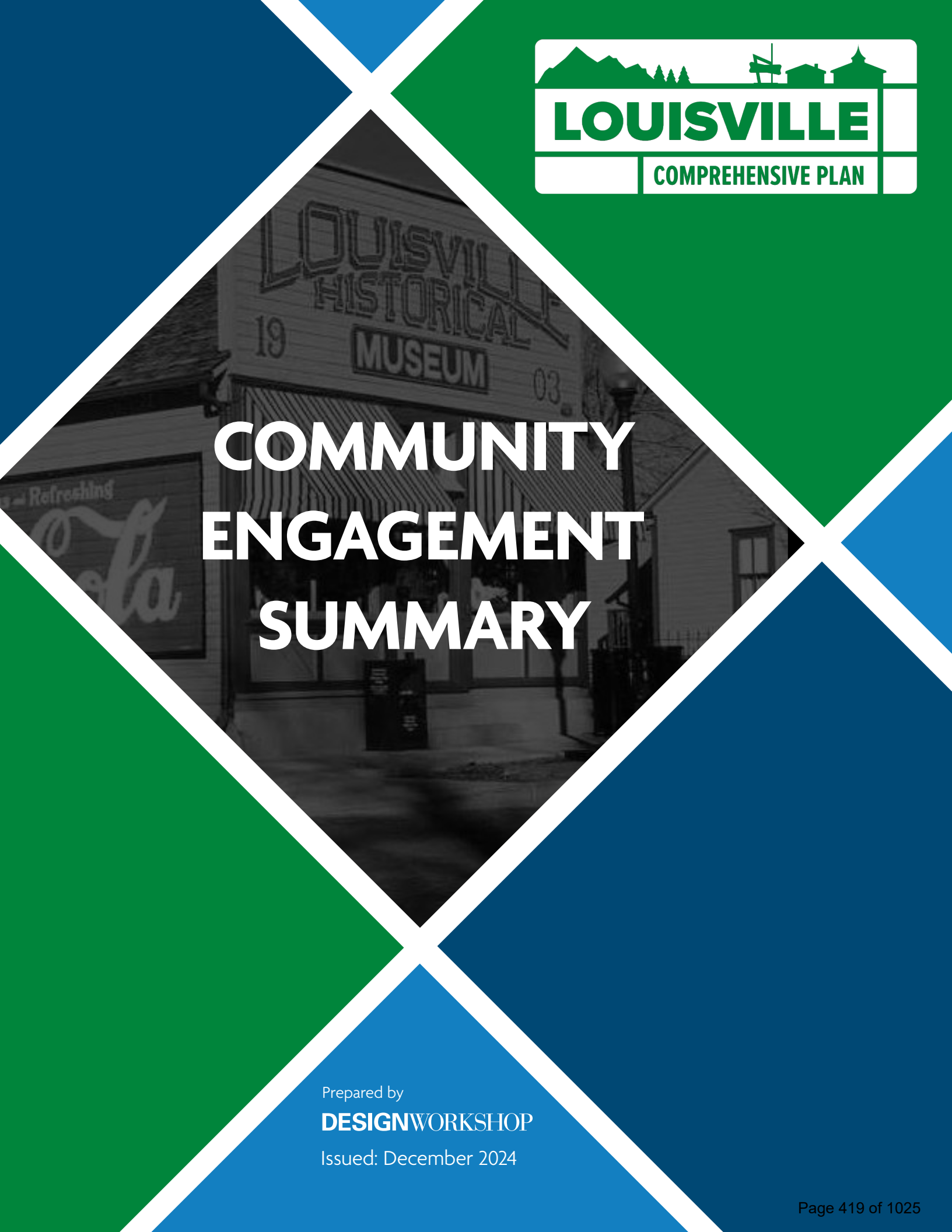
City staff shared the following potential goals and strategies with the LBOT for input:

- Related to Enhance Library Levels of Service, to:
 - Evaluate and update Library funding sources, including development impact fees currently assessed on all new residential dwelling units to ensure the fee is calibrated to the community’s library level of service expectations.
- Related to Support for Art and Culture in Louisville, to:
 - Evaluate options for a performing arts center.
 - Adopt policies supporting public art installations (e.g., as part of City capital projects, private development amenities, etc.).
 - Consider update to the Cultural Arts Master Plan (2017).

LBOT Comments

- Downtown parking impacts on library
- Missing: library is one of the anchors – highest # of visits
- How does this interface with downtown vision plan
- Library as economic vitality anchor – use the library as an opportunity to support downtown; e.g., the exterior of library – windows open to backs of shelves; we can draw traffic downtown of different demographics to support downtown.
- Think about painting a mural on outside of library
- Think about programming in the plaza and areas with DVP, if there was a good ped connector b/w library and other side of front street so spaces flowed together.

- Don't just think about downtown as retail and businesses, think about public open spaces and the library can be part of that.
- City needs a very versatile community meeting space, library can support or have priority to schedule.
- Our community uses library one of highest rates per capita; we are a community of readers. That is part of Louisville's social fabric.
- When we are trying to attract different households and more families, that kind of person is drawn to Louisville.
- We don't have a clear sense of what our goals/expectations are for what the library should have from a level of service perspective.
- Need more multipurpose space, either within library or external.
- Idea of a book cart – going into residential dense areas; lower income (e.g., to tie with more affordable housing)
- If there is going to be more senior housing, should look at the ability to serve that demographic (city has a homebound service to bring books to people).
- What are the common metrics for library level of service?
- Areas of the community that might be underserved with new residential – Redtail Ridge and McCaslin. Offsite, satellite locations.
- What about using schools, churches that are underutilized and seeing those places as able to host something related to library services?
- If we are going to promote a satellite library location, make sure the area is set up for success – parking, access, etc.
- We have an IGA with Superior that is part of our funding stream.
- Staffing levels need to be factored in.
- Interest in evaluating performing arts center, it needs to be have plenty of parking.



COMMUNITY ENGAGEMENT SUMMARY

Prepared by
DESIGNWORKSHOP
Issued: December 2024



1. Introduction

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. This summary document outlines the feedback received in Engagement Window 2, which included an open house event and a community survey. Questions in these activities were focused on understanding the preferred growth scenarios of the community and asked about topics such as opportunity areas for development, job growth, transportation and the environment. Engagement Window 2 built off the feedback in Engagement Window 1. The summary of Engagement Window 1 can be found [here](#).

Engagement

The Louisville community survey was conducted online from November 7 to December 3, 2024 and was hosted via the ESRI's survey platform. Over the course of four weeks, 81 responses were collected. The survey was noticed on EngageLouisville.com, and flyers with QR codes were posted around the city. The survey was also noticed through social media posts.

The open house was held in Louisville on November 7, 2024 at the Recreation and Senior Center and drew over 100 participants. Three Workshops were held throughout the day, from 11-12:30, 1:30-2:00, 2:30-4:00. These meetings included a presentation followed by a map activity. The evening open house was held from 5:00-7:00 and was an open pass through format with a scavenger hunt to visit different 'stations' around the room. The boards for this event are located on the adjacent page and full size images are in the Appendix.

The results from these activities are used to refine the future land use map and develop the draft goals and strategies of the Comprehensive Plan. This is the third effort in this process to gather feedback from the community.

This document includes the following sections:

- 1) Introduction
- 2) Analysis Methodology
- 3) Community Values
- 4) Scenario Planning Workshops
- 5) Preferred Scenarios
- 6) Key Findings
- 7) Appendices



The collage displays a variety of official documents from the City of Louisville, primarily related to urban planning and community development. At the top left is the 'COMPREHENSIVE PLAN' with a subtitle 'The Louisville Comprehensive Plan'. Below it is the 'VISION STATEMENT' which states: 'Louisville is committed to being an equitable, resilient and sustainable community where everyone has the opportunity to thrive where Louisville will evolve to support our high quality of life.' To the right of the vision statement are sections for 'COMMUNITY CHARACTER' and 'COMMUNITY PLACES'. Further right are 'CIVIC LEADERSHIP', 'COMMUNITY CONNECTIVITY', 'ECONOMIC VIBRANCY', and 'ENVIRONMENTAL SUSTAINABILITY'. Below these are several maps and reports for 'OPPORTUNITY AREA 1: SOUTH BOULDER ROAD CORRIDOR', 'OPPORTUNITY AREA 2: DOWNTOWN', 'OPPORTUNITY AREA 3: MCCASLIN CORRIDOR', and 'OPPORTUNITY AREA 4: SOUTH BOULDER ROAD CORRIDOR'. The bottom of the collage features a 'SCENARIO REPORT CARD' with columns for 'HOUSING COMPARISON' and 'JOBS CREATION'. The documents are presented in a way that shows their interrelated nature, with some overlapping and others showing different aspects of the city's planning process.

2. Analysis Methodology

The following analysis includes a summary of responses and insight into the community's vision, values and priorities. To analyze the individual responses to each of the questions, key sub-themes were formulated based on the frequency of responses.

The following factors influenced how data is shown throughout the report.

- Not every survey participant answered every question and as a result, summaries of each set of results is based on the individuals who answered the specific question.
- Questions at the open house and workshop events were similar to the community survey, and where possible the results have been combined in this summary to share the overall community feedback from this Engagement Window.

Each question identifies key understanding from the responses and references quotes from Louisville residents.



Engagement Workshops at the Louisville Recreation and Senior Center



Open House Participants from November 8th, 2024



Workshop Participants from November 8th, 2024

3. Community Values

A core values answers the question ‘Who are we and what guides us? There are six theme areas, each of which has evolved from the previous 2012 Values through extensive outreach and discussion with staff, leadership, and the community. Each of these values has been reviewed and endorsed by Louisville Planning Commission and City Council. The following analysis includes a summary of responses from the community values boards. The community could provide open comments at the open house and online survey. The following includes a summary of understanding, themes and selected quotes. Open comments are included in the Appendix.

1. What strategies or actions would you like to see to enhance **COMMUNITY CHARACTER** in Louisville?

Key Understanding

To enhance community character in Louisville, residents emphasize housing diversity and affordability, calling for zoning changes to allow denser, mixed-use developments, more affordable options, and diverse housing types at appropriate locations, such as duplexes and triplexes, to sustain families and promote inclusivity.

Revitalization and preservation efforts focus on restoring downtown as a vibrant core while protecting the city’s small-town charm. Adjustments in zoning and land use to repurpose underutilized spaces and integrate mixed-use developments into suitable areas are desired.

Equity and inclusivity are highlighted as critical gaps needing attention in vision statements and policies. Improved pedestrian and cyclist safety infrastructure, like better crossings and bike routes, is a shared priority, alongside expanding recreational amenities and safeguarding natural areas and wildlife to maintain Louisville’s unique identity and quality of life.

Housing Diversity and Affordability

“More mixed use and denser housing options with commercial space on the ground floor.”

“More affordable housing options so people can afford to live here.”

“Housing diversification is most needed.”

“Permit more units within existing old town neighborhoods.”

“Housing for families with young kids. More affordable. Support our schools.”

“Would like to see zoning changes so that duplexes/triplexes could be integrated into existing residential neighborhoods.”

Revitalization and Preservation

“Revitalize downtown – we need our core gathering spaces back.”

“Keep Louisville unique; it’s fast losing all of its once charming character.”

“Put small-town character back in the vision statement and core values.”

Land Use Changes and Pedestrian Safety

“Redo residential zoning districts; allow more mixed use in some areas that have been residential.”

“Instead of reducing and confusing car traffic lanes, make crossings that light up or stop traffic for pedestrians and bikes.”

“Safer pedestrian crossings. Blinking lights at Cherry/Bella Vista crossing.”

“Repurpose existing commercial buildings.”

“Safer bike routes in the downtown area.”

COMMUNITY VALUES

2. What strategies or actions would you like to see to enhance **COMMUNITY PLACES** in Louisville?

Key Understanding

To enhance Louisville’s community places, residents prioritize expanding housing and economic diversity with affordable multi-unit housing, senior housing, and retail developments to attract families and support workers. Enhancing community spaces through parks, plazas, food halls, and downtown events fosters vibrant public life.

Improving infrastructure with better multi-modal connections, mixed-use developments, and recreational facilities like pickleball and indoor tennis courts is also emphasized. Long-term planning includes protecting natural areas, planting more trees, preparing for disasters, and managing growth to maintain Louisville’s small-town charm.

Housing and Economic Diversity

“No more single-family houses; more multi-units and retail developments to attract young families.”

“More affordable housing units, such as apartments, for people who work in Louisville.”

“Senior housing that is cheap to build.”

Community Spaces and Gathering Areas

“Rework McCaslin to have community spaces like parks. Think big.”

“More community gathering spots – food halls, public markets.”

“Downtown community events like street fairs, ice skating, food fests, and farmers markets.”

“Create a public plaza in Centennial Valley.”

“An amphitheater downtown.”

Infrastructure and Accessibility

“Strong multi-modal connections around town. Create new and enhance existing.”

“Mixed use in downtown; remove/reduce arbitrary height restrictions.”

“Dedicated pickleball courts.”

“Indoor tennis courts.”

Environmental and Long Term Planning

“More trees for birds/raptors; we are losing trees.”

“There needs to be a real disaster planning budget.”

“Move Avista to Red Tail Ridge property.”

“Cap growth to keep Louisville’s small-town feel.”

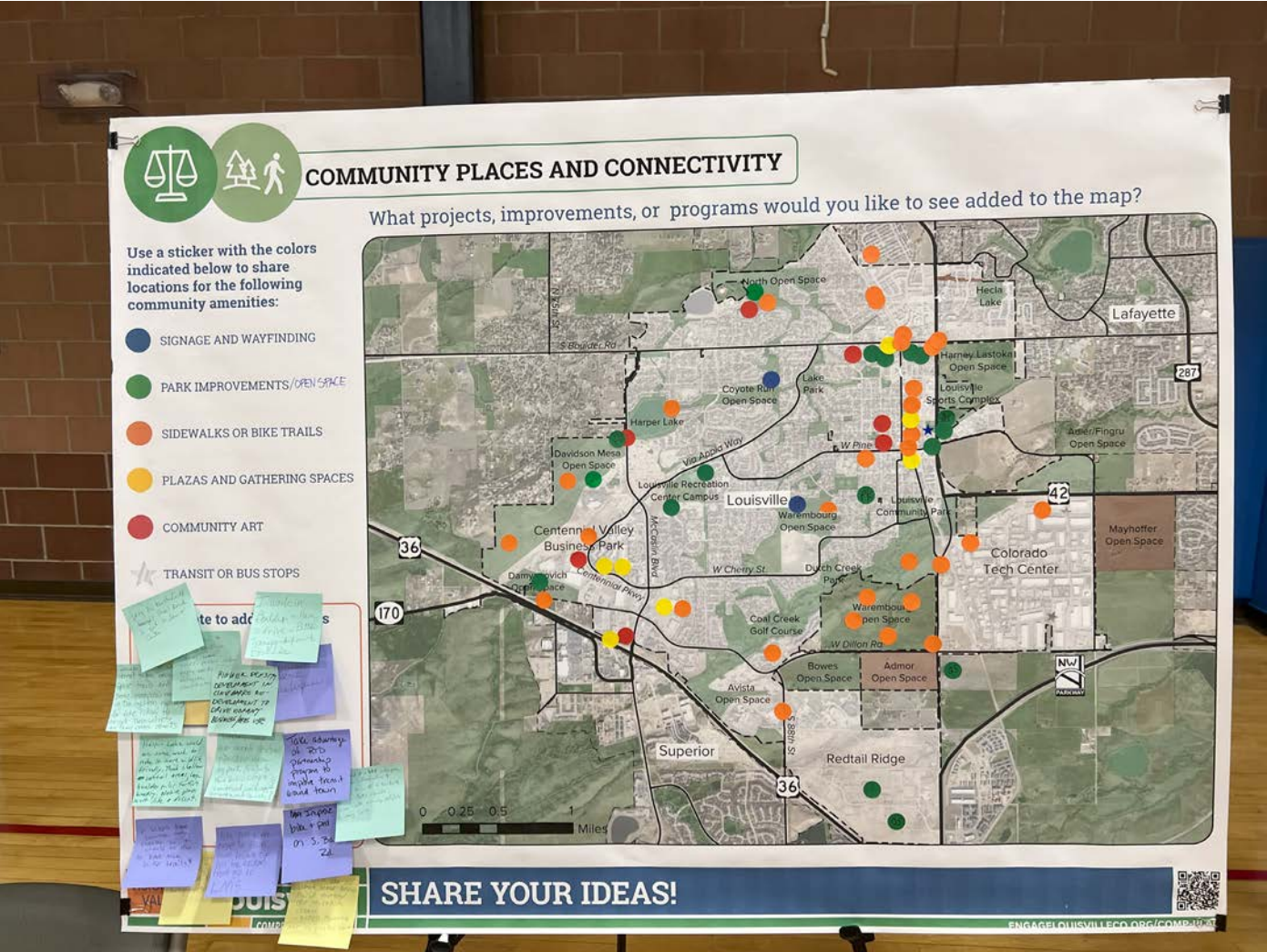
COMMUNITY VALUES

3. What projects, improvements, or programs would you like to see added to the map related to **COMMUNITY CHARACTER** and **COMMUNITY PLACES**?

Key Understanding

To enhance community character and places in Louisville, residents suggest projects such as improving connectivity with better multi-modal transportation connections to Boulder, more bike trails, and underpasses for safer bicycle crossings. Enhancements include adding signs and maps on open space trails for easier navigation and improving bike/pedestrian access on South Boulder Road.

They also propose wildlife-friendly upgrades to Harper Lake, benches and structures at Davidson Mesa dog park, and better utilization of open space behind the police station. Higher-density development at the Cinebarre site could foster vibrant business and arts use. Partnerships like RTD could expand transit options, while downtown bike path alternatives address e-bike congestion.



Community Places and Connectivity Board at Open House

COMMUNITY VALUES

4. What strategies or actions would you like to see to enhance **CIVIC LEADERSHIP** in Louisville?

Key Understanding

To strengthen civic leadership in Louisville, residents propose strategies to increase responsiveness from City Council and providing more opportunities for town and youth civic leadership.

Suggestions include hosting regular ward meetings, “coffee with your local official” events, and leveraging local stakeholder groups for collaboration. Enhanced regional cooperation with Superior and Lafayette on community activities is also encouraged to foster broader community connections.

Accessible and Responsive Governance

“More online engagement from city council”

“Coffee with your local official.”

Enhanced Leadership Opportunities

“More opportunities for town civic leadership.”

“More opportunities for youth civic leadership.”

“Regular monthly ward meetings.”

Community Collaboration and Stakeholder Engagement

“Utilize local stakeholder groups/ individuals more often.”

“Collaborate with Superior and Lafayette on community activities.”

COMMUNITY VALUES

5. What strategies or actions would you like to see to enhance **COMMUNITY CONNECTIVITY** in Louisville?

Key Understanding

To enhance community connectivity in Louisville, residents suggest stronger regional coordination, particularly with county trails, and solving the “last mile” problem to improve transit accessibility. Ideas include extending the Powerline Trail to connect key bike routes, adding more bike lanes, and expanding public transit options, such as connections to the CTC and reduced car dependency.

Proposals also include a pedestrian underpass across South Boulder Road at the Highway 42 intersection to encourage walking, partnering with school districts for connectivity, and exploring county-level transportation management instead of RTD. Balancing car access with pedestrian and bike priorities remains a key concern.

Regional and Local Connectivity

“Coordinate to have stronger regional connections, especially with county trails.”

“Public transit to CTC from other communities.”

“Powerline Trail should connect to Lookout Road and eventually link the diagonal bikeway and highline trail.”

Addressing Transportation Gaps

“Need to solve the ‘last mile problem’ – make it easy to get from McCaslin Park to ride to residences.”

“Tunnel from Union Jack area to King Soopers to promote walking from Delo to grocery.”

Transit Infrastructure Alternatives

“More bike lanes, more access to transit. We need people to get out of their car dependency.”

“Need more transit connections. Fewer cars as time goes on.”

“Focusing/prioritizing bicycle and pedestrian connectivity is a huge mistake. Bottom line, people want to drive their cars.”

Governance and Partnerships

“Dissolve RTD and handle transportation at the county level.”

“How could the city partner with school districts?”

COMMUNITY VALUES

6. What strategies or actions would you like to see to enhance **ECONOMIC VIBRANCY** in Louisville?

Key Understanding

To boost economic vibrancy in Louisville, residents propose prioritizing retail over office spaces and encouraging mixed-use developments with condos, ground-floor retail, and parks. Suggestions include attracting local businesses that cater to residents, offering incentives for commercial stores on McCaslin, and creating spaces for artists and small shops.

Enhancing the McCaslin corridor with residential, business, and light industrial uses, increasing density to blend residences with retail, and attracting high-quality restaurants are key strategies. Downtown revitalization, including tidying up unsafe structures, supporting businesses through tax breaks or lower rents, and adding multi-family housing, is also emphasized to create a more dynamic and accessible local economy.

Revitalization of Commercial Areas

"Redo McCaslin corridor with more residential, business, and light industrial."

"Support more businesses downtown. Tax breaks? Lower rents?"

"Downtown needs some tidying up. Some business structures are unkept and unsafe."

Diversified Housing Options

"Condos for diversity of housing with ground floor retail."

"More density and intermingling of residences and retail."

"New urbanism for McCaslin. More affordable and attainable housing, mixed-use, and parks."

"More multi-family housing."

Local Businesses and Retail Development

"Include local businesses aimed at residents, not tourists."

"Can incentives be used to attract and maintain commercial stores on McCaslin?"

"Attract nicer restaurants."

"Artist space or studios or small shops."

Mixed-Use and Urban Design

"Less office, more retail."

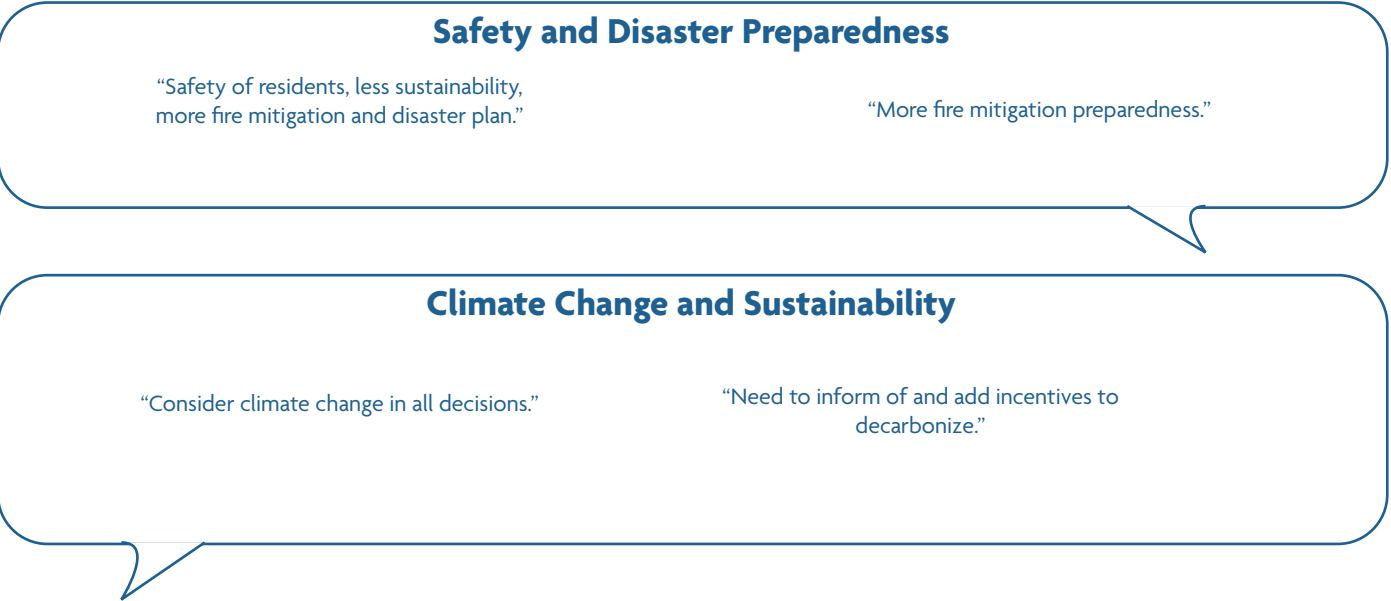
"Mixed-use development."

COMMUNITY VALUES

7. What strategies or actions would you like to see to enhance ENVIRONMENTAL SUSTAINABILITY in Louisville?

Key Understanding

To enhance environmental sustainability in Louisville, residents emphasize prioritizing fire mitigation and disaster planning to ensure safety. Suggestions include incorporating climate change considerations into all city decisions and providing incentives to encourage decarbonization efforts.

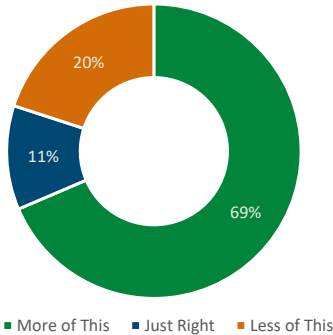


COMMUNITY VALUES

8. Which land uses would you like to see more or less of?

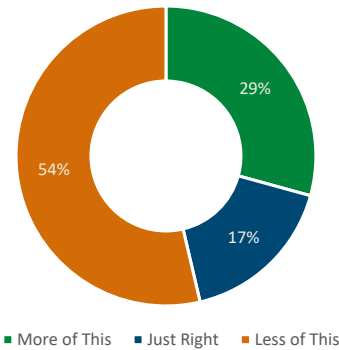
Mixed Use Retail:

69% of open house participants indicated that they would like to see more mixed use retail in Louisville. 20% indicated that they would like to see less of it while 11% indicated that Louisville already has the right amount.



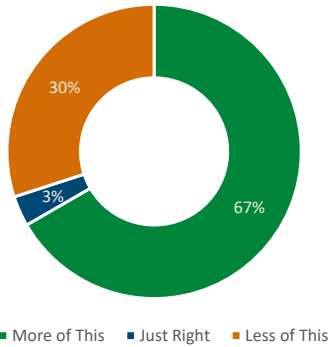
Low Density Residential:

29% of open house participants indicated that they would like to see more low density residential development. 54% indicated that they would like to see less of it while 17% indicated that Louisville already has the right amount.



Mid Density Residential:

62% of open house participants indicated that they would like to see more mid density residential development. 3% indicated that they would like to see less of it while 30% indicated that Louisville already has the right amount.

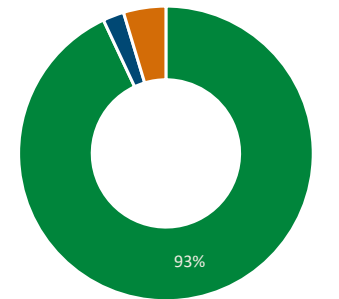


COMMUNITY VALUES

8. Which land uses would you like to see more or less of?

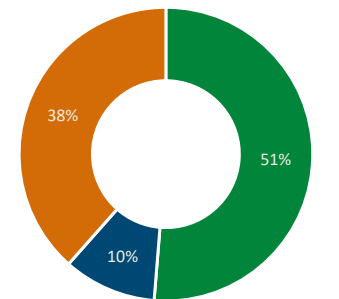
Mixed Use/Mid Density Residential:

93% of open house participants indicated that they would like to see more mixed use/ mid density residential in Louisville. 5% indicated that they would like to see less of it while 2% indicated that Louisville already has the right amount.



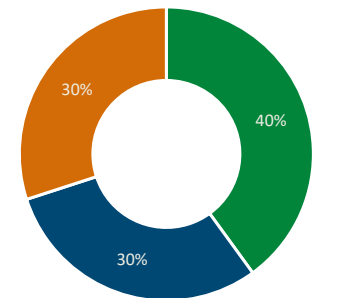
Mixed Use/High Density Residential:

51% of open house participants indicated that they would like to see more mixed use/ high density residential development. 38% indicated that they would like to see less of it while 10% indicated that Louisville already has the right amount.



Commercial:

40% of open house participants indicated that they would like to see more commercial development. 30% indicated that they would like to see less of it while 30% indicated that Louisville already has the right amount.

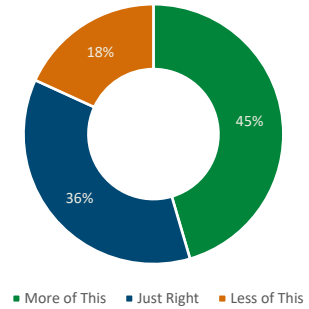


COMMUNITY VALUES

8. Which land uses would you like to see more or less of?

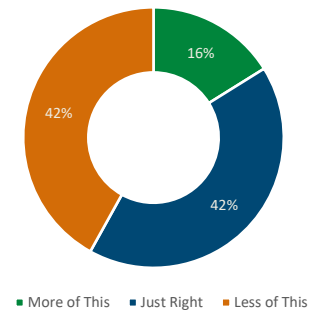
Industrial Mixed Use:

45% of open house participants indicated that they would like to see more industrial mixed use development in Louisville. 18% indicated that they would like to see less of it while 36% indicated that Louisville already has the right amount.



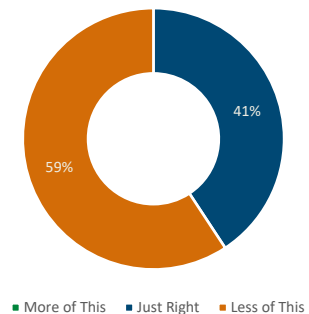
Industrial Office/R&D:

16% of open house participants indicated that they would like to see more industrial office/R&D development in Louisville. 42% indicated that they would like to see less of it while 42% indicated that Louisville already has the right amount.



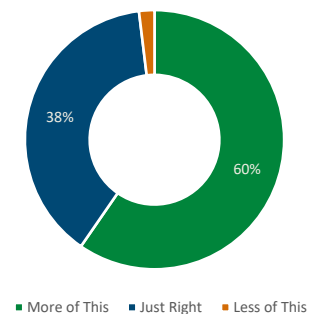
Office:

0% of open house participants indicated that they would like to see more office development in Louisville. 59% indicated that they would like to see less of it while 41% indicated that Louisville already has the right amount.



Park/Plaza/Open Space

60% of open house participants indicated that they would like to see more parks/plazas/open space in Louisville. 2% indicated that they would like to see less of it while 38% indicated that Louisville already has the right amount.



4. Scenarios

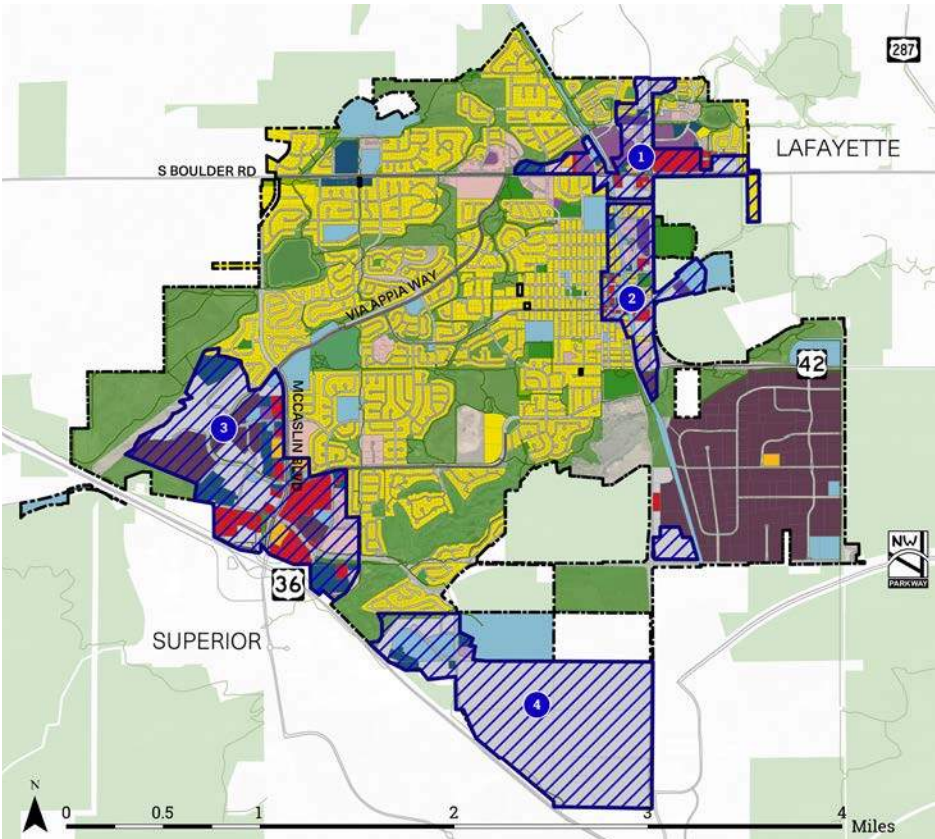
Scenario planning explores and evaluates potential future developments and outcomes in a city by creating multiple possible scenarios based on driving forces about key factors like population growth, economic trends, and the community vision. This effort engaged the Louisville community on three future growth and development scenarios to inform the Comprehensive Plan.



In an effort to create a shared vision for the city’s growth, community members were presented with three distinct growth scenarios, each reflecting potential paths the city could take over the next several decades. These scenarios explored different priorities, such as housing density, transportation networks, green space preservation, and economic development strategies. Residents were encouraged to carefully consider the implications of each scenario, comparing their benefits and trade-offs.

LEGEND

- Louisville boundary
- Major road
- Trails
- ▨ Opportunity Areas
 - 1 South Boulder Road Corridor
 - 2 Downtown
 - 3 McCaslin Corridor
 - 4 Redtail Ridge
- Existing Place Types**
 - Commercial
 - Mixed Use Retail
 - Low Density Residential (1-10 DU)
 - Mid Density Residential (10-20 DU)
 - Mixed Use/Mid Density Residential (20-30 DU)
 - Mixed Use/High Density Residential (30-40 DU)
 - Park/Plaza/Open Space
 - Public Use
 - Industrial Mixed Use
 - Industrial Office/R&D
 - Office



Areas of Opportunity map

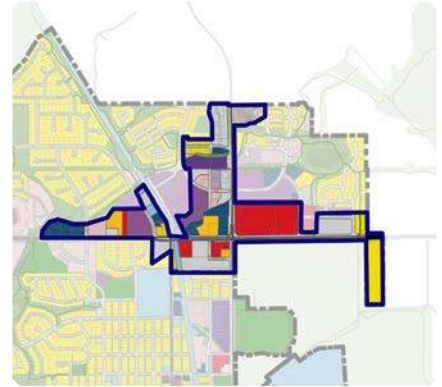
THE FOUR OPPORTUNITY AREAS

AREAS OF STABILITY AND AREAS OF CHANGE

Scenario planning focused on specific areas that are more likely to change, referred to as opportunity areas. For this exercise, other areas less likely to change are referred to as Areas of Stability. The scenario planning activities asked the Louisville community what should change look like within these Opportunity Areas.

Opportunity Area 1: South Boulder Road Corridor

South Boulder Road has potential for infill/redevelopment. Scenario planning will explore trade-offs between increased housing, retail/commercial uses, and connectivity.



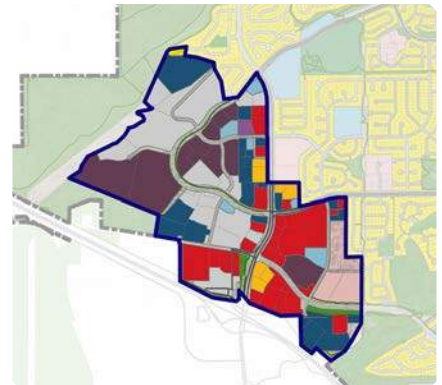
Opportunity Area 2: Downtown

Downtown Louisville is a mix of historic buildings and local businesses along Main Street. A future transit station north of Downtown is a central opportunity for redevelopment. As population in this area increases, the opportunity for successful retail also increases.



Opportunity Area 3: McCaslin Corridor

With current commercial vacancies, this area has potential to include infill/redevelopment. Scenario planning will explore trade-offs between increased housing, retail, commercial uses, and connectivity.



Opportunity Area 4: Redtail Ridge

Redtail Ridge can address potential opportunities for growth and density of different land uses. Adventist Hospital property may become a redevelopment site if the hospital moves to Redtail Ridge.

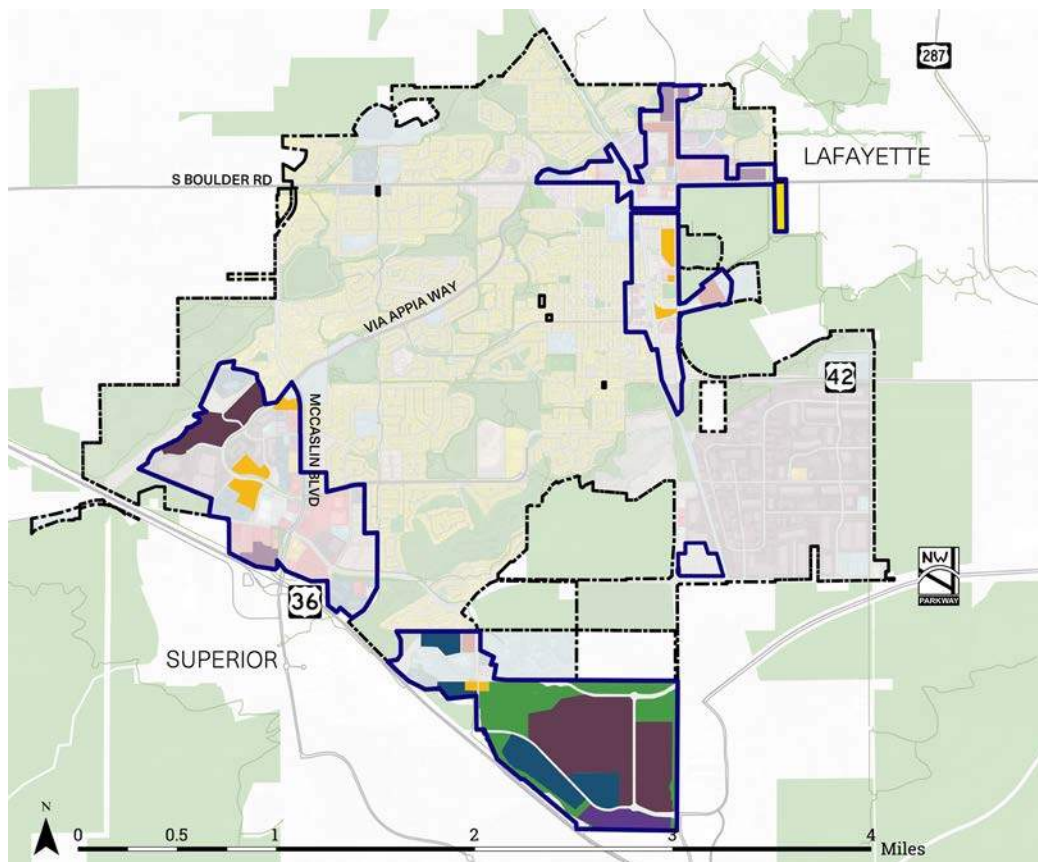


SCENARIOS

Scenario A: Stay the Course

Scenario A looked at a potential future where current trends continue with minimal intervention or change within the community. Based on these existing trends, in this scenario, jobs would continue increasing, but the population would grow minimally. Scenario A explored the following potential trade-offs based on internal assessment:

- **Housing:** This scenario would include limited housing growth and focus on single-family housing typologies with a few mid-density projects along commercial corridors. Potential trade-offs to maintaining a limited growth approach/less supply of inventory may continue the trend of out pricing for young families and an increasing ageing population.
- **Employment:** Current trends indicate significant job growth in R&D and industrial/manufacturing. Louisville would continue to attract employees who do not live in Louisville, but without addressing the housing supply, the trend of high commute numbers and possible loss of retail may continue.
- **Commercial Growth:** The current leakage of spending indicates more money being spent in adjacent communities and may continue to experience retail vacancy along commercial corridors and Downtown.
- **Scenario A Values Alignment:** Scenario A aligns with the community value to maintain the small-town character and the unique character of the neighborhoods. Connected transit options and environmental sustainability are lower alignment due to increased need for vehicle trips to surrounding communities.



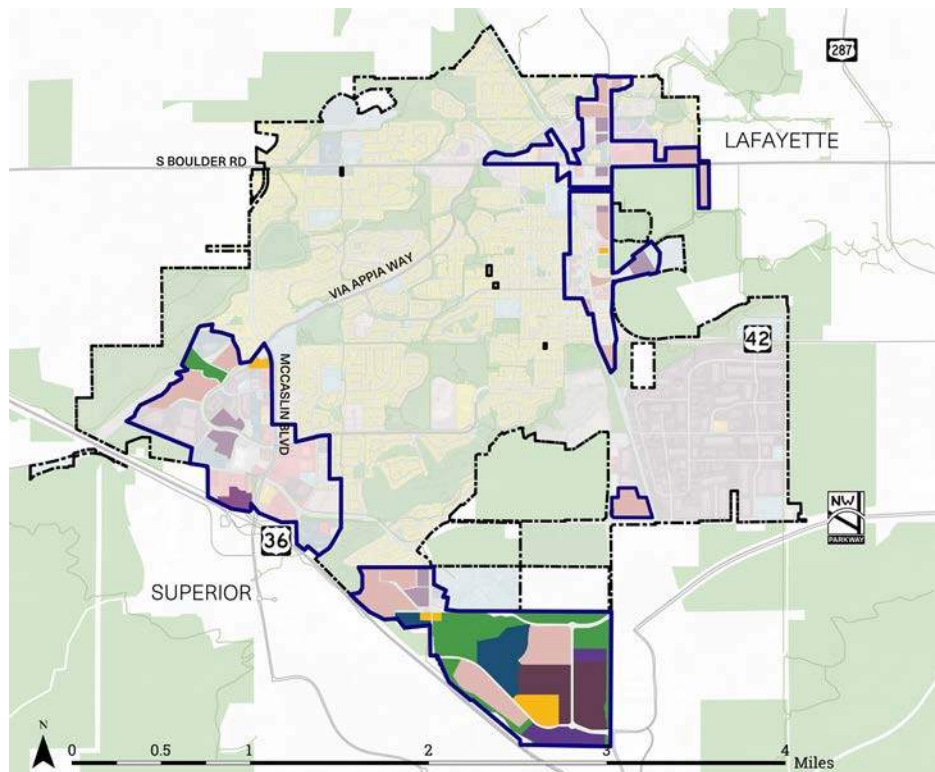
Scenario B: A Stay the Course map

SCENARIOS

Scenario B: A Home for Everyone

This scenario focused on economic stability. This included a decrease in the amount of commuting for employees as the job market increases in Louisville and an increase in housing supply, such as different housing types and choices. More affordable housing options for employees would support the future and current workforce to live in Louisville. This scenario also focused on increased retail spending and commercial growth. Mixed commercial centers would be concentrated along McCaslin Blvd. and South Boulder Road. Essential needs retail, like grocery, along with specialty sources would line these roads, creating easy access for locals and direct connections to bring in regional business. Local commercial growth would be focused on Downtown Louisville. This scenario would also consider the impacts of Redtail Ridge development- focused as a workforce center. Scenario B explored the following potential trade-offs based on internal assessment:

- **Housing:** This scenario explored a mix of housing types, with a focus on targeting the employment sector and proximity and access to jobs. The density in the opportunity areas was measured in this scenario and had an emphasis on community centers and transit-oriented development. This included an increased population in focused areas, looking at the number of possible units to capture potential employees. Traffic and connectivity in relation to increased units in key areas was also considered.
- **Employment:** This scenario explored the number of jobs created from increased focus on employment and retail centers. It also explored the redevelopment of Downtown Louisville and the number of housing units needed in certain areas of town to be walkable and connected. This resulted in a decrease in out-of-Louisville commute numbers and increased opportunities for biking and walking to local jobs.
- **Commercial Growth:** This scenario identified additional opportunities for commercial and retail space and anticipated number of jobs tied to it. It is anticipated that this would decrease retail and commercial leakage in Louisville. The possible impacts to Downtown Louisville were also considered.
- **Scenario B Values Alignment:** Scenario B aligns with the community values to support vibrant commercial areas and increase transportation options. This scenario would result in higher density in employment areas which may be lower in alignment with the small-town character and moderate alignment with the unique character of the neighborhoods.



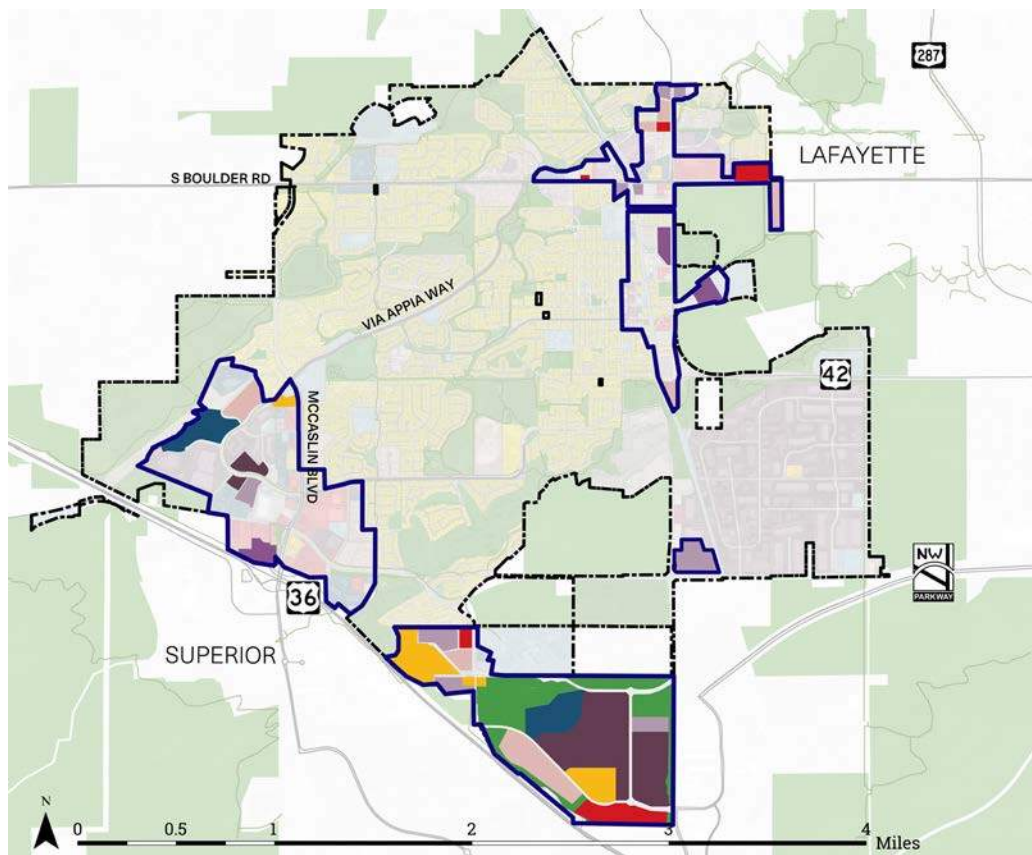
Scenario B: A Home for Everyone map

SCENARIOS

Scenario C: Live and Work in Louisville

Scenario C included different types of housing and density along McCaslin Blvd., Highway 42, and South Boulder Road and explored redevelopment scenario to encourage mixed-use districts to include both commercial and residential. Housing types concentrated in these areas included TOD, mixed-use of commercial-residential and office-residential. An opportunity existed to increase ADUs in existing residential areas as well as missing middle housing types such as duplexes and townhomes. To accommodate increased housing, the Redtail Ridge area presented the greatest opportunity. The focus on increasing housing supply would improve affordability and create opportunities for younger generations to call Louisville home. Scenario C explored the following potential trade-offs based on internal assessment:

- **Housing:** This scenario explored a mix of housing types, with a focus on increasing housing throughout the community, including Redtail Ridge and infill/redevelopment along McCaslin Blvd., South Boulder Road, and Highway 42. Density in the opportunity areas was measured by measuring units per acre in this scenario. To accommodate future growth, higher density or smaller housing types were necessary. Impacts on roadways and services which were right sized.
- **Employment:** This scenario maintained the current economic forecast as anticipated and measured the number jobs within the current and projected employment and retail centers and redevelopment of Downtown Louisville. The focus on housing would likely still result in result in a decrease in out-of-Louisville commute numbers and increased opportunities for biking and walking within the community.
- **Commercial Growth:** This scenario identified possible additional square footage of commercial and retail, anticipated number of jobs, and where in Louisville this may be captured, with a focus on local jobs and downtown revitalization.
- **Scenario C Values Alignment:** Scenario C aligns with the community values to support the unique quality of life, transportation and connectivity. This could result in a mix of housing types that are lower in alignment with the unique character of the neighborhoods.



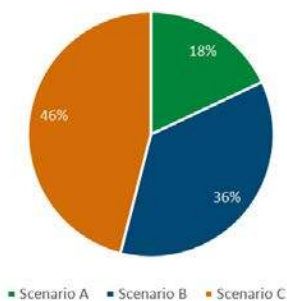
Scenario C: Live and Work in Louisville

SCENARIOS

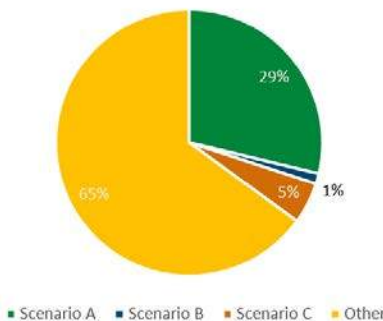
1. What is your preferred scenario and why did you choose this scenario?

The boards at the Open House, the scavenger hunt card, and the Online Survey asked participant to select their preferred scenario. The open house received 50 responses while the online survey received 80 responses. A total of 130 responses were collected.

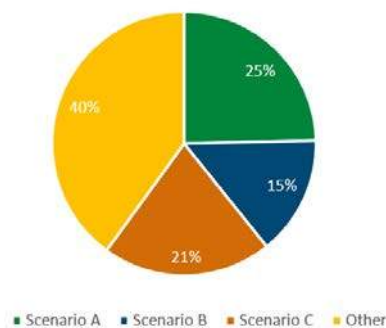
Open House Responses



Online Survey Responses



Total Responses



Key Understanding

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.

Scenario B

(Open House) Scenario B received more positive feedback, with many participants viewing it as their favorite option. Supporters appreciate its balance between housing and job growth, highlighting opportunities at Redtail Ridge and the McCaslin area. Suggestions include improving walkability through new urbanism, integrating housing near businesses, and including public spaces in higher-density areas. While some worry that high-density housing could erode community bonds, others argue that increased housing is essential for addressing affordability and attracting young families. Concerns about traffic and transportation infrastructure persist, but overall, Scenario B is praised for its forward-thinking approach and alignment with Louisville’s growth needs.

(Online Survey) Participants who favored Scenario B highlighted its perceived balance between housing and job growth, with many appreciating its realistic approach to development. They supported the inclusion of more housing, especially affordable options and better distribution, but preferred a limit of no more than three stories to maintain a lower-density feel. Some noted the importance of walkability and open space integration, such as “ribbons” of green areas, while others emphasized the need for housing where people can easily access jobs and services. Specific mentions included updates to McCaslin Boulevard, keeping Redtail Ridge commercial, and avoiding additional office space.

SCENARIOS

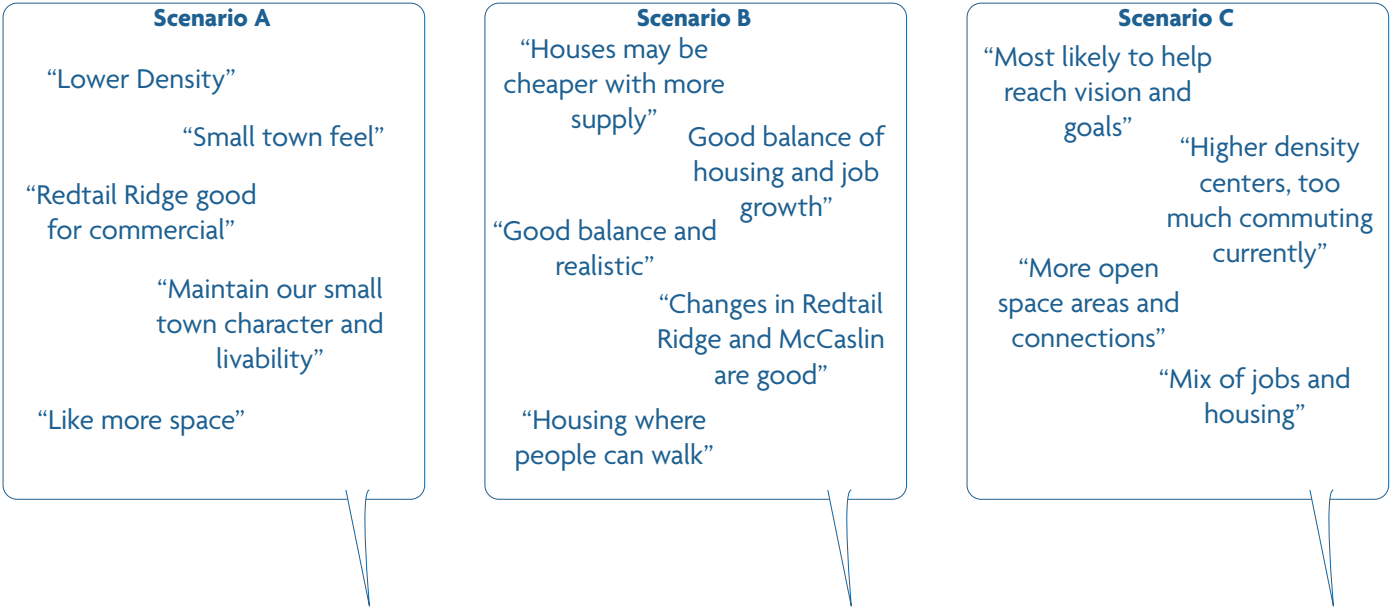
Scenario C

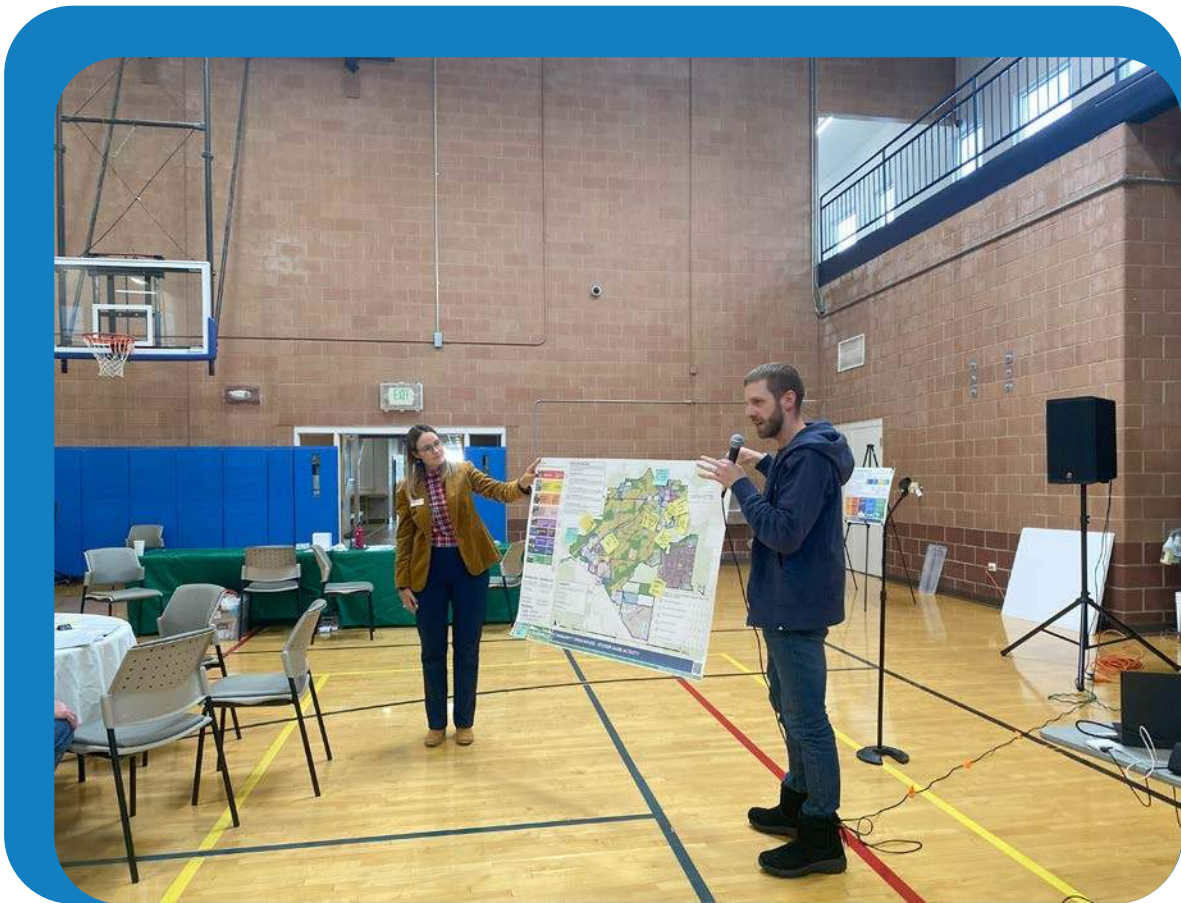
(Open House) Supporters admire its emphasis on climate action, economic vitality, and sustainability, viewing higher-density housing as a way to promote inclusivity and reduce the city’s carbon footprint. They appreciate the focus on place-making and fostering diversity. However, some argue that the proposal for over 4,000 new housing units is excessive and incompatible with Louisville’s low-density character and quality of life. Many are opposed to housing development at Redtail Ridge, preferring infill opportunities near existing areas such as South Boulder and the North End.

(Online Survey) Participants who chose Scenario C valued its alignment with broader goals like economic vitality, sustainability, and community vision. This scenario was seen as a balanced approach to integrating housing and job growth while addressing critical issues such as climate change, economic and cultural diversity, and affordability. Many appreciated its focus on clustering higher-density development near public transit and mixed-use areas to reduce commuting and improve efficiency in utilities. The intentional inclusion of green space and path connections, especially along the McCaslin corridor, was also a key factor. Participants saw Scenario C as a way to create a more vibrant and diverse Louisville, supporting local businesses, accommodating population growth sustainably, and fostering a stronger sense of community.

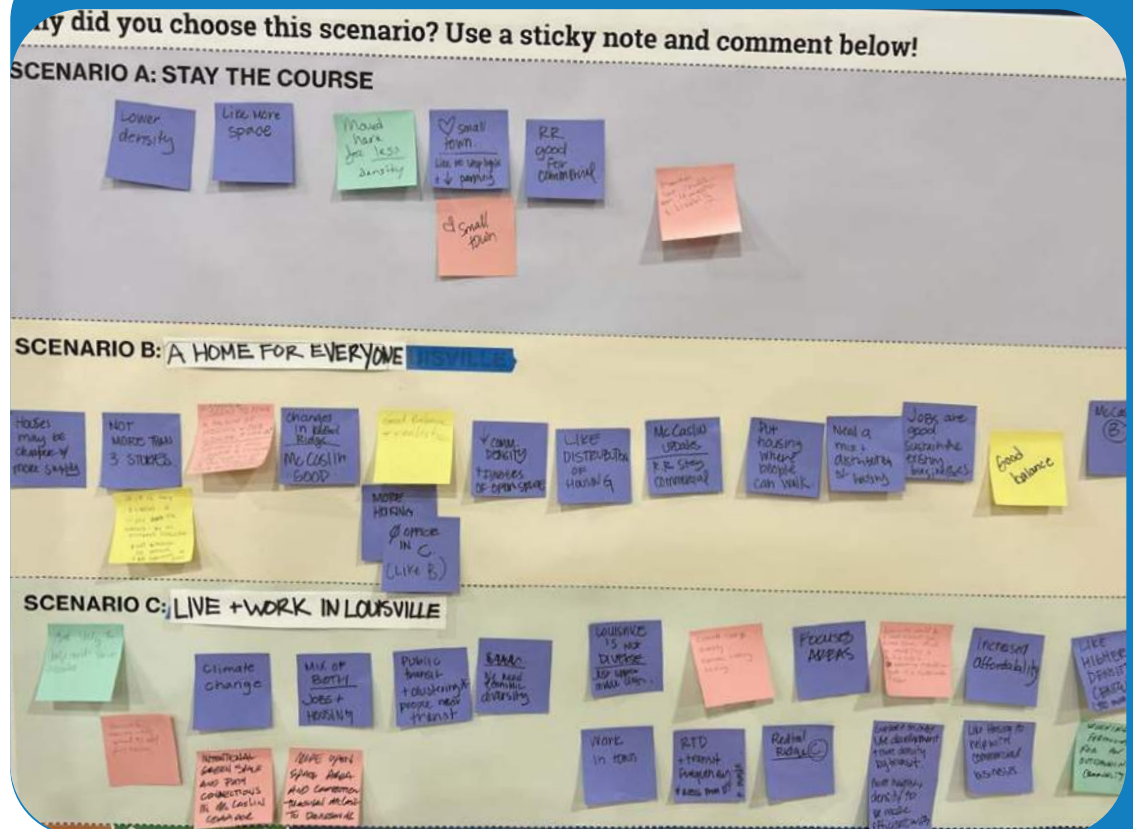
Other

(Only available on the Survey) 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.





Open House Participants from November 8th, 2024



Comments on Scenarios from Open House

5. Scenario Planning Workshops

During the November Workshops, Louisville residents participated in a mapping activity focused on scenario planning to help shape the city's future. Scenario planning was introduced as a strategic process that explored and evaluated potential developments and outcomes by creating scenarios based on key driving forces such as population growth, economic trends, and the community's vision. By considering various possibilities, this approach provided a framework to think critically about how Louisville could evolve over time.

The workshop activity began with a presentation that provided participants with essential background information, context, and updates on the planning process. This ensured everyone was informed and aligned on the purpose of the upcoming activities. The presentation set the stage for the rest of the workshop by outlining key objectives and insights. Residents were introduced to two key concepts: Areas of Stability and Opportunity Areas. Areas of Stability referred to parts of Louisville expected to experience minimal change, such as established neighborhoods or preserved green spaces, while Opportunity Areas represented places more likely to evolve and develop, such as underutilized commercial corridors or areas with potential for redevelopment. There were four identified Opportunity Areas for the scenario planning activity, these area are described on the adjacent page.

Following this, a chip game/sticker activity engaged participants in exploring future development scenarios for the city. A large map of the planning area was displayed, and participants worked corroboratively at tables to allocate stickers, each representing different land uses or development types, on the map. Guided by facilitators and instructional materials, participants prioritized and placed the stickers to reflect their preferences for development, ensuring alignment with community values. After the allocation, participants discussed the implications of their choices, considering factors such as infrastructure, environmental impacts, social equity, and economic feasibility. Facilitators led these discussions to encourage diverse perspectives and address critical issues. The exercise promoted collaborative decision-making and provided valuable insights for the planning process.

How to Play the Game.

Welcome to the Sticker Game! Your participation will help shape the future of Louisville! Follow these steps to create your vision for the future. The objective of the game is to balance the number of housing units and the number of jobs to meet the requirements for a vibrant, resilient, and sustainable Louisville.

Step 1: Review the Map
Familiarize yourself with the map which indicates 4 areas of opportunity to influence future development.

Step 2: Understand the Stickers
Each sticker represents a different type land use. The color and number of jobs or units are shown on the legend on the left. Take a moment to think for yourself and then discuss as a team how you want these areas of the city in the future. Discuss your ideas as before placing your stickers.

Step 3: Place Your Stickers
Place the stickers on the map according to your vision. You do not need to use all the minimum number of jobs and units to meet the growth requirements.

Step 4: Consider Trade-offs
Remember that there are trade-offs in land use decisions. Consider how less dense housing takes more space and how close housing balance your choices to create a scenario that reflects your future.

Step 5: Discuss and Adjust
Work as a group to place your stickers. Discuss why you choose types of development? Be open to feedback and adjustments.

Step 6: Name and Present Your Scenario
Once your group agrees on the final placement, we will present you participants and explain your choices.

On a scale of 1 to 5 how well does your plan align with the community values?

Community Character	1	2	3	4	5
Environmental Sustainability	1	2	3	4	5
Community Connectivity	1	2	3	4	5
Community Places	1	2	3	4	5
Economic Vibrancy	1	2	3	4	5
Civic Leadership	1	2	3	4	5

How Many Units?
Count the number of UNITS you have and fill in the box.

Minimum 1,000 Units
Maximum 5,000 Units

How Many Jobs?
Count the number of JOBS you have and fill in the box.

Minimum 10,000 Jobs
Maximum 20,000 Jobs

Name your Idea!

LOUISVILLE
COMPREHENSIVE PLAN

COMMUNITY OPEN HOUSE - STICKER GAME ACTIVITY

ENGAGELOUISVILLE.ORG/COMP-PLAN

SCENARIO PLANNING KEY

Each participant was provided with a set of stickers, each representing a different type of land use, scaled to 1-acre increments. The stickers allowed residents to visualize and actively plan options such as residential single-family, residential multi-family, retail/commercial, mixed-use, parks/open space, and employment/industrial, each clearly marked with corresponding units or jobs.

The stickers represented a variety of land uses, including:



Commercial

Areas with three to four establishments, primarily consisting of retail stores or office spaces, designed to serve the community's shopping and professional needs.



Office

Buildings with three to four stories, primarily dedicated to office spaces, providing workplaces for businesses and professional services.



Industrial Office/R&D

Facilities designed for light industrial use combined with office spaces, research areas, or laboratory environments, supporting innovation and specialized industries.



Industrial Mixed Use

Areas that incorporate light industrial uses alongside limited retail or office spaces, blending industrial functions with commercial or professional activities in a flexible environment.



Mixed Use Center/High Density Residential (30-40 DU)

Buildings of up to five stories, featuring high-density residential units (30-40 dwelling units per acre) alongside some retail or office spaces, creating a vibrant, multi-functional environment.



Mixed Use/Mid Density Residential (20-30 DU)

Buildings of up to three stories, primarily residential with a density of 20-30 dwelling units per acre, designed to provide a balanced, community-oriented living space.



Mid Density Residential (10-20 DU)

Buildings of three to four stories, featuring a mix of residential units, retail spaces, and some office areas, creating a balanced environment with both living and commercial opportunities.



Low Density Residential (1-10 DU)

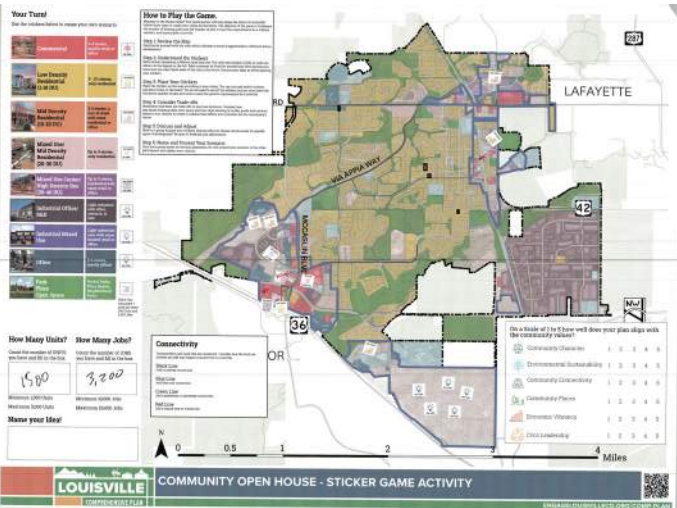
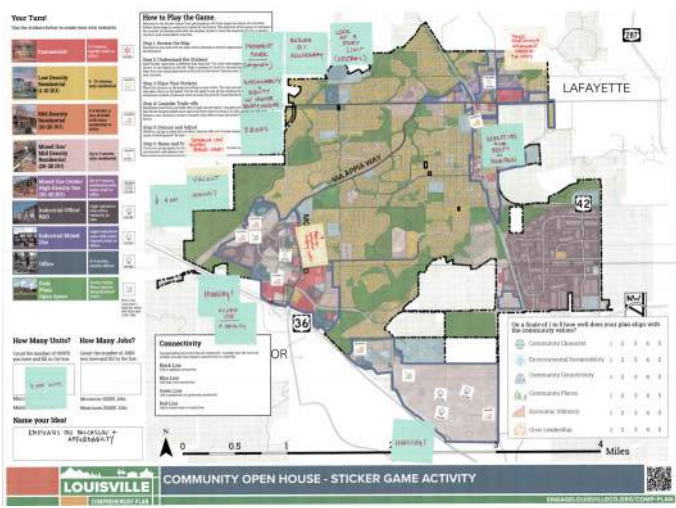
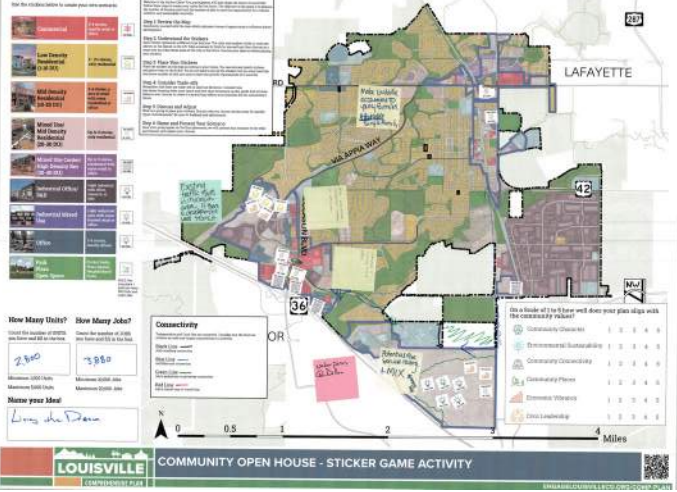
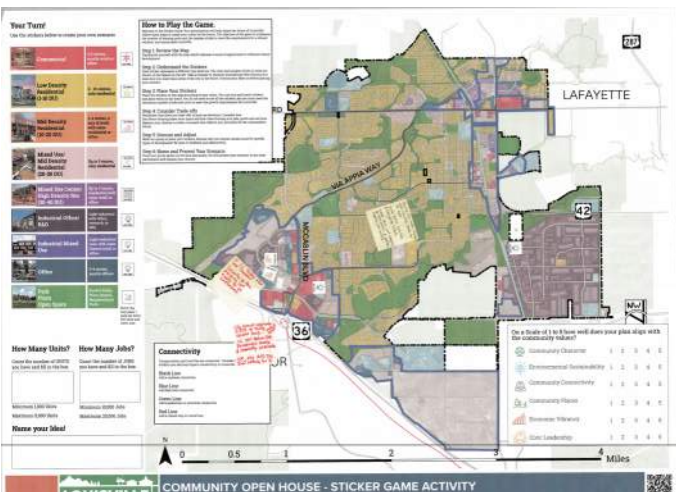
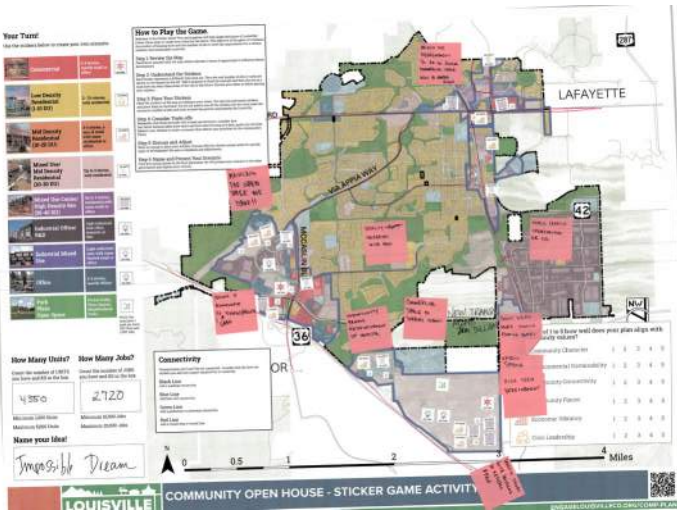
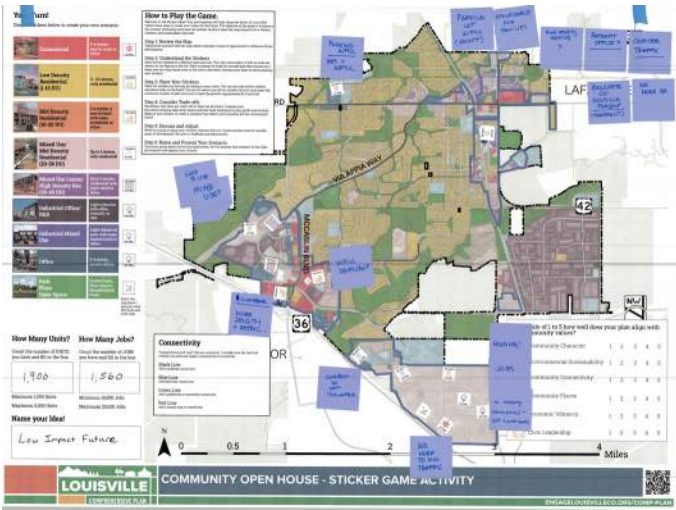
Buildings of two to two-and-a-half stories, consisting solely of residential units with a density of 1-10 dwelling units per acre, offering a more suburban, single-family or small multi-family living environment.



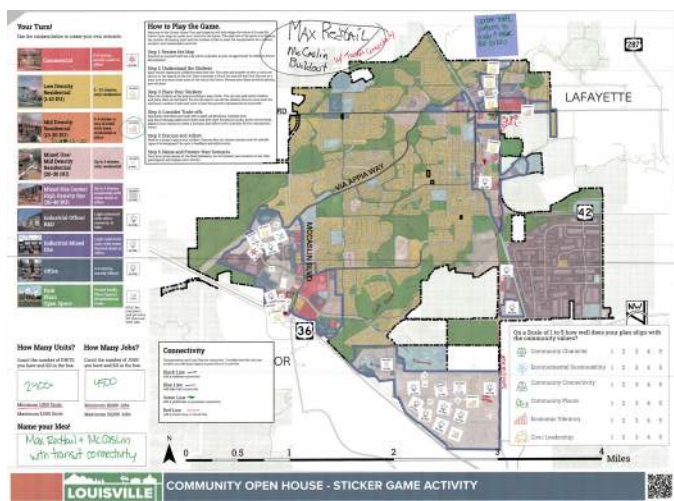
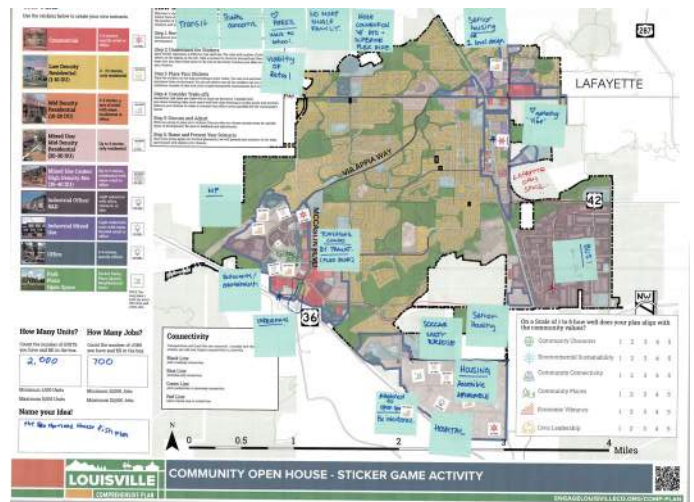
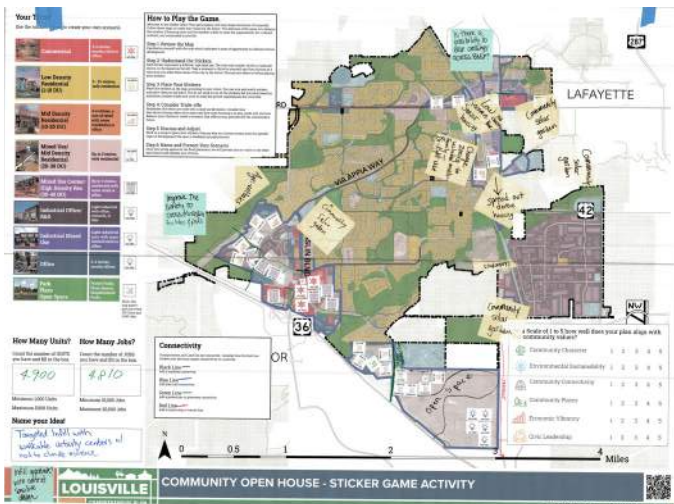
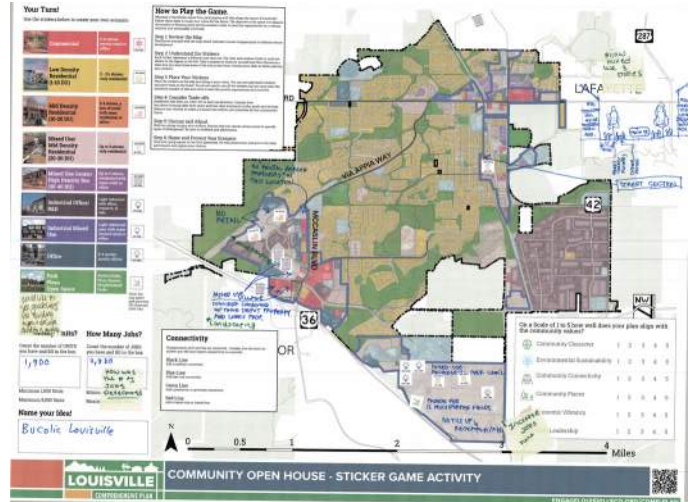
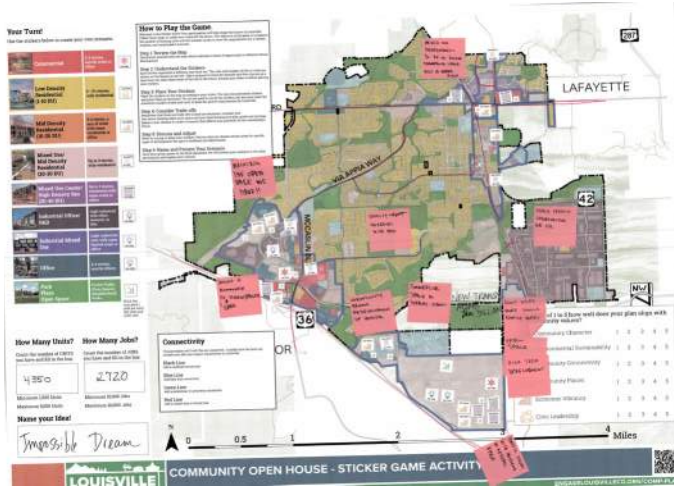
Park, Plaza, Open Space

Areas designated for pocket parks, plaza spaces, or neighborhood parks, providing green, recreational spaces for the community to relax, gather, and engage in outdoor activities.

STICKER ACTIVITY RESULTS



STICKER ACTIVITY RESULTS



OPEN RESPONSE FEEDBACK

The chip/sticker activity provided an opportunity for participants to voice specific thoughts, concerns, and action items in support of their decisions for the mapping activity with sticky notes. These ideas were recorded and are as follows.

Land Uses

“More affordable housing”

“No more single family homes”

“Low income senior housing”

“Rent incentives for downtown businesses”

“Give incentives for renting downtown”

“Change zoning to allow for more multi-family housing”

“Change zoning to allow for multi-family housing as a by right use”

“Mixed-use development to re-do existing commercial space next to Hunters Ridge”

“More density, more retail”

“Senior housing”

Transportation

“Consider traffic with high density”

“Improved traffic safety”

“Update traffic patterns to make it easier for bikes”

“Public transit opportunities for CTC”

“Need better transportation networks for bikes and pedestrians”

“More RTD connections”

“New RTD bus stop at intersection of 42 and South Boulder Road”

“Connect areas of Louisville versus isolating them”

“Underpass crossing across Dillon”

Parks, Recreation, and Open Space

“Maintain open space”

“Invest in wayfinding for trails”

“Community Gardens”

“Provide 12 multi-purpose fields”

“More Parks”

“Dedicated open space in Redtail Ridge”

“Integrate open space into developments”

“Community Solar Gardens”

“Soccer/multi-purpose fields in Redtail Ridge”

OPPORTUNITY AREA 1: SOUTH BOULDER ROAD CORRIDOR FEEDBACK

The sticker activity results for Opportunity Area 1: South Boulder Road Corridor highlighted a strong preference for a mix of residential and mixed-use development, with a particular emphasis on integrating housing, open space, and some commercial elements. The majority of participants favored mixed-use/mid-density residential (20-30 dwelling units per acre) and mixed-use center/high-density residential (30-40 DU) as key land uses, aiming to provide a blend of housing types along with retail or office space. There was also strong support for low-density residential options to maintain a balance with more urban development while preserving some residential character in the area. An overarching theme throughout the feedback was the desire to incorporate parks and open space throughout the area, creating a walkable and family-friendly environment, with some commercial uses along South Boulder Road to serve local needs.

In terms of redevelopment, there was significant interest in utilizing vacant parking lots for infill development. This approach would repurpose underused spaces to accommodate the growing demand for both residential and commercial spaces. The community also expressed a clear need for affordable housing, with particular support for low-income senior housing and housing options suitable for families. Multiple participants agreed with this need, along with eliminating single-family housing options, which helps stress the importance of creating diverse housing opportunities to ensure that the development is inclusive and accessible to all segments of the population. Residents also voiced strong support for high-density housing, emphasizing the need for well-planned vertical development to make efficient use of available space. A number of participants advocated for retrofit office spaces, suggesting that existing commercial buildings could be repurposed to meet the needs of the community.

Traffic concerns were raised, with several participants urging the Plan to consider the impact of increased density on traffic flow and overall mobility in the area. The Boulder Colorado Housing Project was cited as a precedent for integrating sustainable housing and community-focused development.



Composite sticker activity summary

Key Understanding



Housing Focus: Mixed-use/mid-density (20-30 DU) and high-density (30-40 DU) residential, with low-density options. Desire to see less single-family housing.



Parks & Open Space: Integrate parks, open space, and commercial along South Boulder Road.



Affordable Housing: Support for low-income senior and family housing.



Redevelopment: Parking lot infill and retrofit office spaces.



Community: Gathering spaces to promote community.

OPPORTUNITY AREA 2: DOWNTOWN FEEDBACK

Results from the sticker activity revealed a vision for Opportunity Area 2: Downtown, emphasizing a vibrant, dynamic district that balances residential, commercial, and mixed-use development. Feedback highlighted a desire to create a downtown that is inviting, with diverse housing options, thriving businesses, and a focus on sustainability. Participants desired the downtown to remain a central hub for the community.

Participants gave the suggestion to change zoning regulations to permit multi-family housing and by-right uses, which reflect a desire to streamline development, accommodate diverse housing needs, and encourage innovative projects. To maintain a balanced urban layout, participants stressed the importance of spreading out dense housing, ensuring no single area becomes overly congested.

Mixed-use development also emerged as a priority, with broad support for allowing three-story mixed-use buildings that would help blend residential and commercial spaces. Such developments would attract foot traffic, foster economic vitality, and create a sense of community. Incentives for renting downtown spaces, both for residential and commercial purposes, were also strongly encouraged. These incentives could play a pivotal role in drawing businesses and residents to the area, further solidifying downtown as a thriving, multi-functional space.

Land use preferences focused on a mix of commercial and mid-density residential developments to create a balanced and lively downtown. Proposed housing options ranged from mid-density residential units (10-20 dwelling units per acre) to higher-density residential within mixed-use centers (20-30 dwelling units per acre). The community expressed a clear vision for a downtown that integrates vibrant commercial activity, accessible housing, and sustainability features, creating a dynamic environment that serves diverse community needs and enhances the city's overall appeal.



Composite sticker activity summary

Key Understanding



Sustainability Focus: Promote eco-friendly initiatives and position downtown as a progressive, sustainable hub.



Flexible Zoning: Update zoning to allow multi-family housing and by-right uses, encouraging diverse and innovative development opportunities.



Mixed-Use Development: Prioritize three-story mixed-use buildings that combine residential and commercial spaces to boost vibrancy and economic activity.



Incentives for Growth: Introduce incentives to attract renters for both residential and commercial spaces, ensuring a thriving and balanced downtown community.



Balanced Land Use: Emphasize mid-density residential (10-20 du/ac) and mixed-use developments (20-30 du/ac) alongside increased commercial activity for a dynamic urban core.

OPPORTUNITY AREA 3: MCCASLIN CORRIDOR FEEDBACK

Participants envisioned Opportunity Area 3: McCaslin Corridor, as a dynamic, well-connected area with a focus on mixed-use development, sustainability, and integrated open spaces. The proposed land uses reflect a thoughtful balance between density, functionality, and preserving natural elements, creating a versatile corridor that accommodates both growth and community priorities.

There was a strong emphasis for mixed-use development, particularly along Centennial Parkway, which participants supported for higher-density land uses such as Mixed-Use Center/High-Density Residential (30-40 dwelling units per acre), complemented by commercial and industrial mixed uses. The western side of the corridor transitions into mid-density residential areas, blending with the adjacent open space. Areas adjacent to Highway 36 focus on commercial uses, while open spaces were integrated throughout the corridor to enhance livability and maintain connections to nature.

Participants also emphasized strategic infill development, particularly in the Cinebarre site, along with increased density and expanded retail opportunities. Support for higher-density residential options designed to promote inclusivity and environmental stewardship are desired. A community solar garden was also proposed, aligning with the area's sustainability goals. However, some participants supported additional community-focused uses in the area.

With the anticipated increase in development, safety and security were prominent concerns. Participants stressed the importance of improving pedestrian and bicycle safety along McCaslin Boulevard, advocating for infrastructure enhancements that promote accessibility and connectivity. Additionally, calls for better security measures with new developments underscored the need to maintain a safe, welcoming environment. Support to increase the presence of RTD services to enhance mobility and reduce reliance on personal vehicles, reinforce the participant's desire to make McCaslin Corridor a connected, accessible hub.



Composite sticker activity summary

Key Understanding



Strategic Land Use: Prioritize mixed-use development along Centennial Parkway, transition to mid-density housing near open spaces, and emphasize commercial activity near Highway 36.



Sustainability and Inclusivity: Promote higher-density housing with a focus on equity and sustainability, and preserve open spaces throughout the corridor.



Improved Connectivity: Enhance pedestrian and bicycle safety on McCaslin Boulevard and advocate for the return of RTD regional transit to strengthen regional accessibility.



Targeted Growth and Security: Encourage infill development with increased density in areas like Cinebarre while implementing measures to ensure safety and align new projects with community priorities.

OPPORTUNITY AREA 4: REDTAIL RIDGE FEEDBACK

Sticker activity feedback showed that participants envisioned Opportunity Area 4: Redtail Ridge, as a hub for balanced development that promotes job growth, diverse housing options, and open space preservation, while maintaining strong connections to the broader Louisville community.

A strong emphasis was placed on creating employment opportunities through office, industrial, and mixed-use developments. These spaces were seen as integral to fostering economic vitality in the area. The southern portion of Redtail Ridge near US 36, and the existing location of the AdventHealth Avista site on the northwest, were identified as a prime location for mixed-use developments that blend residential and commercial uses. This area was viewed as ideal for mid-density residential housing (20-30 dwelling units per acre), mixed-use/mid-density housing, and high-density residential housing (30-40 dwelling units per acre), with an emphasis on multi-family options to address growing housing demands.

Participants also highlighted the need to ensure Redtail Ridge is not an isolated enclave but fully integrated into the rest of Louisville. Connectivity was seen as essential, with calls for improved transportation planning to minimize traffic congestion while ensuring accessibility for all residents. Preserving open spaces and integrating green areas throughout the development were recurring themes, reflecting the community’s desire to maintain Louisville’s character and environmental integrity.

Sustainability was another significant focus, with participants proposing innovative ideas such as a community solar garden to promote renewable energy use within the development. Commercial development was emphasized as a key factor in supporting the local economy, schools, and community needs. Additionally, participants called for senior housing to address the needs of Louisville’s aging population, emphasizing the importance of inclusivity in the area’s design.



Composite sticker activity summary

Key Understanding



Balanced Development: Redtail Ridge should integrate job-generating uses, diverse housing options, and open spaces to create a vibrant and sustainable community.



Housing Diversity: The community prioritizes multi-family, mixed-use, and mid- to high-density residential developments to address growing housing needs.



Connectivity and Accessibility: Ensuring strong connections to Louisville while minimizing traffic is essential to avoid isolation and enhance integration.



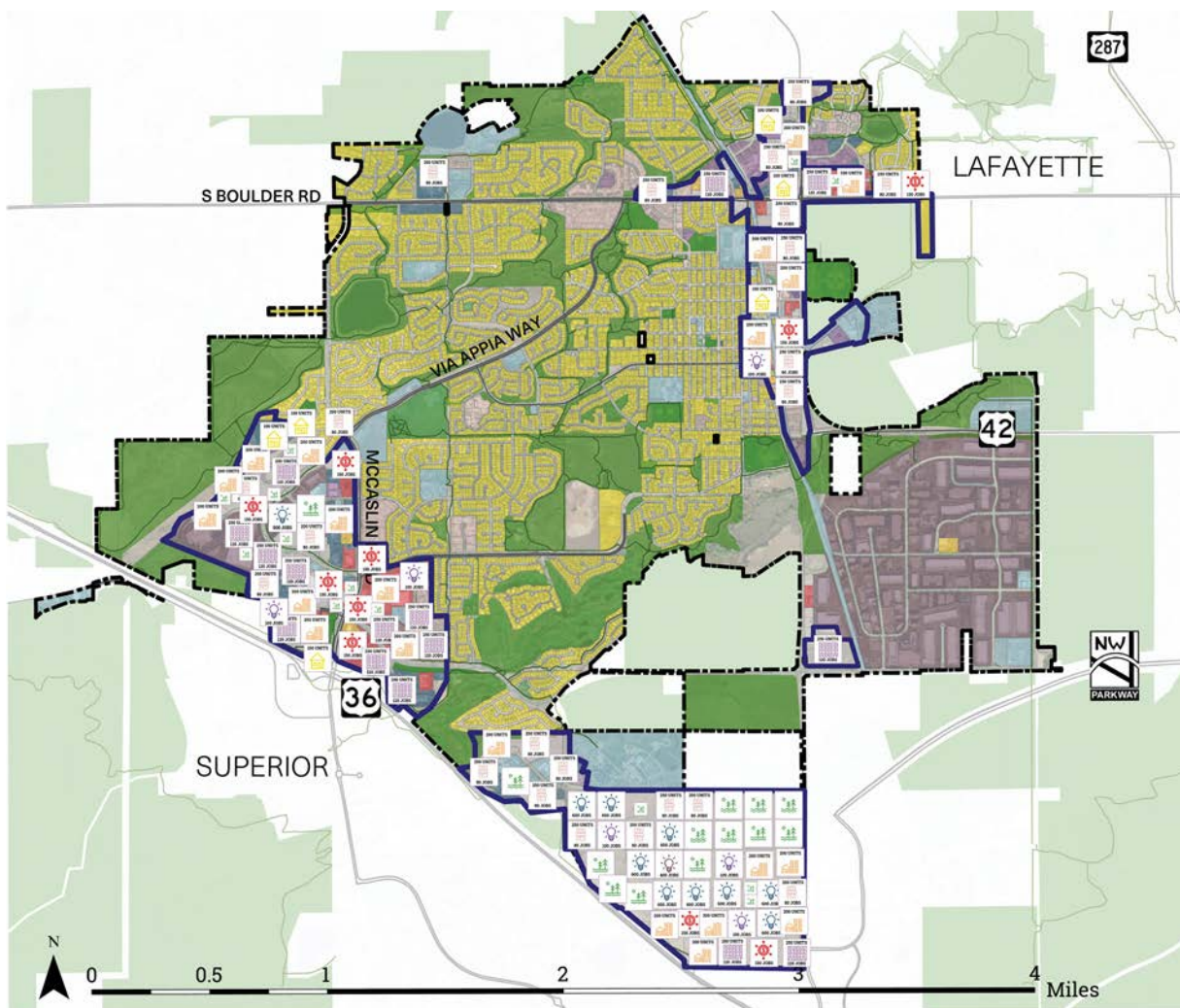
Sustainability and Supportive Services: Open space preservation, renewable energy initiatives, and commercial developments are critical to supporting schools, seniors, and the broader community.

OVERALL RESULTS

Feedback from the activity highlighted varying preferences for growth, with some participants prioritizing residential development while others emphasized expanding employment opportunities. This balance of perspectives showcased the community's diverse needs and priorities, setting a foundation for a comprehensive approach to planning Louisville's future.

In addition to engaging in a sticker activity where participants visually indicated their preferences, residents contributed detailed feedback through sticky note comments. Common themes that emerged from these notes included strong support for mixed-use and infill development, reflecting a desire to optimize land use and encourage vibrant, multi-functional spaces. Many participants advocated for increased density paired with retail opportunities but expressed concerns about the potential traffic issues that could accompany high-density development. Maintaining open space while pursuing denser urban environments was another priority for many residents. Connectivity and safety were frequently mentioned as critical considerations in the face of potential growth. Residents called for improvements to transportation infrastructure, increasing the presence Regional Transportation District (RTD) services and enhancing safety measures for pedestrians and cyclists. Ideas for creating a more interconnected city included expanding multi-family zoning, utilizing parking lot infill for vacant areas, and providing incentives to strengthen the downtown core. There was also a strong emphasis on making Louisville feel more cohesive, ensuring that all areas are well-integrated and accessible rather than isolated.

Overall, the feedback emphasized a forward-thinking approach to development, with calls for innovative zoning changes, sustainable land use, and investment in connectivity. Participants expressed a clear vision of a vibrant, inclusive Louisville where growth is carefully planned to balance residential and employment needs, improve accessibility, and maintain the city's unique character and sense of community.



6. Key Findings

The three scenarios presented in community Engagement Window #2 provide feedback from the community on their preferred direction. These possible outcomes explore how different decisions may impact land use and development. When applied to the creation of a Future Land Use Map (FLUM), the feedback will help to inform a shared vision for the community's future. A review of the comments indicate the communities desire for a combination of the three scenarios. Several themes have emerged from the community to inform the next stages of the Comprehensive Plan. Community input supports the Future Land Use Map (FLUM) addressing the following:

Land Use: Support increased housing options and focus on density toward centers in appropriate locations. This includes encouraging mid-to-high density housing along McCaslin Boulevard with the potential for up to 5-stories in certain areas by Hwy 36, mid-density infill in downtown with the potential for up to 3-stories for multi-family development, and a mix of housing types in Retail Ridge and along South Boulder Road. Continue to maintain existing single-family neighborhoods, while allowing gentle infill for contextually appropriate Accessory Dwelling Units (ADUs), duplexes and triplexes.

Circulation: Promote transit centers and encourage connectivity through transit, bus lines, and micro-transit options. Improve pedestrian crossings, including those over rail lines, and consider adding flashing lights for pedestrian safety. Enhance signage and wayfinding along trail corridors, and add more underpasses to improve accessibility. There is a desire for an pedestrian underpass at Coal Creek and Dillon Road.

Economy: Support increased job opportunities and a retail balance along McCaslin Boulevard. Focus on job and commercial development in Redtail Ridge and along McCaslin, as appropriate. Promote increased job opportunities in downtown to enhance vitality and consider events or programs to attract people to the area.

Parks and Open Space: Encourage the development of gathering spaces, particularly in downtown, and explore the addition of a soccer field. Maintain and improve open space, with particular emphasis on preserving habitat. Comments suggest maintaining some open space in Retail Ridge, such as a large community green.

Sustainability: Ensure future housing and development is efficient and sustainable. Identify locations for solar energy infrastructure. Integrate transit connections into new developments to reduce commuting and vehicle miles traveled (VMT). Encourage sustainable building practices, including smaller and more compact development. Increase focus on disaster planning and response.

Equity: Support the development of senior housing and affordable housing for families. Ensure transit stops and connections are available to support new development.

Next Steps

Future Land Use Map (FLUM) is a critical component of comprehensive planning to guide long-term development and land use decisions. It serves as a visual representation of how land is intended to be used in the future, based on the community's goals and vision. To support the uses on the map, Future Land Use Classifications (e.g., residential, commercial, industrial, open space) outline the types of development that are encouraged for the future. This is not zoning but can help to support future decisions related to zoning and policy.

KEY FINDINGS

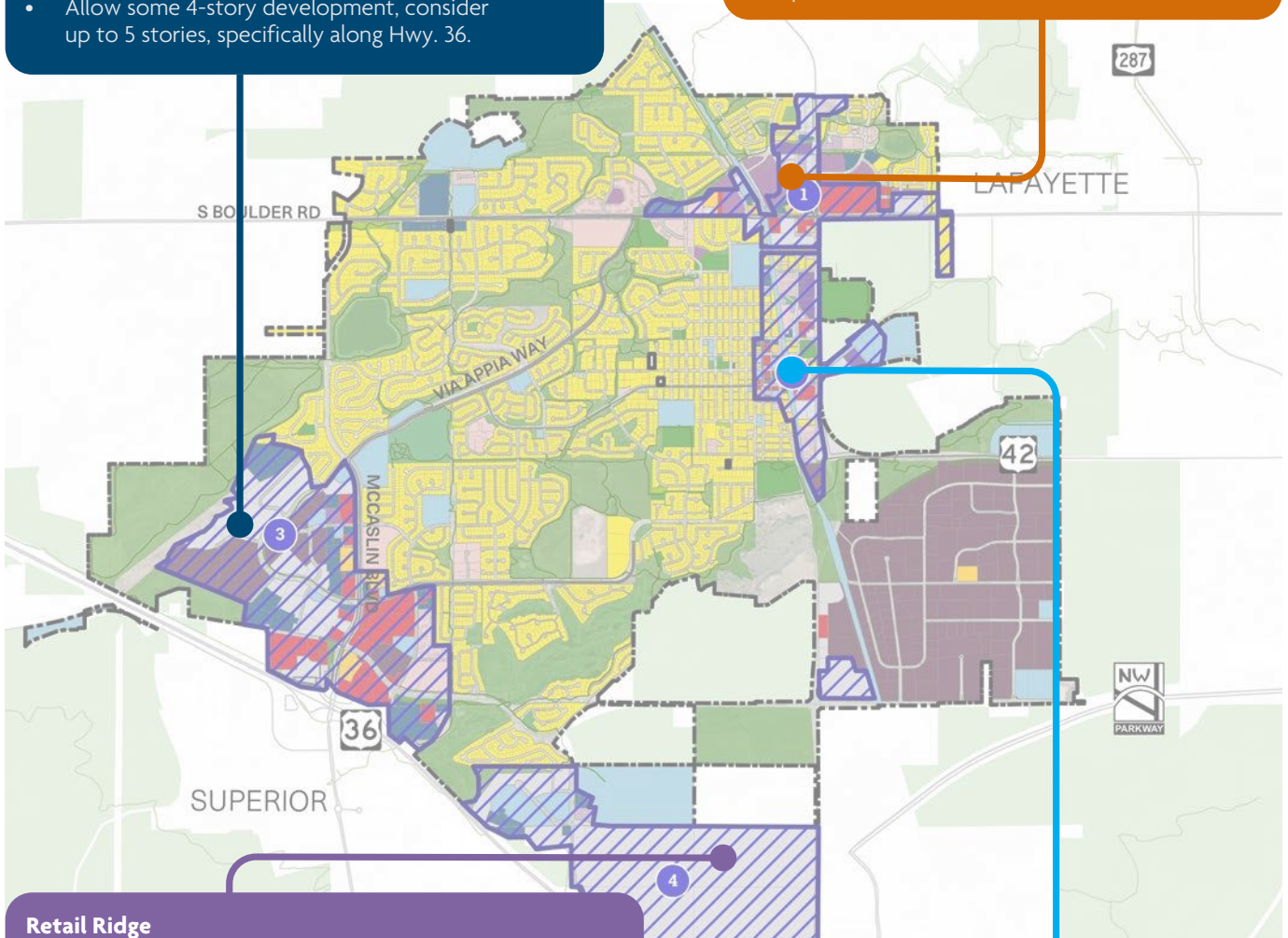
Future Land Use Map Framework. The following indicates general direction for the Future Land Use Map, based on areas of alignment from the community.

McCaslin Blvd..

- Infill, higher density residential along Hwy. 36/ Cinnebarre site.
- Mid-density housing along Centennial Blvd..
- Increased pedestrian-bike connectivity and gathering-green space.
- Allow some 4-story development, consider up to 5 stories, specifically along Hwy. 36.

South Boulder Road

- Mid-density infill, good location for affordable and/or senior housing.
- Encourage mixed retail/commercial along roadways.
- Improve infrastructure that enables safe pedestrian access across S. Boulder Road.



Retail Ridge

- Jobs and retail-commercial should be prioritized.
- Some limited housing, mid-to higher density may be appropriate.
- Housing on former Adventist site.
- Desire to see some open space maintained.
- Traffic and circulation needs to be studied with future development.
- Support for higher-density 4-story development, specifically along Hwy. 36.

Downtown

- Incentives for infill housing in Downtown.
- Encourage increased retail opportunities.
- Increased programs, events and gathering spaces.
- Encourage bike-pedestrian connectivity to downtown to and from other areas of the community.
- Higher density, 3-story residential development in some areas of downtown.

Appendix

The following indicates additional information included as appendices.

- 1) Open House Engagement Boards
- 2) Copy of Online Survey and Story Map
- 3) Open Response Comments from Open House

WHAT IS SCENARIO PLANNING? Scenario planning explores and evaluates potential future developments and outcomes in a city by creating multiple possible scenarios based on driving forces about key factors like population growth, economic trends, and the community vision. The City is asking for Louisville community input on three future growth and development scenarios to inform the Comprehensive Plan.



OPPORTUNITY AREAS

Areas of Stability and Areas of Change

Scenario planning will focus on specific areas that are more likely to change, referred to as Opportunity Areas.

For this exercise, other areas of Louisville less likely to change are referred to as Areas of Stability.

We are asking the Louisville community - what should change look like within these Opportunity Areas.

LEGEND

Louisville boundary

Major road

Trails

Opportunity Areas

1

South Boulder Road Corridor

2

Downtown

3

McCaslin Corridor

4

Redtail Ridge

Place Types

Commercial

Mixed Use Retail

Low Density Residential (1-10 DU)

Mid Density Residential (10-20 DU)

Mixed Use/ Mid Density Residential (20-30 DU)

Mixed Use Center/ Higher Density Residential (30-40 DU)

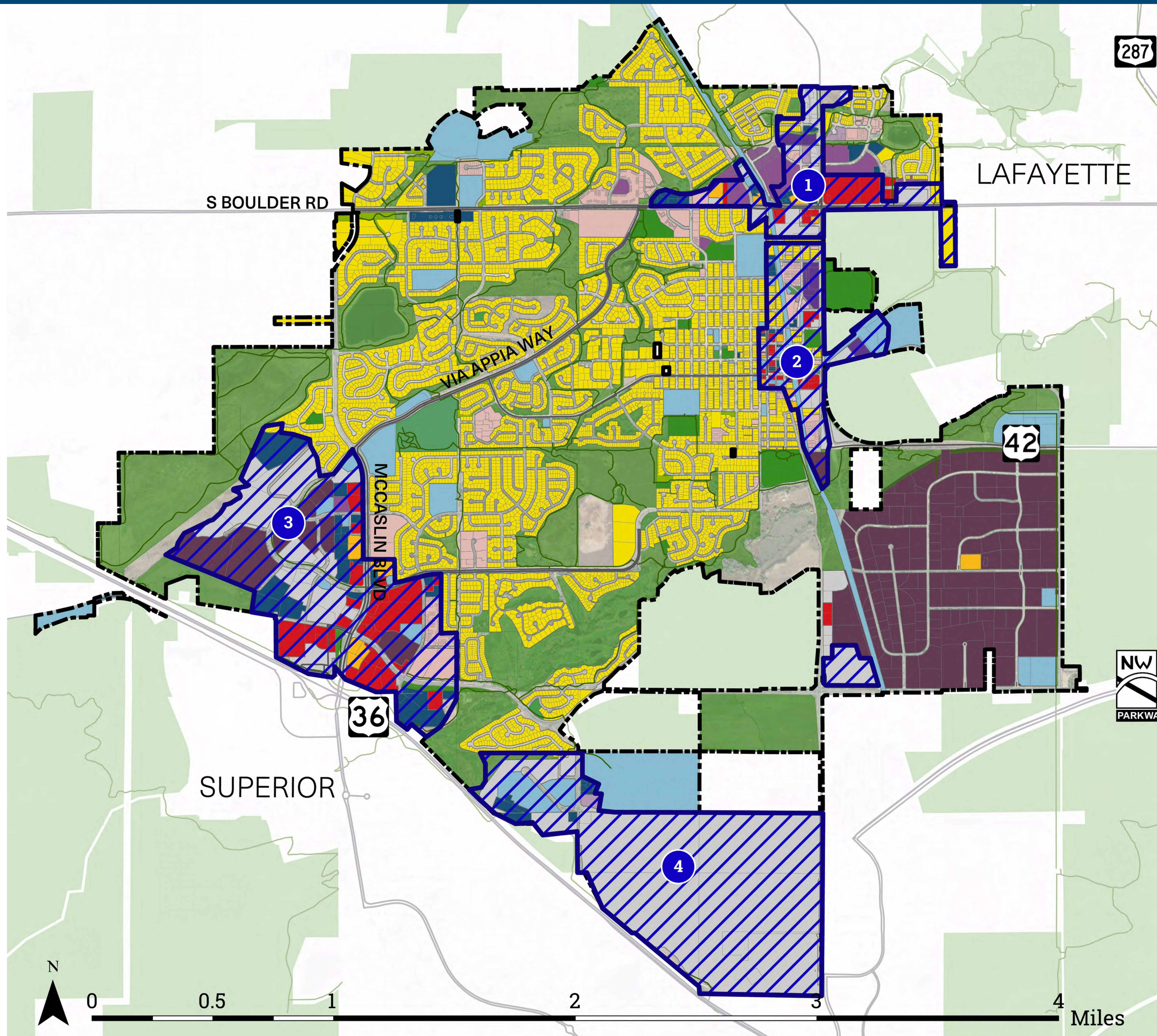
Park/Plaza/Open Space

Public Use

Industrial Mixed Use

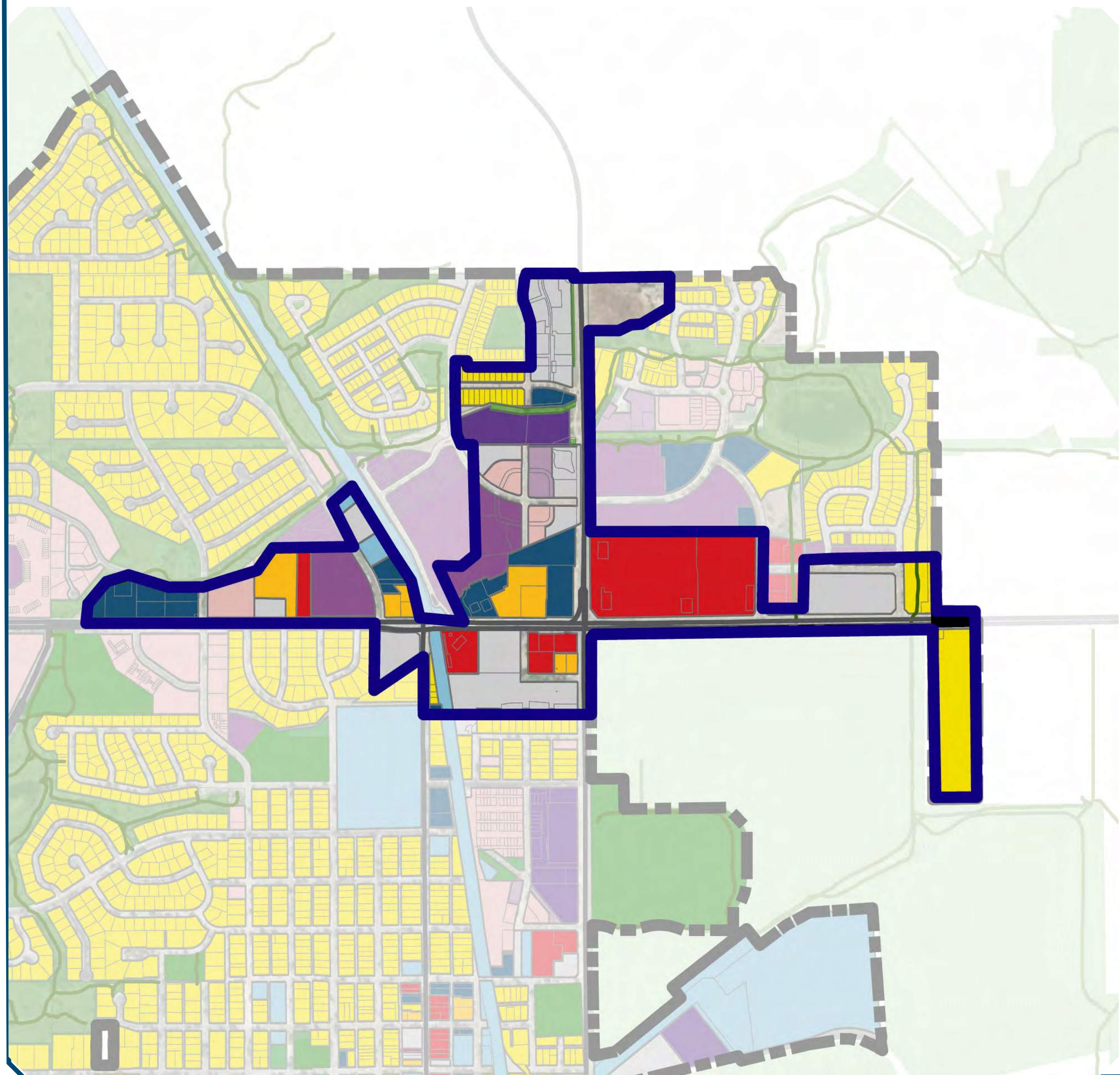
Industrial Office/R&D

Office

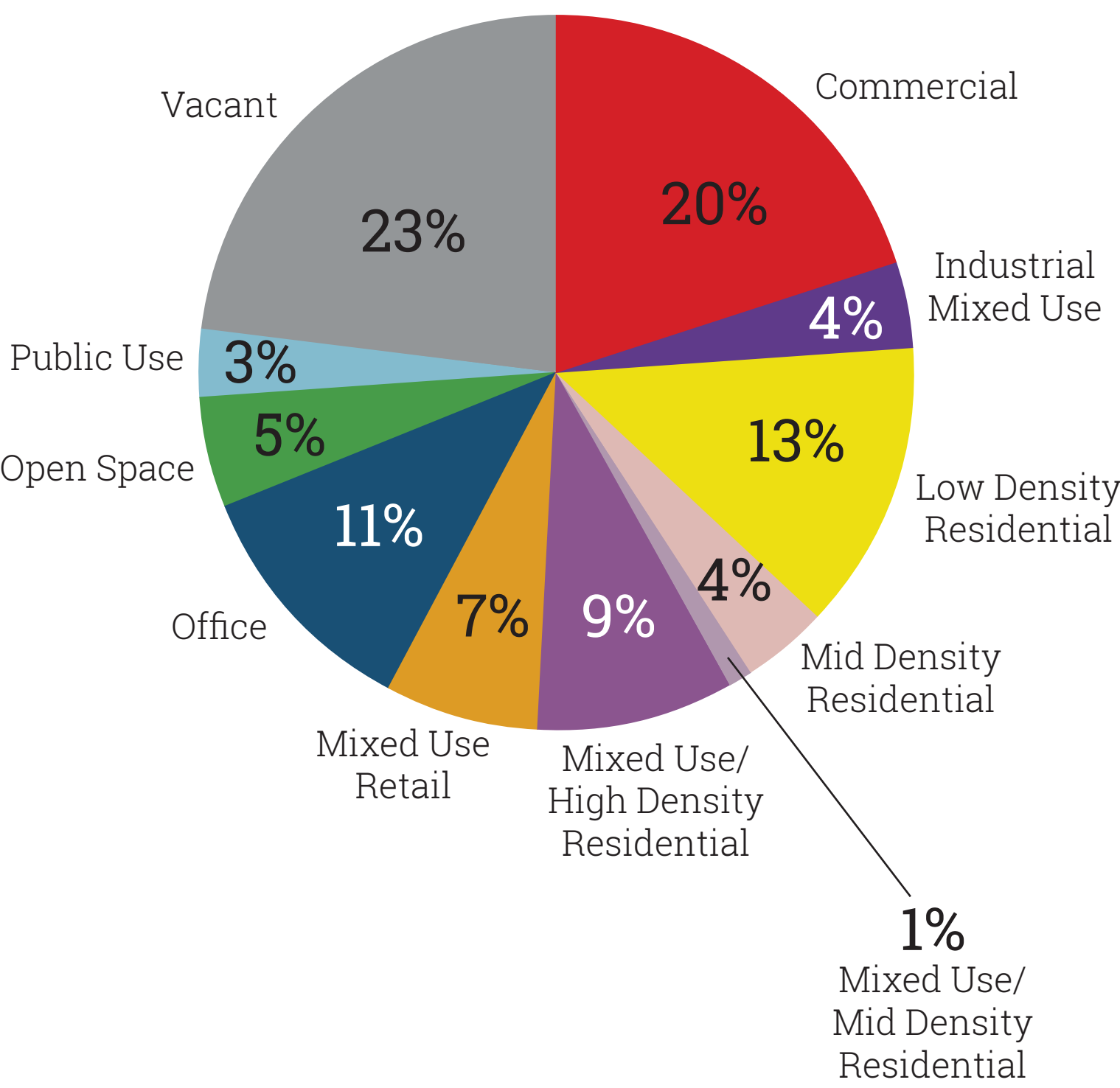


OPPORTUNITY AREA 1: SOUTH BOULDER ROAD CORRIDOR

South Boulder Road has potential for infill/redevelopment.
Scenario planning will explore tradeoffs between increased housing, reatil/
commercial uses, and connectivity.

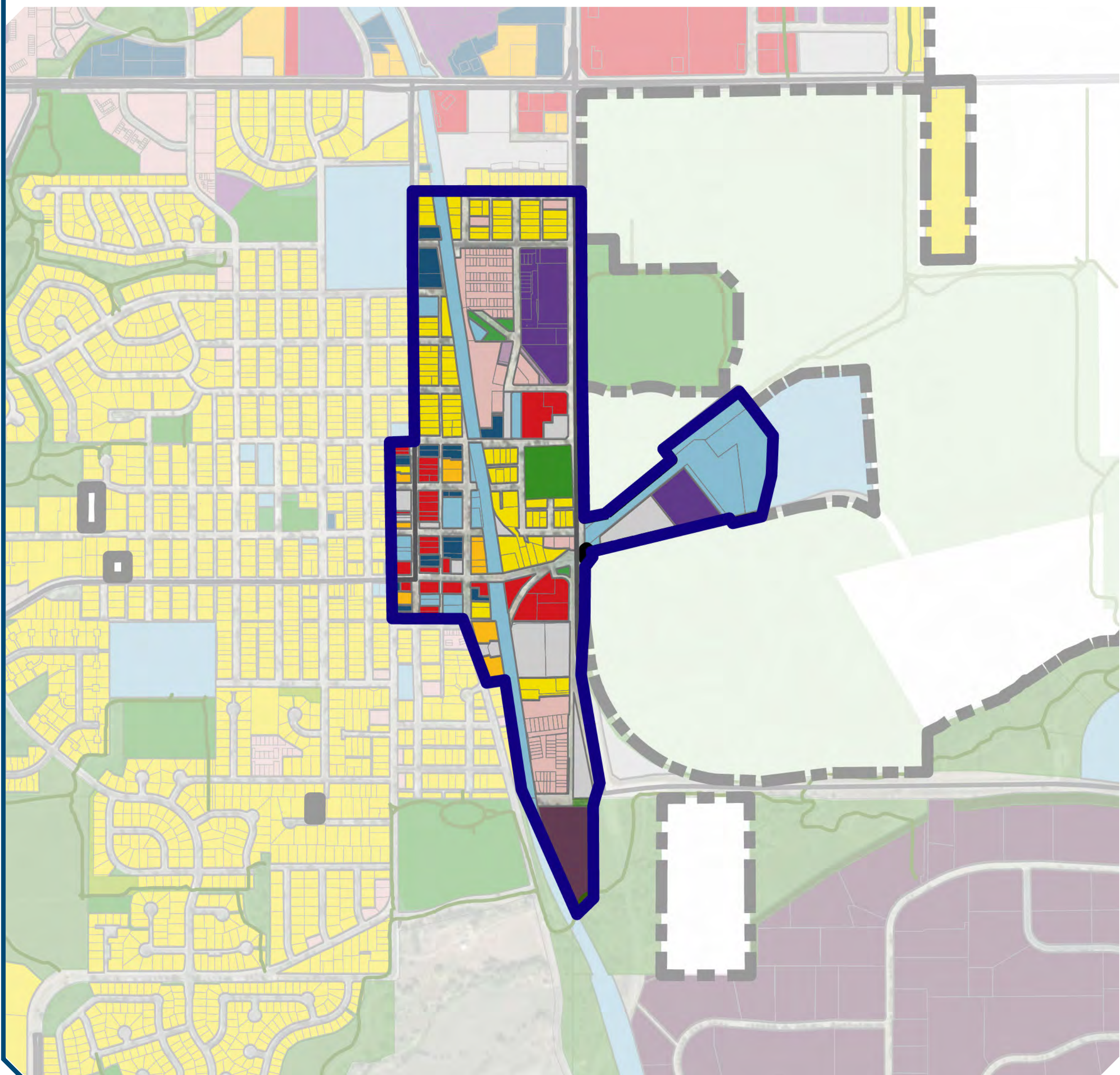


Total acreage:
144.04

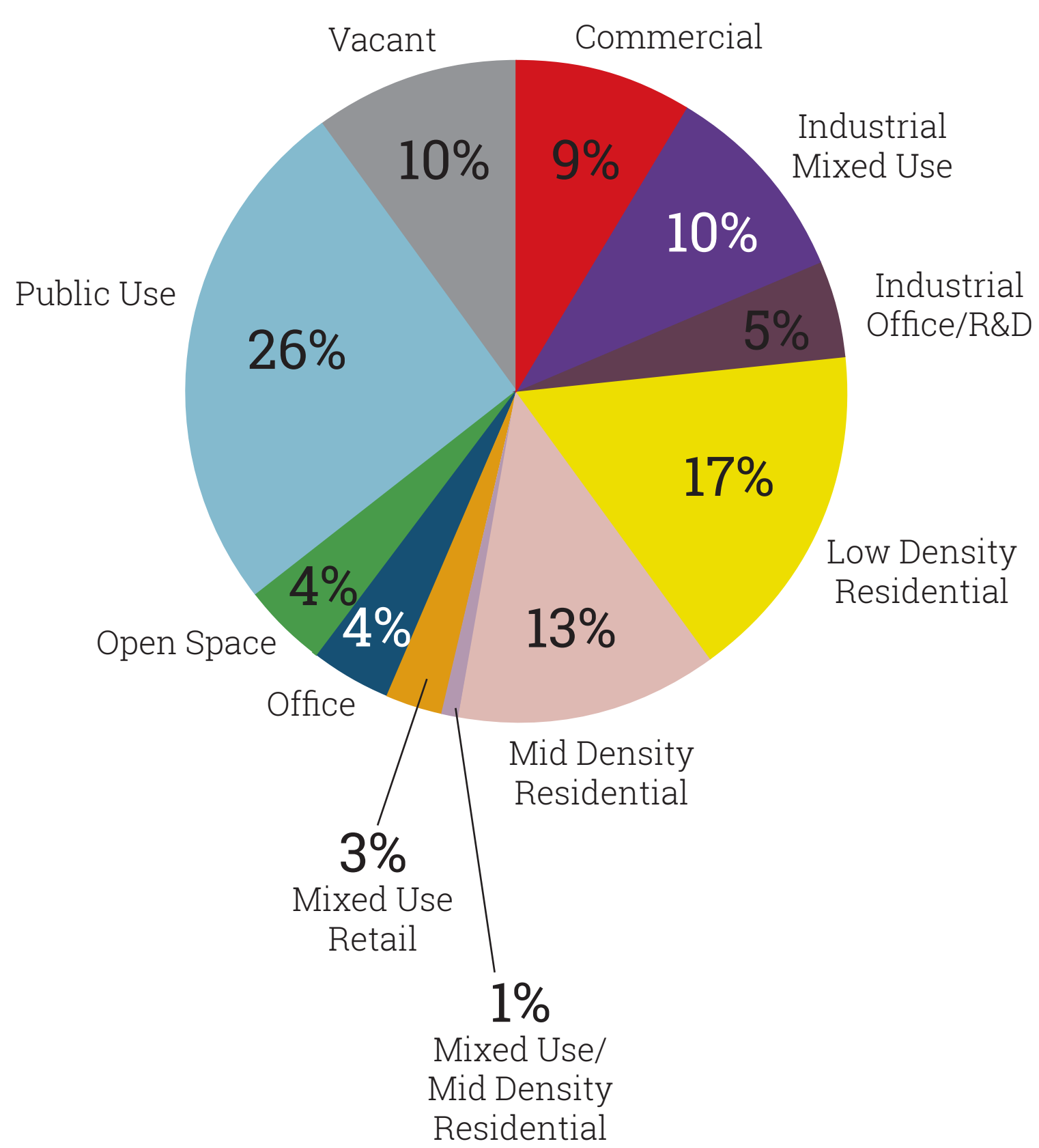


OPPORTUNITY AREA 2: DOWNTOWN

Downtown Louisville is a mix of historic buildings and local businesses alogn Main Street.
A future transit station north of Downtown is a central opportunity for redevelopment.
As population in this area increases, the opportunity for successful retail also increases.

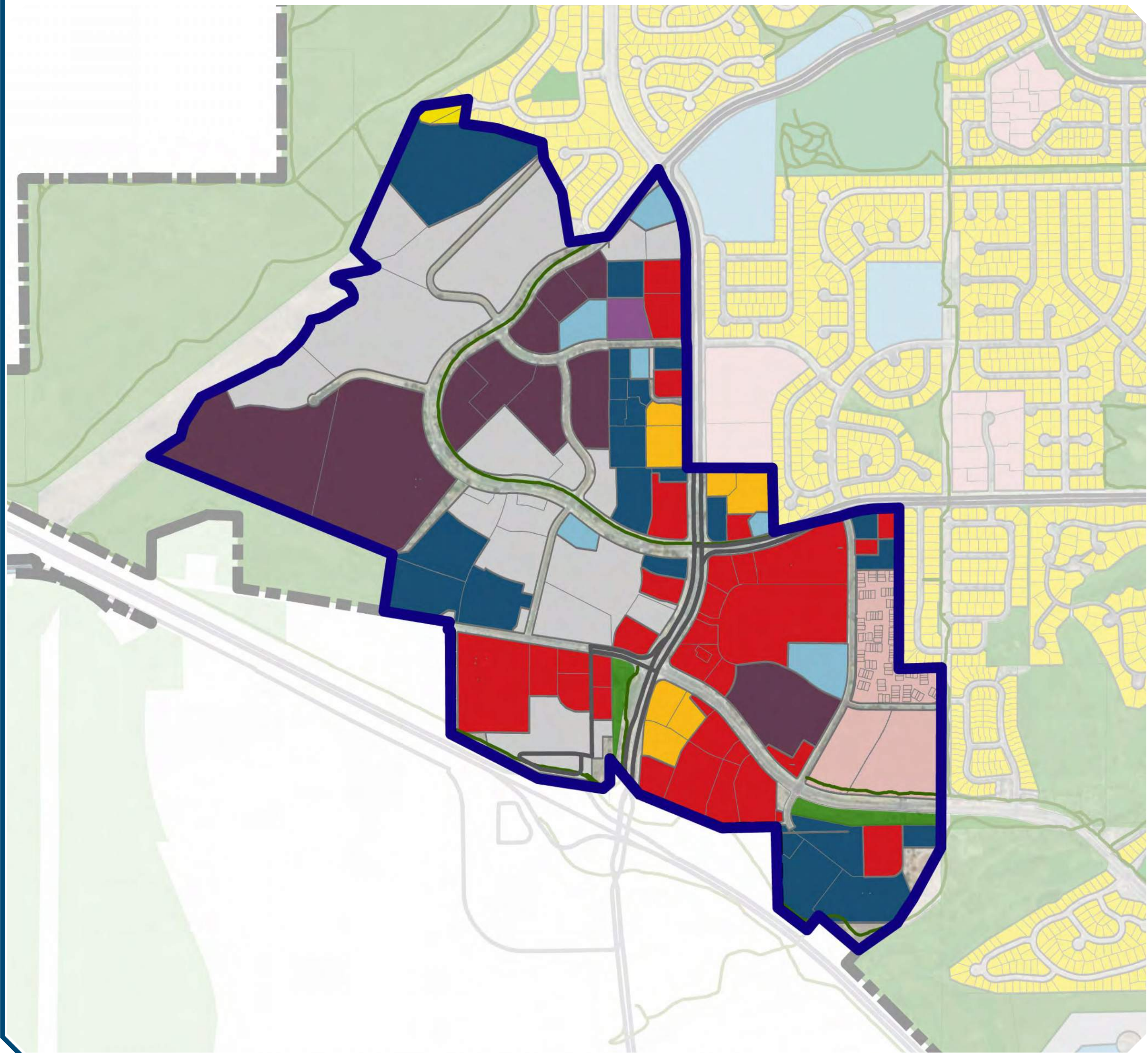


Total acreage:
136.42

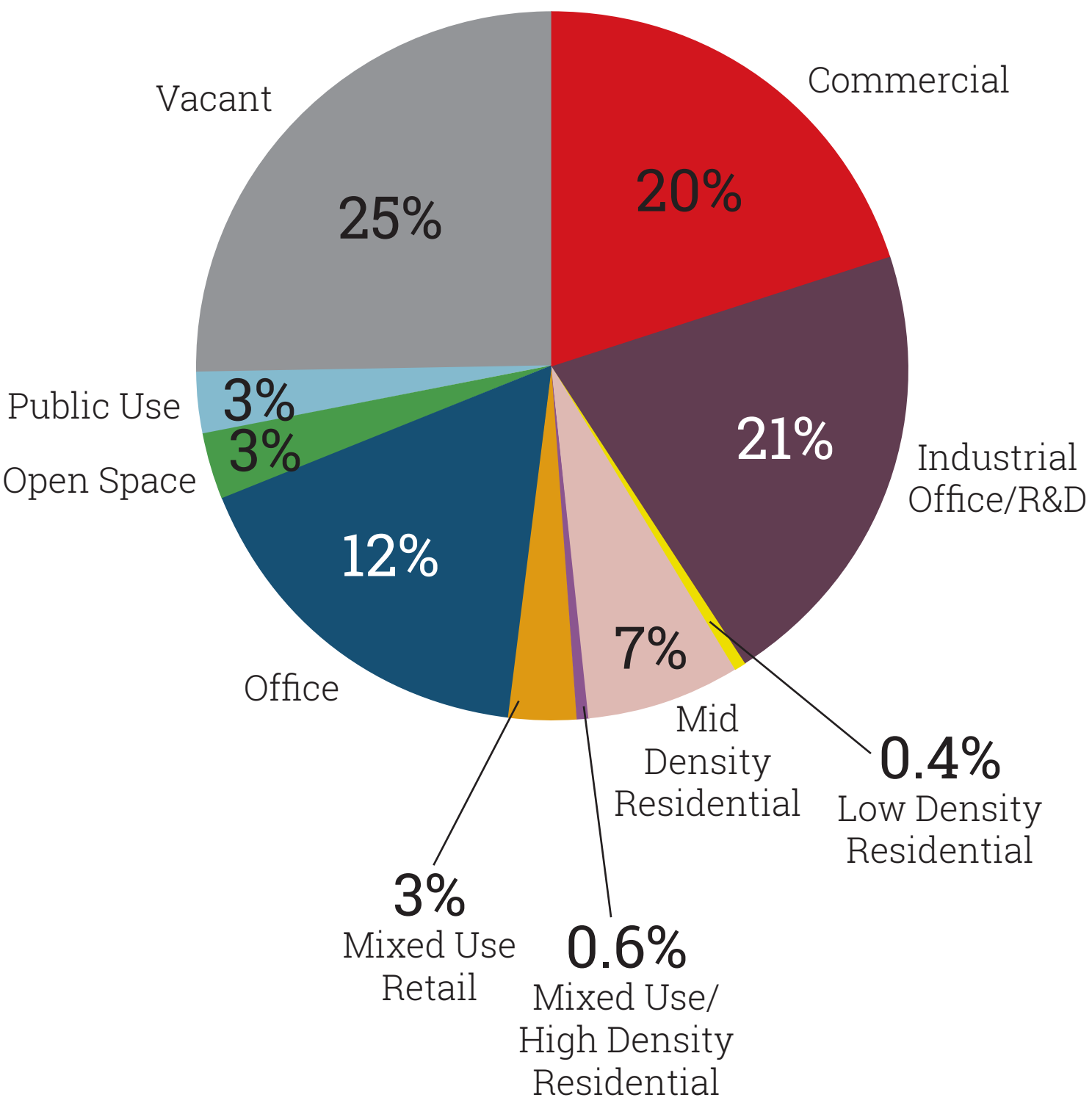


OPPORTUNITY AREA 3: MCCASLIN CORRIDOR

With current commercial vacancies, this area has potential to include infill/redevelopment.
Scenario planning will explore tradeoffs between increased housing, reatil/
commercial uses, and connectivity.

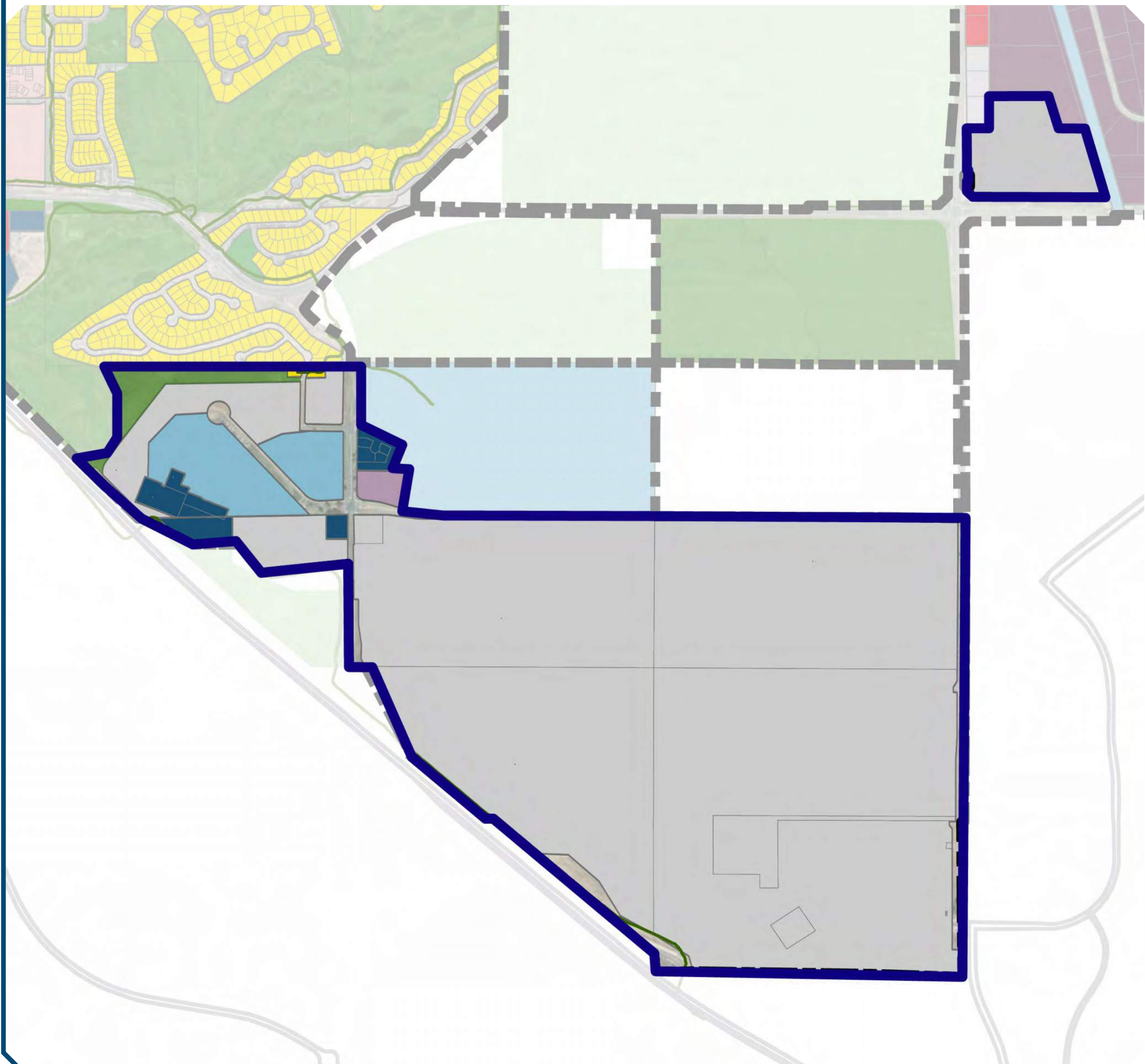


Total acreage:
444.96

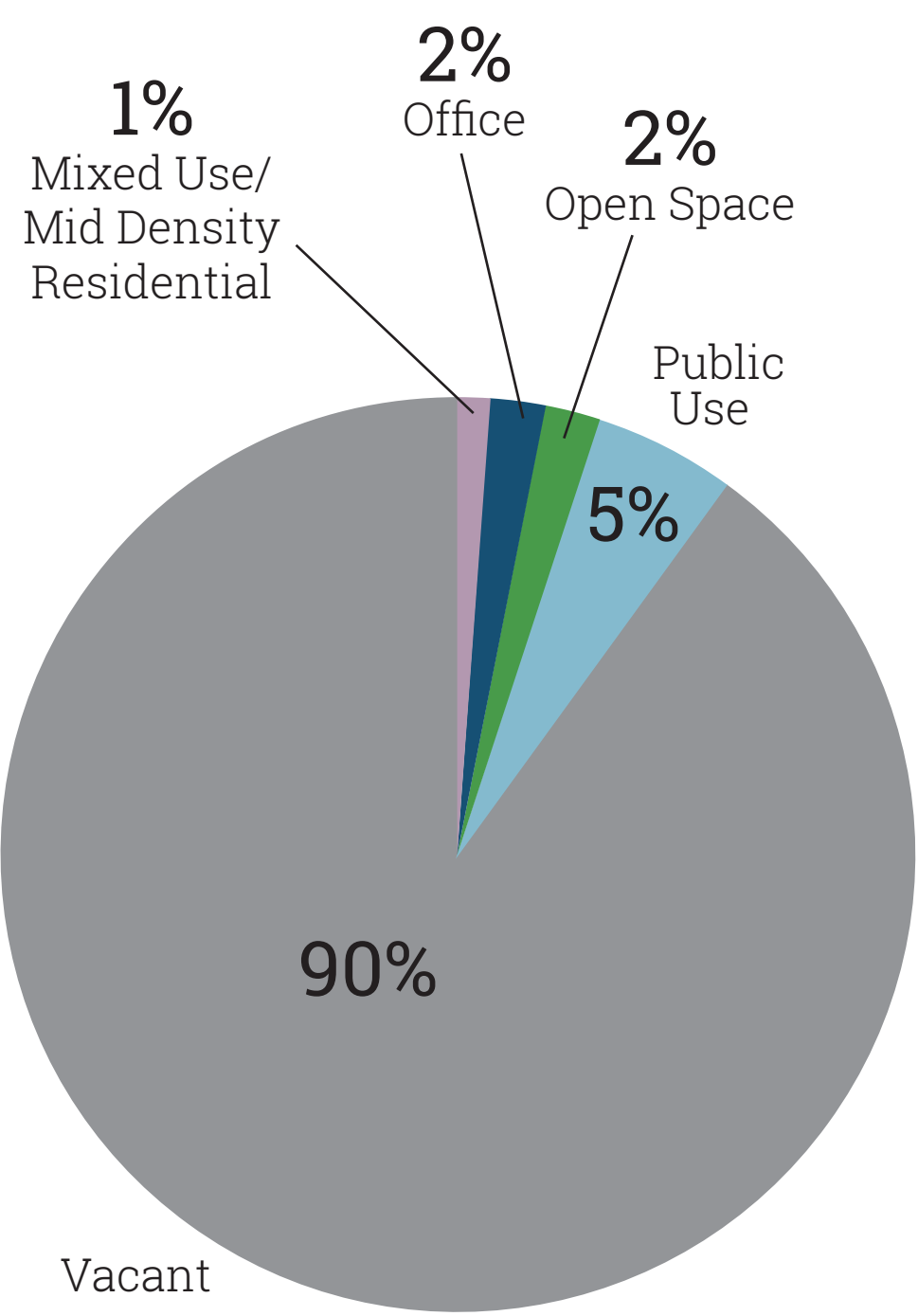


OPPORTUNITY AREA 4: REDTAIL RIDGE

Redtail Ridge can address potential opportunities for growth and density of different land uses.
Adventist Hospital property may become a redevelopment site if the hospital moves to Redtail Ridge.

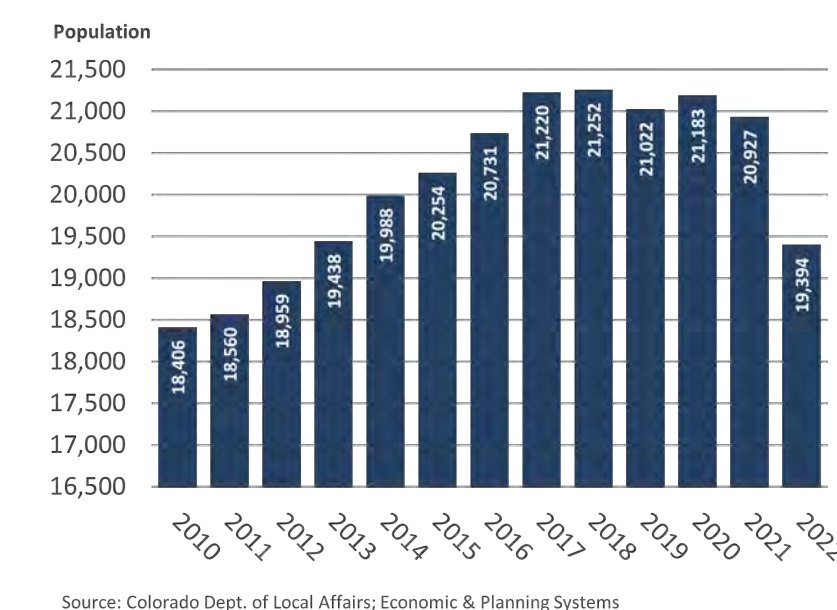


Total acreage:
496.44



COMMUNITY CHARACTER

Population is both declining and aging.



Louisville's population peaked in 2018 and decreased by 1,789 residents (8.4%) from 2020 to 2022.

Population is projected to decline with out new housing development. (Source: Colorado Dept of Local Affairs)

Median Age: 43 years. Highest in Boulder County

Age: Residents ages 25-44 dropped 27%, 2011-2021

(Source: Louisville Housing Plan, 2024)

Housing is increasingly unattainable.

FOR MORE INFORMATION REFER TO THE LOUISVILLE HOUSING PLAN (2024)

Louisville lacks a diversity of housing choices with about 70% of the City's housing stock single family detached units

The median price of a home in 2023 in Louisville is \$896,000, an increase of 132% over the last decade.

74% of Louisville households would not be able to afford the current median home sales price.

About 2,500 new housing units would be needed in Louisville to maintain its current share of Boulder County's population by 2047.

THE GOALS OF THE HOUSING PLAN ARE TO:

- Goal 1: Increase Residential Development Opportunities in Louisville
- Goal 2: Expand and Maintain Access to Affordable Housing
- Goal 3: Diversify Louisville's Housing Stock

(Source: Louisville Housing Assessment, 2024)

ENVIRONMENTAL SUSTAINABILITY

Hazard mitigation, biodiversity, and decarbonization are high priorities as Louisville evolves.

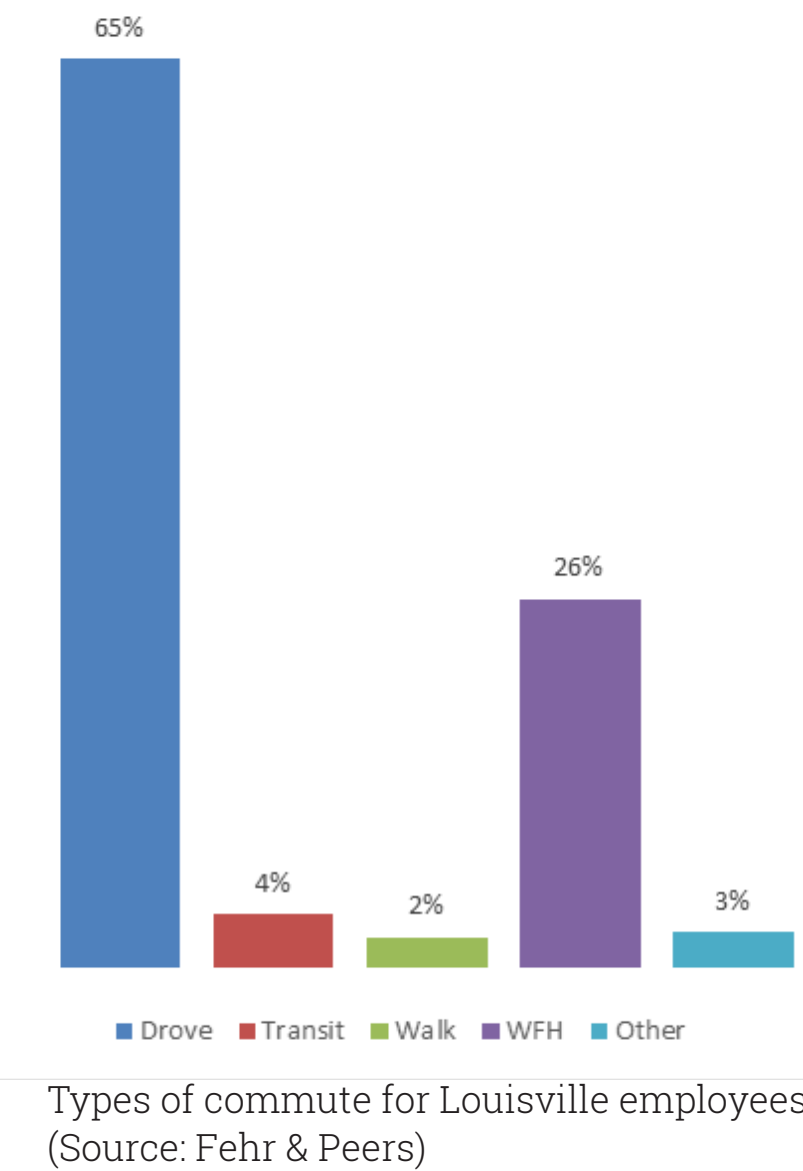
Habitat restoration and Wildland Urban Interface (WUI) mitigation are needed to reduce hazards and maintain biodiversity. The City of Louisville continues to be a leader in establishing aggressive clean energy and carbon emission reduction goals. As the community changes, these goals need to be monitored closely.

COMMUNITY CONNECTIVITY

Residents commute out, the workforce commutes in.

40% of Louisville employed residents leave the city for work.

Most employees live in surrounding areas such as Boulder, Lafayette, Longmont, and Broomfield.



ECONOMIC VIBRANCY

Employment is Strong.

Employment growth will be significant, as Louisville projects as many as 17,349 more jobs in the next 20 years.

Residents spend \$ outside of Louisville.

Louisville retail businesses capture only about 40% of total Louisville resident spending, largely due to significant retail development in surrounding cities.

COMMUNITY PLACES

Louisville has 2x more parks than neighboring communities.

98% of Louisville residents live within a 10-minute walk of a park.

45 parks in Louisville (835 acres), which is nearly double neighboring municipalities of Lafayette (20 parks) and Superior (26 parks).

(Source: Louisville Parks and Rec, Spirit Environmental)

The community continues to highly value these places, which also means any new development in Louisville is redevelopment" or something like this.

Downtown is the Heart of Louisville.



WHY THIS MATTERS...

ENVIRONMENTAL SUSTAINABILITY

[Learn More About Louisville's Sustainability Action Plan Here](#)



Environmental sustainability for Louisville requires fostering climate resilience and adaptation across the entire community. This includes promoting inclusive community engagement and ensuring equitable access to resources that advance environmental justice and social equity. Sustainability is defined by Louisville's Sustainability Action Plan as "creating balance among the environment, the economy, and society to ensure that practices and decisions do not compromise the quality of life for future generations."



Restoring and maintaining the integrity of riparian areas is vital to Louisville's environmental sustainability as these ecosystems enhance biodiversity, improve water quality, mitigate flood risks, and reduce the impacts of erosion.



Infrastructure hardening is a crucial wildfire mitigation strategy that enhances environmental sustainability. By using more fire-resistant landscaping and building materials, Louisville can minimize risk, preserve more durable buildings, and minimize water consumption.



Appropriate density is key to Louisville's environmental sustainability because it supports more efficient use of resources such as energy and water, encourages walkability and public transit, and reduces an individual's environmental footprint by limiting the need for expansive infrastructure.



Efficient transportation plays a pivotal role in reducing emissions and improving air quality, advancing the Louisville's environmental sustainability goals. As the electric grid integrates more renewable energy, the expansion of EV charging infrastructure will be instrumental along with the increased use of public transportation.



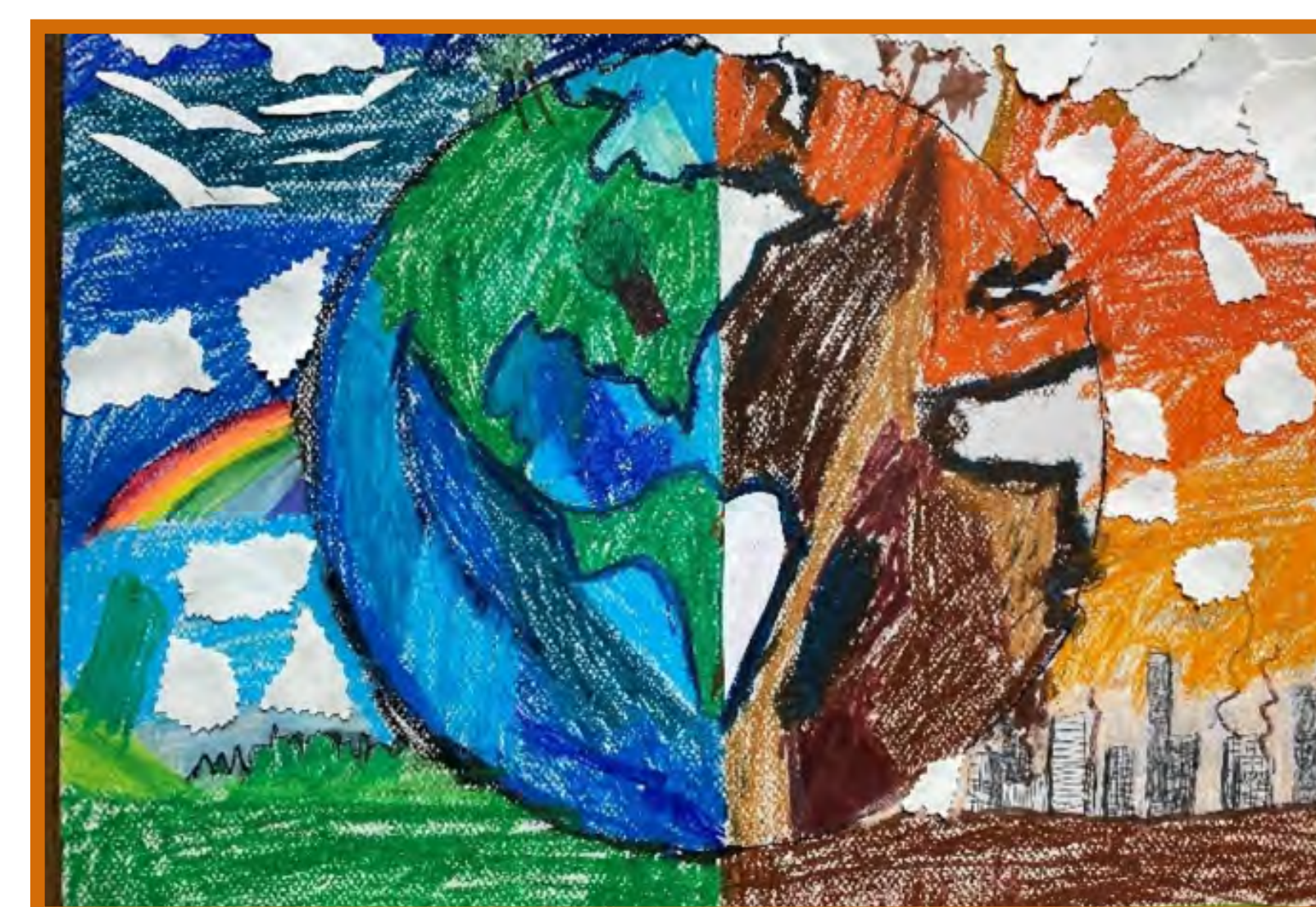
Maintenance and habitat management of open spaces can not only help preserve and restore the natural environment, but also help mitigate the risk of fires, invasive species, and other threats.



Community involvement can be supplemented with technical workshops and landscape requirements to help ensure residents are incorporating fire-resistant and habitat friendly practices.



Continuing to invest in Louisville's mass transit options will enable greater ridership, accessibility for all community members, and lower individual emissions.



Highlighting sustainability issues with community art can raise awareness and create a shared sense of pride.





WHY THIS MATTERS...

ECONOMIC VIBRANCY

RESIDENTIAL DEVELOPMENT

How do we provide local employees the opportunity to live in Louisville, and grow in an economically sustainable way?



Single Unit housing is the predominant housing type in Louisville currently. Neighborhoods with these homes are a major community attribute and attraction.



Multi Unit housing and other housing typologies beyond single unit provide opportunities for a range of employees to live and work in the community.

Implications and Takeaways: This development generates **residents** - local spending supports retail & services; property tax revenue supports city services.

COMMERCIAL DEVELOPMENT

How do we continue to attract jobs, and ensure that existing and future retail and service businesses can thrive?



Retail - Current market support for retail growth is limited; need new residents to sustain additional retail.



Office - Louisville has 3 successful office/business parks, with room to expand to accommodate future job growth.



Industrial/R&D - Louisville is becoming a high-tech industrial hub, attracting jobs and economic development in this field.

Implications and Takeaways: This development generates **employees** - daytime spending supports retail & services; job growth is an opportunity for new residents for employees who want to live locally.

GROWTH TAKEAWAYS

- In general, **infill** growth is more sustainable than **greenfield** growth because it can utilize existing infrastructure and services.
- Growth should generate adequate revenues (sales tax, property tax, fees) to pay for required city services (fire, police, water, sewer, roads, parks, etc), which often means a balance of **users** (residents and employees) and **land uses** (residential and commercial of all types)





WHY THIS MATTERS...

COMMUNITY CONNECTIVITY

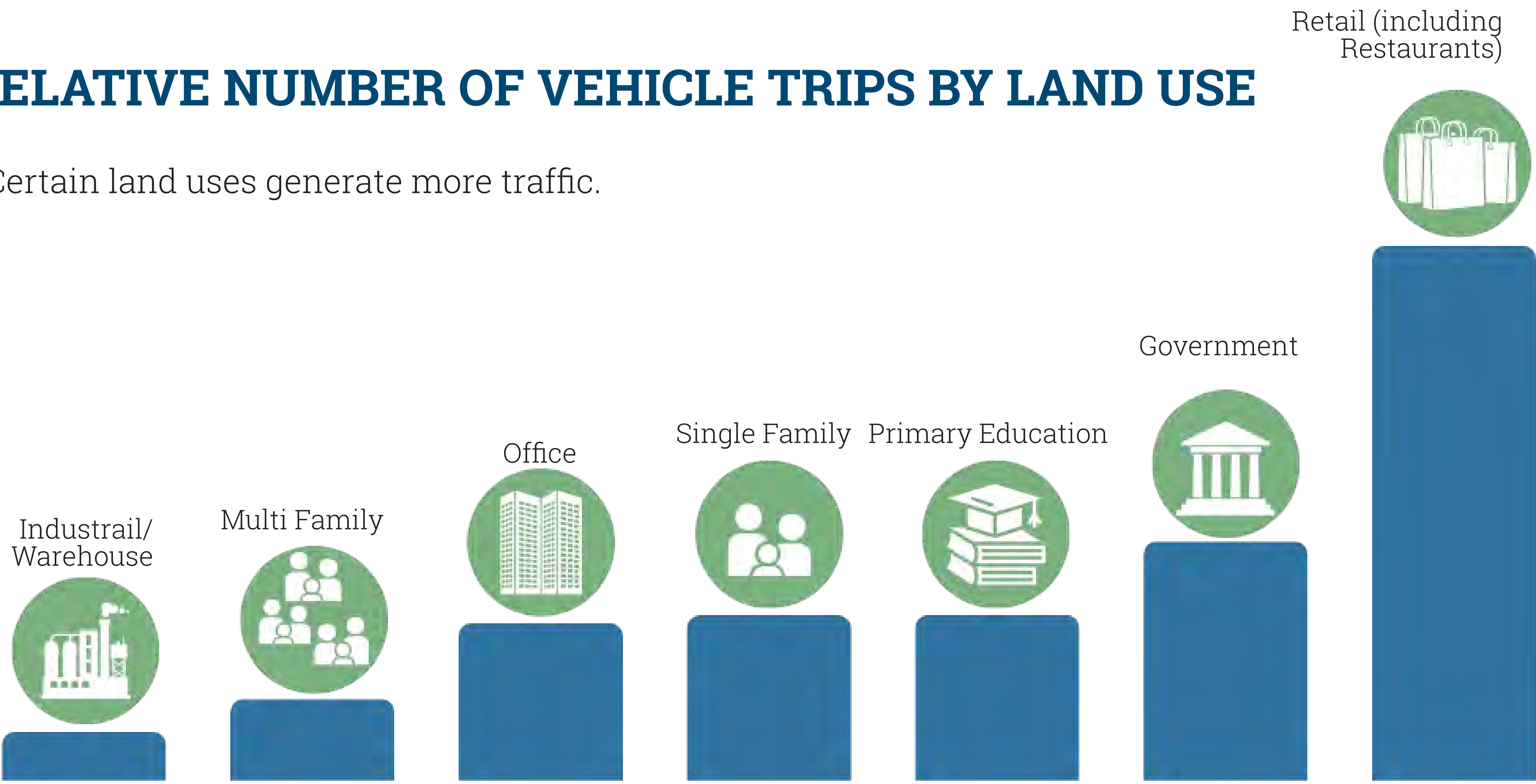
WHY DO TRANSPORTATION OPTIONS MATTER?



- Improves environmental and community health
- Enhances livability and small town atmosphere
- Improves safety
- Increases mobility options for people of all ages, abilities and income levels
- Supports economic opportunities

RELATIVE NUMBER OF VEHICLE TRIPS BY LAND USE

Certain land uses generate more traffic.



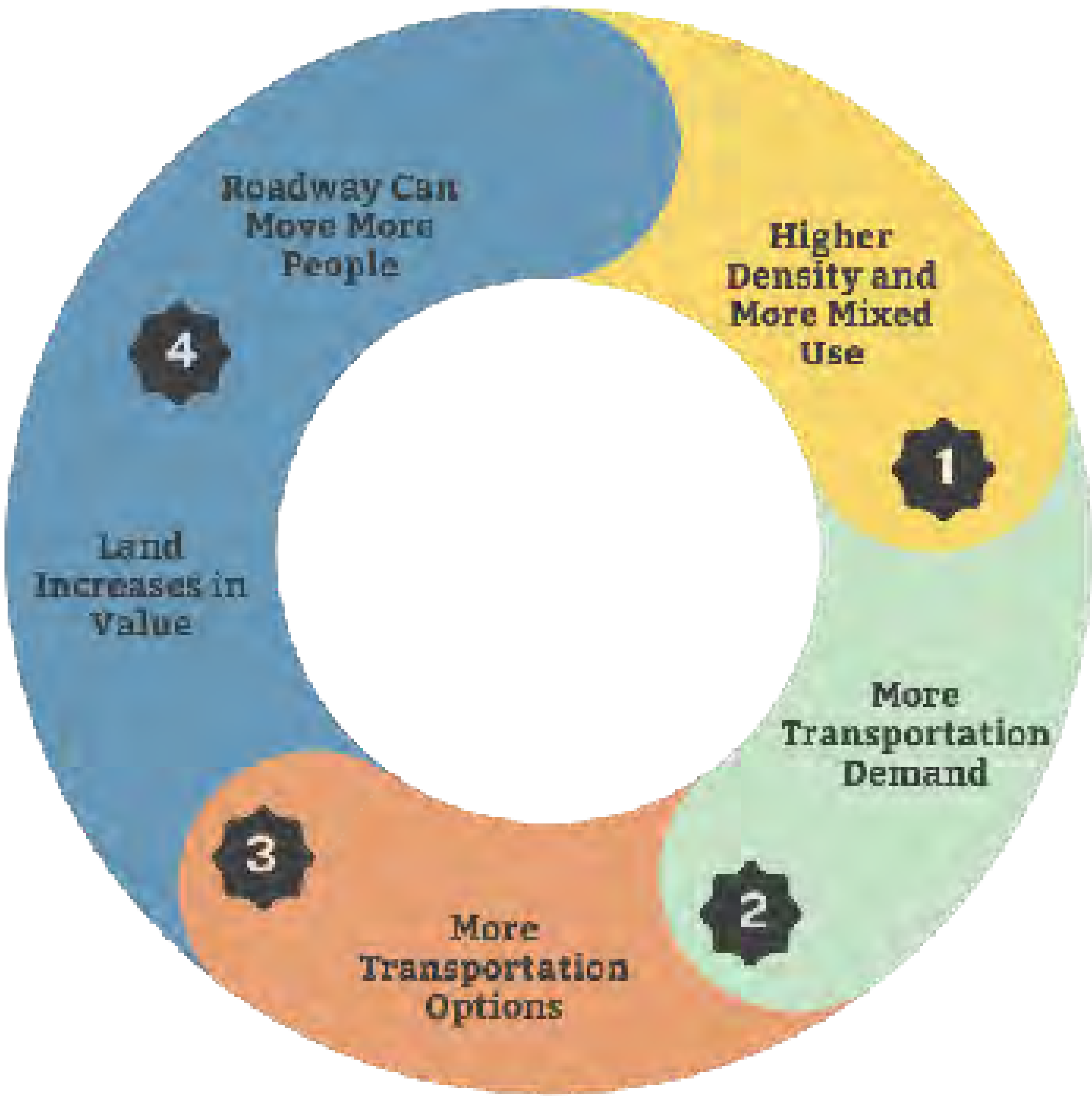
LAND USE ↔ TRANSPORTATION

Land use and transportation are integrally connected.

In higher-density mixed-use areas, there are more residents, visitors, and employees traveling. This transportation demand then supports increased transit frequency and more comprehensive bicycle/pedestrian facilities.

These transportation options result in a higher land value and more capacity for moving people. The process then begins again, with Town's capacity to densify as transportation options expand.

Different land uses generate different amounts of vehicle traffic. The chart to the right shows the relative number of cars generated by different types of land uses, based on national data.



ALIGNMENT WITH OTHER CORRIDOR PLANS



Future42 (SH-42): Improve safety for all modes by implementing comfortable bicycle/pedestrian facilities, adjusting vehicle speeds, and accommodating future Bus Rapid Transit (BRT).



South Boulder Road Connectivity Plan: Provide facilities to improve safety for pedestrians, bicyclists, and drivers (especially at intersections), and optimize transit performance.



VISION STATEMENT

Louisville is committed to being an equitable, resilient, and sustainable community where everyone has the opportunity to thrive – now and for future generations. We strive for a vibrant future where Louisville will evolve and adapt to change in ways that respect our past and supports our high quality of life.

CORE VALUES

Core values answer the question 'Who are we and what guides us? There are six theme areas, each with a Core Value Statement. Each of the Core Values has evolved from the previous 2012 Values through extensive outreach and discussion with staff, leadership, and the broader community. Each of these Core Values serves to support the overarching Vision Statement for the community. The key ideas in the Vision Statement – equitable, resilient, sustainable and vibrant – are important organizing principles to the Comprehensive Plan.



PLAN FRAMEWORK

-
- Vision:** A vision statement serves as an aspirational future statement, speaking to what the Louisville community hopes to achieve.
 - Core Values:** A core value is a community ideal to guide decision-making.
 - Themes and Focus Areas:** Each core value is aligned with a Theme and supporting Focus Areas. These are an effort or desired result to provide direction for how to achieve the community's vision.
 - Goals and Strategies:** Strategies are the 'how-to achieve your goals', and may include projects, programs, policies or partnerships. These will be developed later in the process.
 - Action Plan:** The action plan outlines the steps forward including timing/priorities, leadership/personnel, and resources/budget for the plan. These will be developed later in the process.

WHAT'S NEXT...

The following broads outline the themes and focus areas for the City Comprehensive Plan. Please share your comments and ideas for what you would like to see in the Plan as we move into strategies and implementation.

* Louisville City Council affirmed the above mentioned Comprehensive Plan Vision Statement and Core Values in September 2024. These will act as the foundation for the plan.



COMMUNITY CHARACTER

KEY FACTS

- The average home price of Louisville is **\$831,000**, approximately **\$150,000** more expensive than the rest of the county.
- About **70%** of Louisville's housing is single-family detached, which are typically the most expensive.
- There are over **2 jobs for every housing unit** in Louisville, and about **90% of employees** live outside the city.
- The City has design standards for new development that addresses community character for commercial development and in Downtown, but most of those standards are **over 20 years old**.

THEMES AND FOCUS AREAS

Housing Diversification: Advance the City's recently adopted Housing Plan to diversify and increase Louisville's housing supply at appropriate locations.

Jobs and Housing Balance: Address an overall balance between employment and housing availability to better ensure that residents can live and work in Louisville.

Community Identity: Protect and promote cultural landmarks, historic sites, and preserve a sense of identity in neighborhoods through contextual building design

Multimodal Transportation Connectivity: Support all modes of transportation for a network that provides multiple options with a focus on increased trails and sidewalk connections, safe crossings, and bus access.

WHAT STRATEGIES OR ACTIONS WOULD YOU LIKE TO SEE TO ENHANCE COMMUNITY CHARACTER IN LOUISVILLE?

Add a sticky note with your ideas!



COMMUNITY PLACES

KEY FACTS

- Louisville has **45 designated parks** that encompass **835 acres** and jointly manages **1,225 acres** of open space with other communities.
- The City Parks Division is responsible for landscape maintenance in over **70 neighborhood entrance areas** and over 10 miles of streets with landscaped areas.
- The City organizes numerous community events throughout the year including the Summer Concerts in the Park, Street Faire, Farmers Market, Old Town Skate, July 4 Fireworks, Labor Day Parade, and Fall Festival in City parks like Community Park and the Steinbaugh Pavillion.

THEMES AND FOCUS AREAS

Public Parks: Enhancements to facilities to address functionality, accessibility, and beauty and to encourage community connections.

Open Space: Enhancements to natural areas to address both active (e.g., hiking) and passive (e.g., birdwatching) activities.

Public Plazas and Community Gathering Places: Inclusion of publicly accessible places to gather or recreate with larger developments on private property.

WHAT STRATEGIES OR ACTIONS WOULD YOU LIKE TO SEE TO ENHANCE COMMUNITY PLACES IN LOUISVILLE?

Add a sticky note with your ideas!

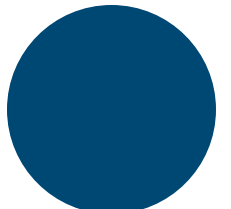
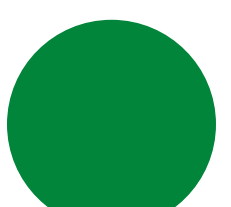
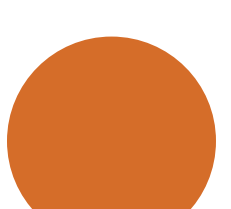
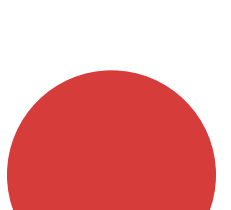




COMMUNITY PLACES AND CONNECTIVITY

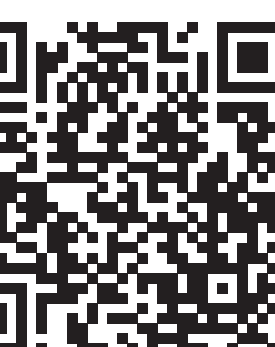
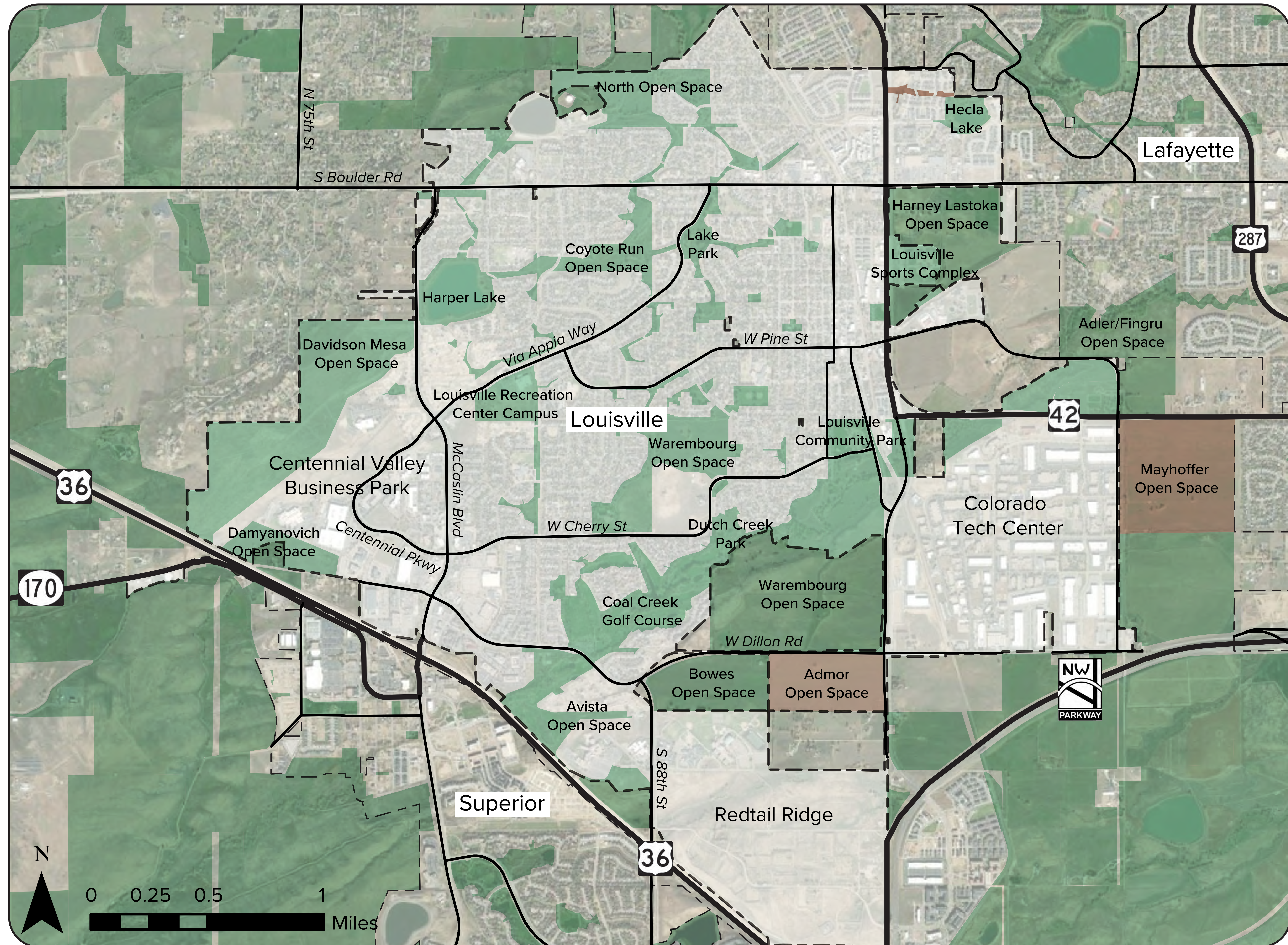
What projects, improvements, or programs would you like to see added to the map?

Use a sticker with the colors indicated below to share locations for the following community amenities:

-  SIGNAGE AND WAYFINDING
-  PARK IMPROVEMENTS
-  SIDEWALKS OR BIKE TRAILS
-  PLAZAS AND GATHERING SPACES
-  COMMUNITY ART
-  TRANSIT OR BUS STOPS

Use a note to add your ideas

Add a sticky note with your ideas!





CIVIC LEADERSHIP

KEY FACTS

- The City of Louisville has **14 boards and commissions** served by volunteers addressing topics ranging from historic preservation, open space, parks, economic vitality, and sustainability.
- The City of Louisville participates in numerous regional partnerships to collaborate on a range of issues. A few such groups include the **Boulder County Regional Housing Partnership, Boulder County Wildfire Partners, Commuting Solutions**, and various roles with the Denver Regional Council of Governments.
- The City has a biennial budgeting process that uses Key Performance Indicators (KPIs) addressing topics like **Financial Stewardship, Reliability of Core Services** and creating a **Vibrant Economic Climate**.

THEMES AND FOCUS AREAS

Core Community Services: Essential services that are “givens” that the City needs to address like public safety, social services, and accessibility of such services to all.

Transparency and Inclusivity: Practices related to openness, accountability, and equity in City decision-making processes involving clear communication, access to information, honesty about actions and decisions, and ensuring a diversity of voices and perspectives are represented.

Fiscal Responsibility: Addressing the impacts that City decisions have on the City’s budget to ensure there are financial resources to meet the community’s expectations in the future.

Regional Collaboration: Supporting cooperative efforts between neighboring communities to address common challenges and leverage collective strengths. Topics of regional concern may include transportation, economic development, environmental protection, and emergency response.

WHAT STRATEGIES OR ACTIONS WOULD YOU LIKE TO SEE TO ENHANCE CIVIC LEADERSHIP IN LOUISVILLE?

Add a sticky note with your ideas!



COMMUNITY CONNECTIVITY

KEY FACTS

- Of the 16,000 people who commute to Louisville for work **65% drive, 4% take public transit, and 2% walk**.
- Fehr and Peer’s transportation assessment of Louisville in 2023 included a focus group focused solely on transportation where participant’s **top priorities** for transportation included **bicycle and pedestrian safety and connectivity**.
- **No existing transit options** provide access to the **suburban neighborhoods**, and there is **no transit available in the Colorado Technology Center**, a major employment hub.

THEMES AND FOCUS AREAS

Equity, Diversity, and Inclusion (EDI): Ensuring EDI is an overarching lens on impactful City decisions.

Community Events: City organized events to bring the community together throughout the year.

Community Partnerships: Enhancing relationships between the City and community members to foster collaboration on topics like neighborhood safety and volunteerism (e.g., serving on City boards/commissions, trail restoration works, etc.).

Community Resilience and Adaptation: This may include strategies to address social networks and programs, and the capacity to adapt to economic and social change and respond to natural disasters, with a focus on multi-generational support and underrepresented communities

WHAT STRATEGIES OR ACTIONS WOULD YOU LIKE TO SEE TO ENHANCE COMMUNITY CONNECTIVITY IN LOUISVILLE?

Add a sticky note with your ideas!





ECONOMIC VIBRANCY

KEY FACTS

- Local Louisville businesses capture about **41% of total retail spending** of Louisville residents. This means nearly 60% of Louisville resident retail spending leaves the city.
- The City of Louisville budget relies heavily on retail spending in the form of sales tax. Sales tax revenue accounts for about **40% of the City's overall revenue**. The City's open space programs are **100% funded by sales tax**.
- Of the City's total retail sales in 2022, **47% occurred on McCaslin Boulevard**, 34% occurred on Highway 42, and 15.1% occurred in Downtown Louisville.

THEMES AND FOCUS AREAS

Downtown Vibrancy: This may include strategies to promote a dynamic downtown Louisville such as attraction and retention of a mix of businesses and land uses, pedestrian-friendly streets and active street life, events, public spaces, and catalysts for redevelopment.

Supportive Business Environment: This may include strategies to support the growth and sustainability of businesses along commercial corridors like McCaslin and South Boulder Road while balancing local business, incubators, R&D spaces through workforce retention, business development programs, and initiatives that encourage entrepreneurship and innovation.

Placemaking and Public Realm: This may include strategies to design and enhance communal spaces to be vibrant, accessible, and attractive areas for people to engage in community life and to support local business vibrancy by bringing people to shop, eat, and play in core commercial and mixed use areas.

WHAT STRATEGIES OR ACTIONS WOULD YOU LIKE TO SEE TO ENHANCE ECONOMIC VIBRANCY IN LOUISVILLE?

Add a sticky note
with your ideas!



ENVIRONMENTAL SUSTAINABILITY

KEY FACTS

- In 2024, Louisville City Council established several innovative environmental sustainability goals including **100% of the City's electric** needs to be 100% carbon free by 2025 and to achieve **carbon-neutrality by 2050**.
- The City completed a Wildfire Risk Assessment in 2023. This developed **valuable new wildfire hazard and vulnerability information** following the Marshall Fire for public lands in and around Louisville that is aiding decision making.
- The Marshall Fire burned more than **6,000 acres of land** and **destroyed 1,084 homes**.

THEMES AND FOCUS AREAS

Recovery and Resilience: Address natural and human-made disaster preparedness and hazard mitigation. Examples include open space hazard mitigation (e.g., mowing practices to address wildfire risk), strategies to protect private property, and public communications.

Open Space and Habitats: Protect or enhance natural areas including forests, grasslands, wetlands/river corridors, and other undeveloped lands to ensure habitat preservation for biodiversity, environmental health, and providing residents with access to natural landscapes.

Sustainability and Decarbonization: Reduce greenhouse gas emissions including but not limited to renewable energy, electrification of buildings and transportation systems, air quality improvement, energy efficiency measures, water usage and conservation, waste diversion, and the creation of a circular economy.

Equitable Resilience and Adaptation: Develop and implement strategies to support all of Louisville, especially vulnerable and underserved populations, in withstanding and adapting to climate impacts. This includes deploying sustainable infrastructure, implementing nature-based solutions, prioritizing inclusive community engagement, and ensuring access to resources and services that promote environmental justice and social equity.

WHAT STRATEGIES OR ACTIONS WOULD YOU LIKE TO SEE TO ENHANCE ENVIRONMENTAL SUSTAINABILITY IN LOUISVILLE?

Add a sticky note
with your ideas!



Scenario A looks at a potential future where current trends continue with minimal intervention or change within the community. Based on these existing trends, jobs will continue increasing, but the population will grow minimally.

How well does this scenario align with your values for the City of Louisville?

Add a sticky note with your ideas!

LEGEND

Louisville boundary

Major road

Trails

Opportunity Areas

1

South Boulder Road Corridor

2

Downtown

3

McCaslin Corridor

4

Redtail Ridge

Place Types

Commercial

Mixed Use Retail

Low Density Residential (1-10 DU)

Mid Density Residential (10-20 DU)

Mixed Use/ Mid Density Residential (20-30 DU)

Mixed Use Center/ Higher Density Residential (30-40 DU)

Park/Plaza/Open Space

Public Use

Industrial Mixed Use

Industrial Office/R&D

Office

LOUISVILLE

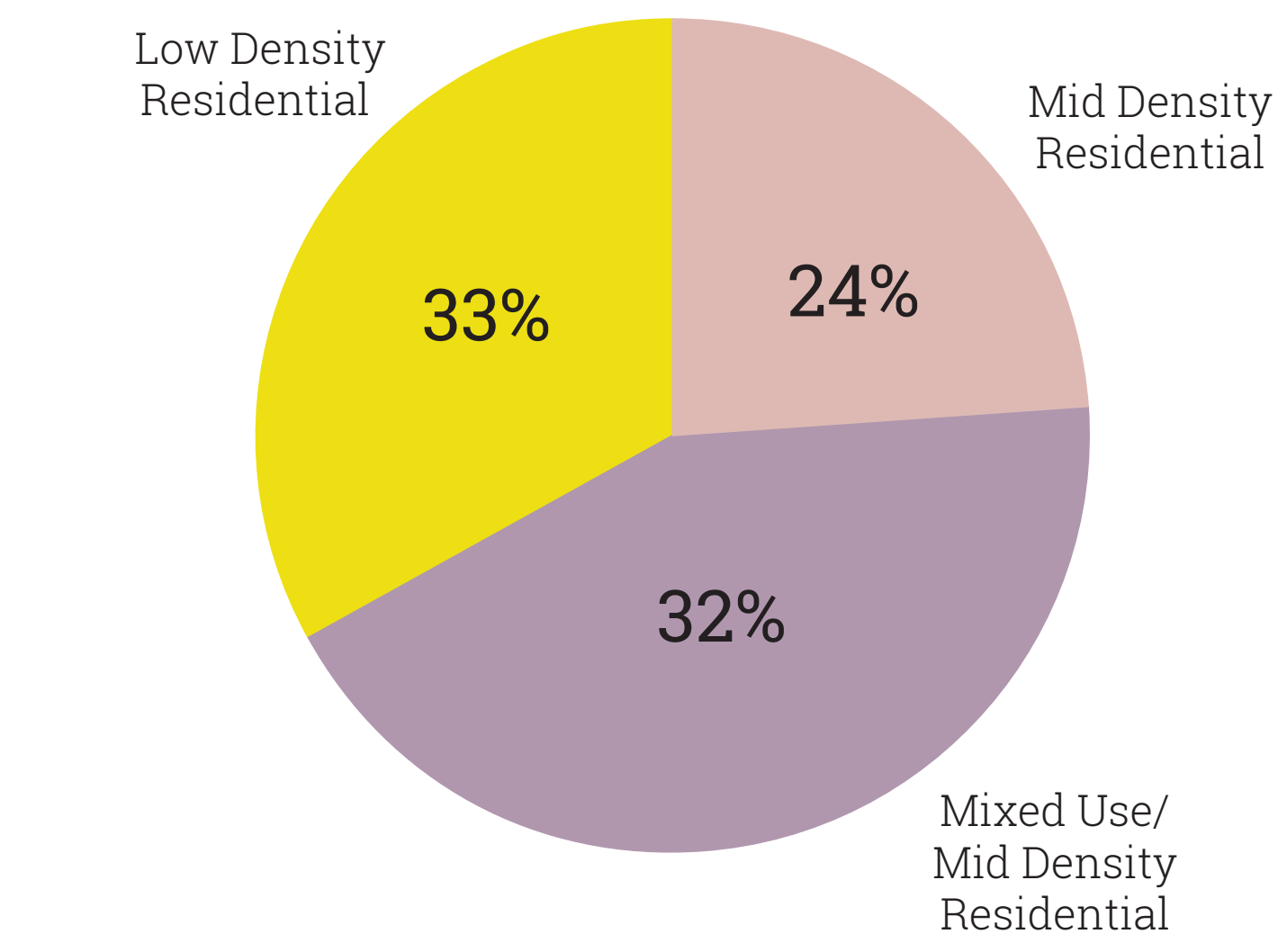
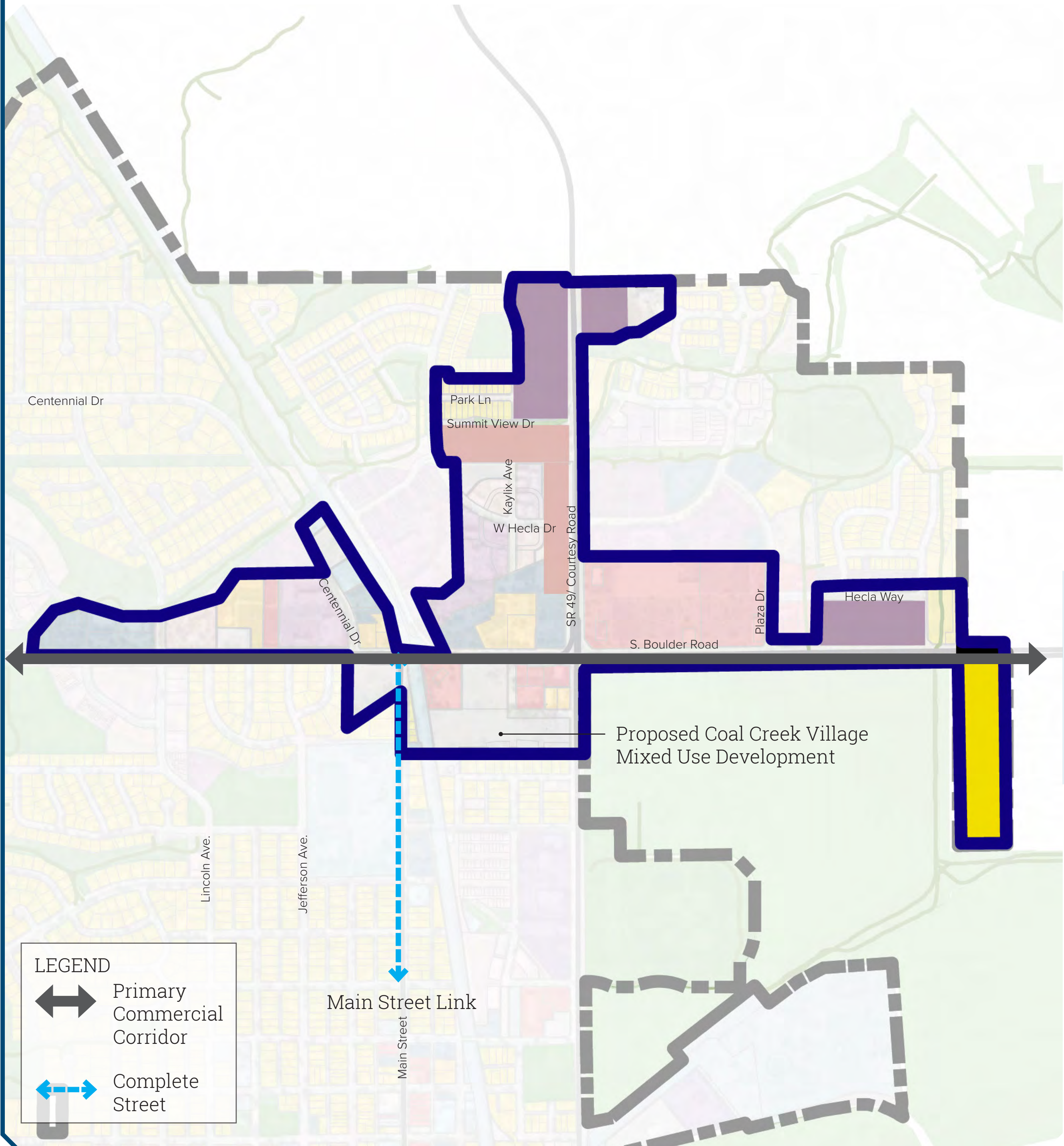
COMPREHENSIVE PLAN

SCENARIO A: STAY THE COURSE

BASELINE

ENGAGELOUISVILLECO.ORG/COMP-PLAN

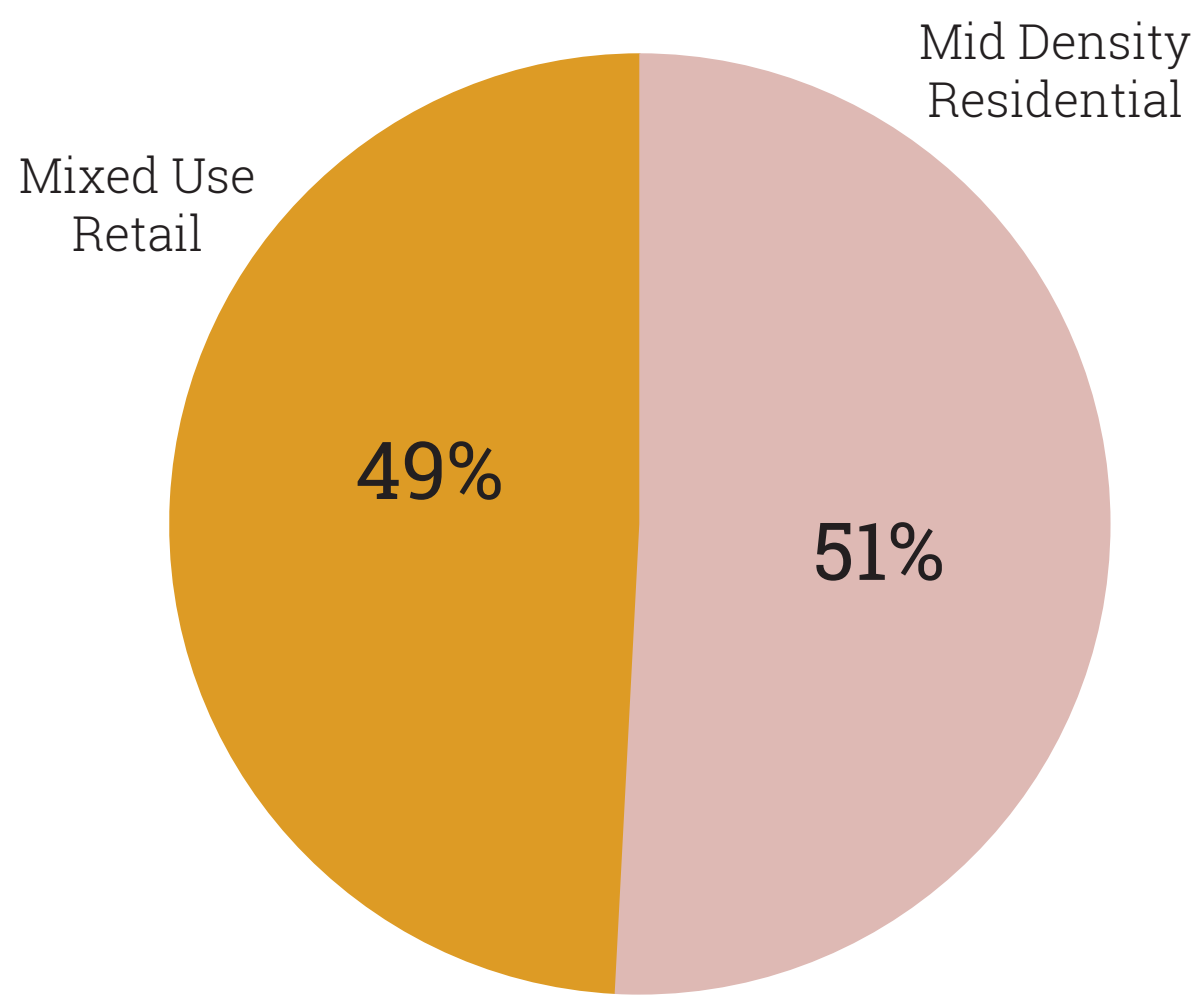
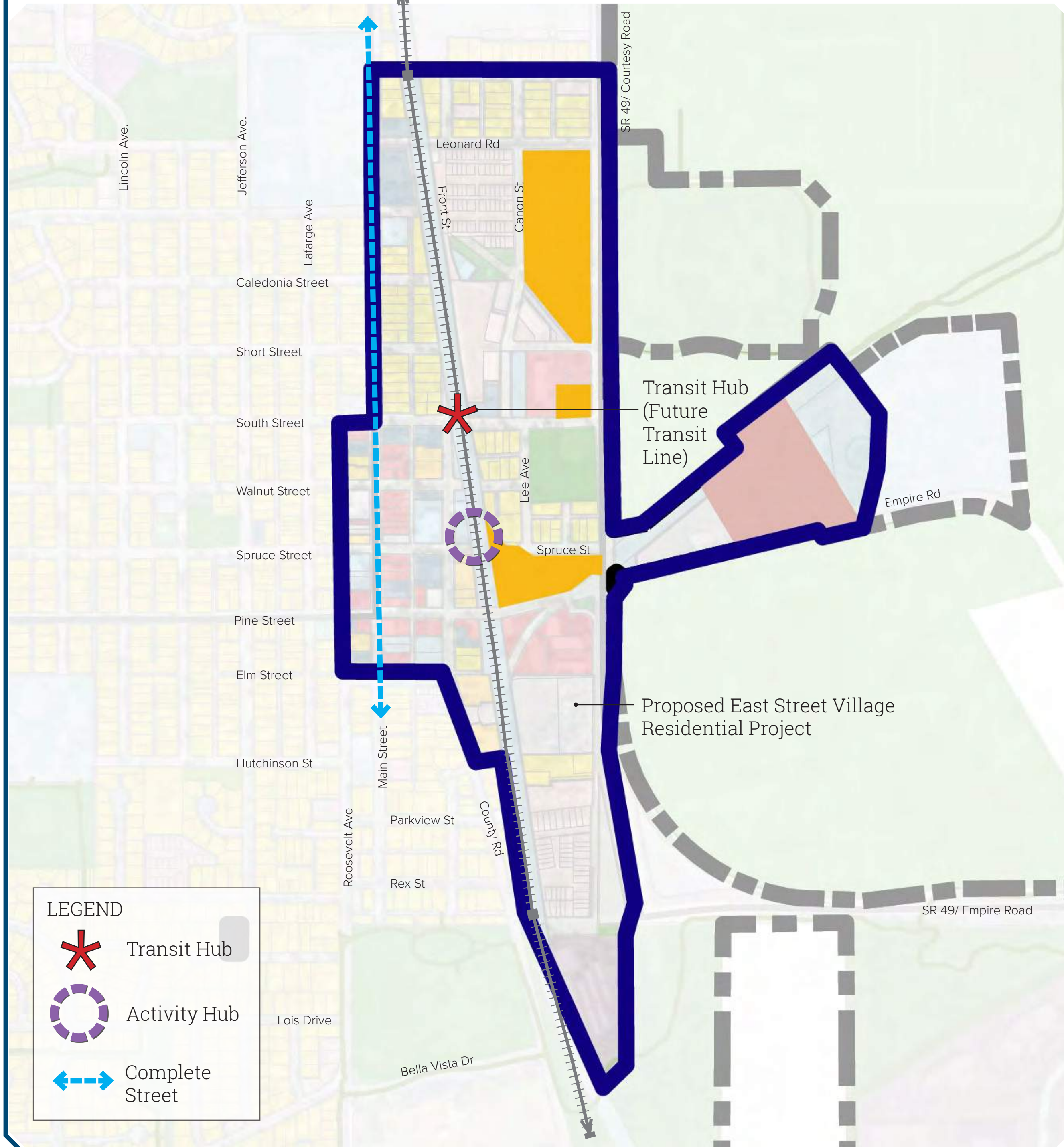
OPPORTUNITY AREA 1: SOUTH BOULDER ROAD CORRIDOR



66 jobs created
 608 new housing units

- Continuation of adjacent uses.
- Low-density residential infill development.
- Commercial box store, strip retail adjacent to SR 49 and S. Boulder Road.

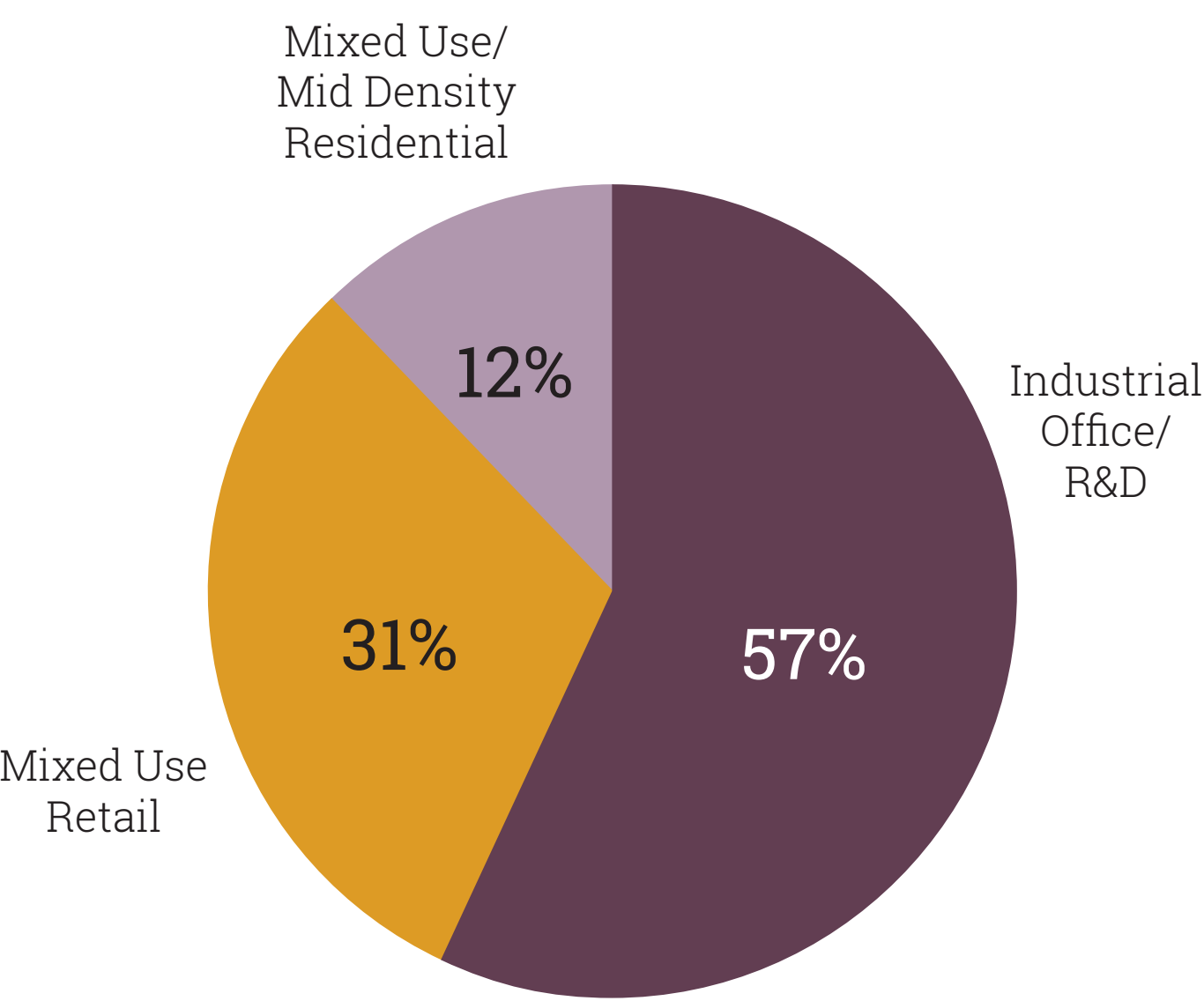
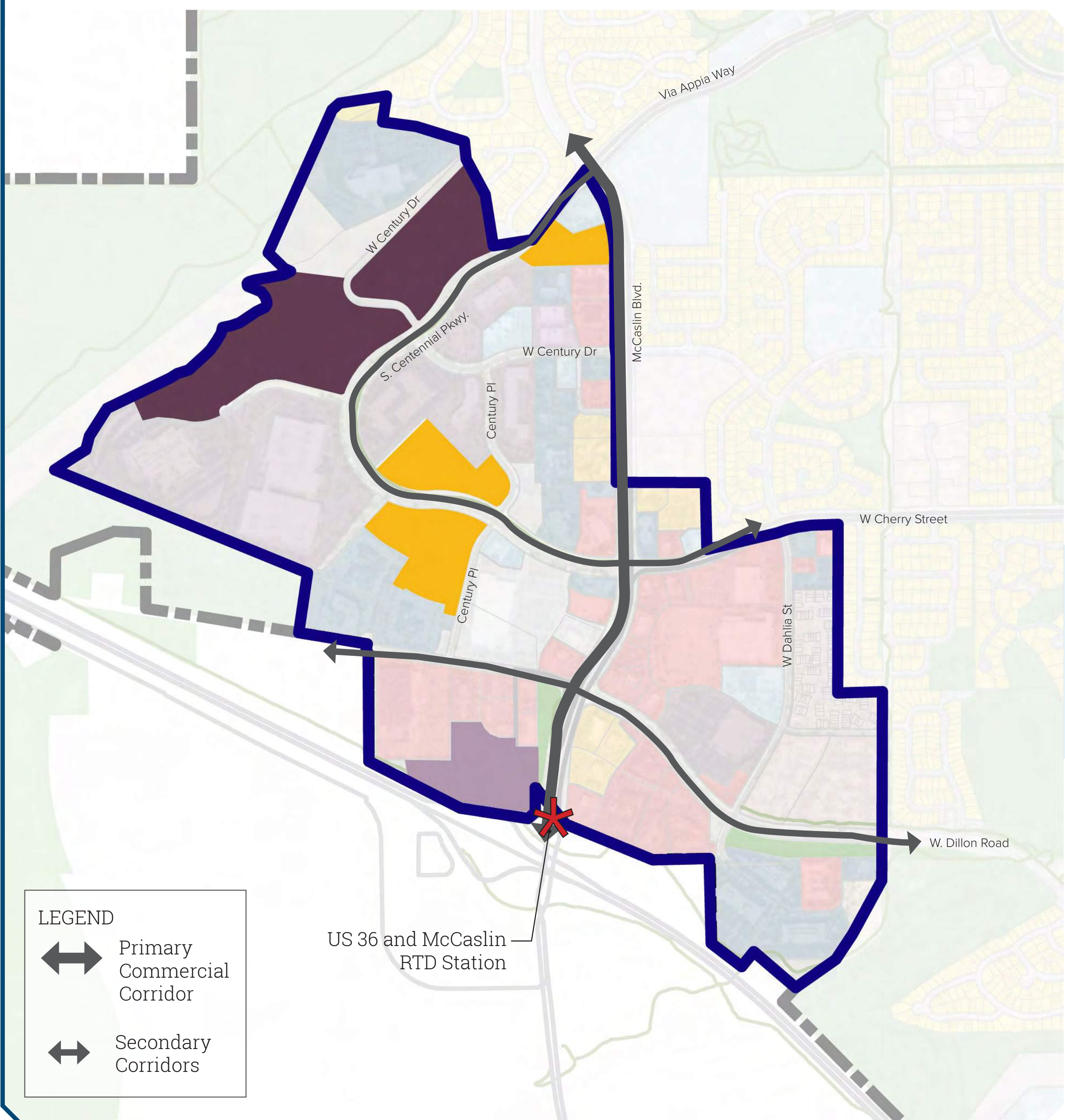
OPPORTUNITY AREA 2: DOWNTOWN



226 jobs created
 176 new housing units

- Lower density uses and infill development consistent with existing land use patterns in downtown.
- Maintains current infill development pattern in downtown.
- Slightly increased density adjacent to future transit, consistent with surrounding land uses.

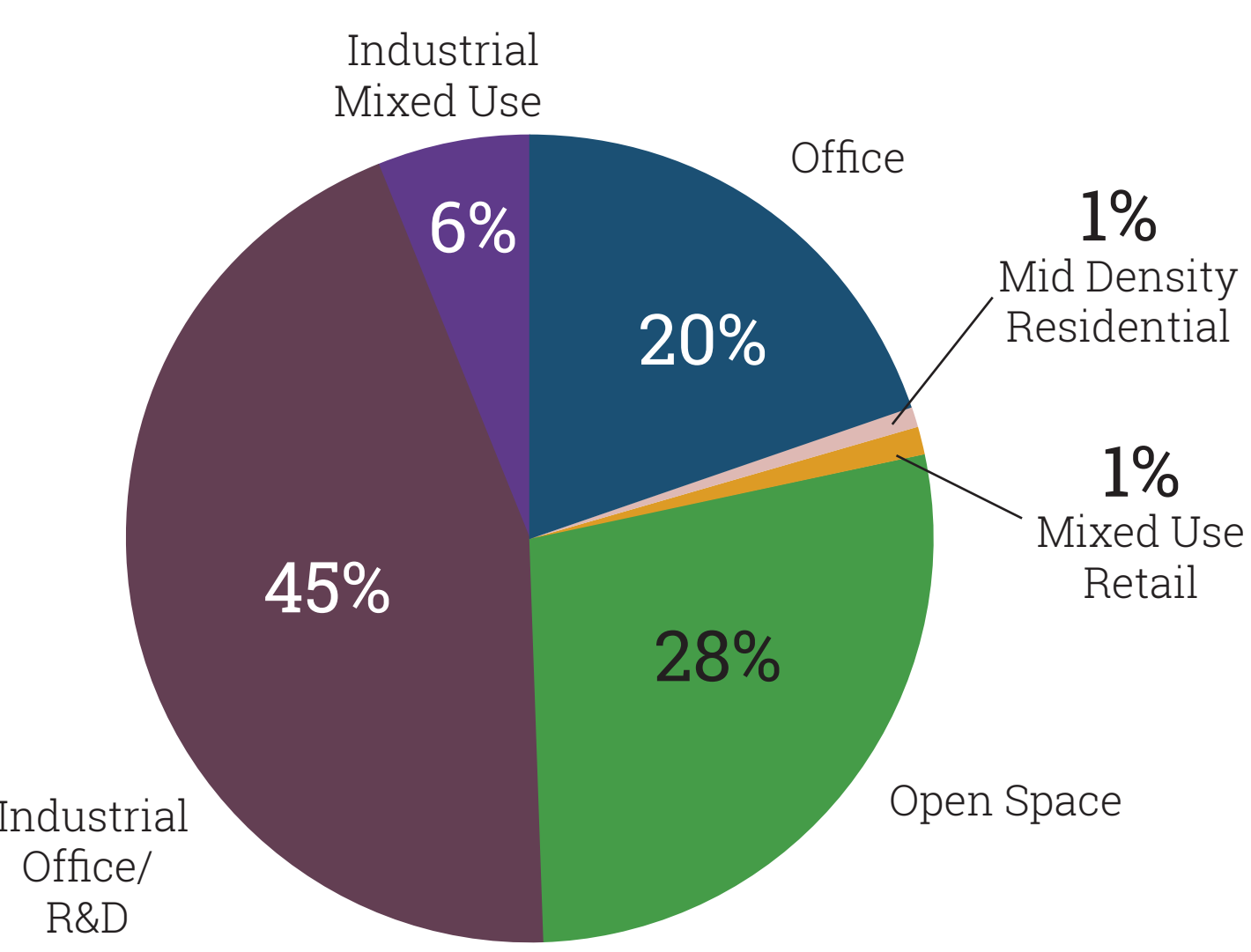
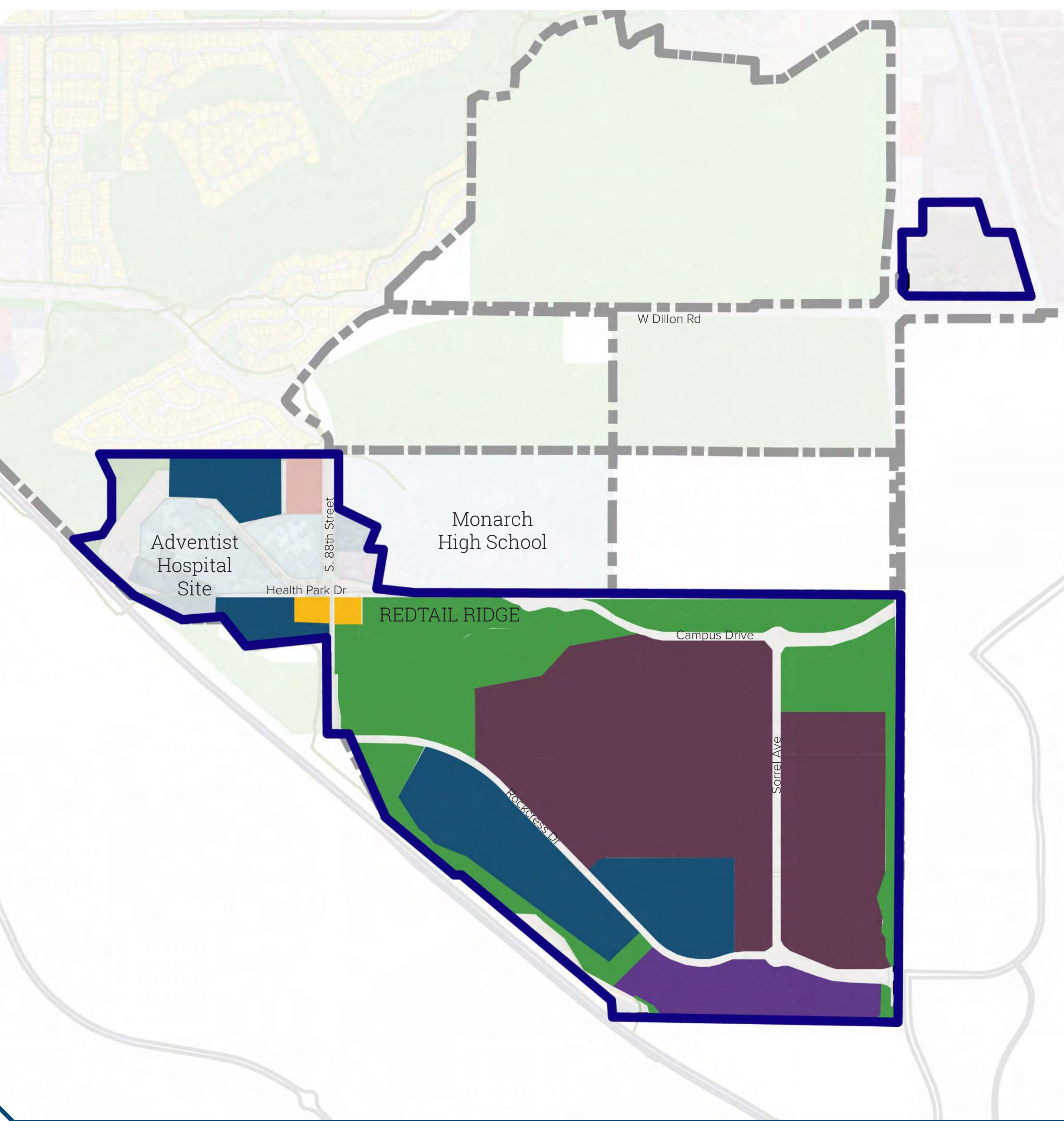
OPPORTUNITY AREA 3: MCCASLIN CORRIDOR



2,330 jobs created
 234 new housing units

- Maintains current pattern of office, research and development and business services.
- Commercial corridors remain auto-centric corridor with significant land area dedicated to parking lots.
- Uses remain disconnected, limiting walkability and community spaces.

OPPORTUNITY AREA 4: REDTAIL RIDGE



13,659 jobs created
 45 new housing units

- Maintains current PUD uses.
- Future Adventist Hospital site.

*Retail Ridge is shown as indicated by the final plat. All future planning is subject to change based on future applications to the City.



Scenario B focuses on economic stability that envisions less commuting as Louisville’s job market and housing supply grow, providing affordable housing options for the workforce. Mixed-use commercial centers along McCaslin Blvd and South Boulder Road will focus on retail, while Downtown Louisville will see local commercial growth.

How well does this scenario align with your values for the City of Louisville?

Add a sticky note with your ideas!

LEGEND

Louisville boundary

Major road

Trails

Opportunity Areas

1

South Boulder Road Corridor

2

Downtown

3

McCaslin Corridor

4

Redtail Ridge

Place Types

Commercial

Mixed Use Retail

Low Density Residential (1-10 DU)

Mid Density Residential (10-20 DU)

Mixed Use/ Mid Density Residential (20-30 DU)

Mixed Use Center/ Higher Density Residential (30-40 DU)

Park/Plaza/Open Space

Public Use

Industrial Mixed Use

Industrial Office/R&D

Office

*Solid colored areas show notable places where future land uses could change from current conditions in this scenario.

LAFAYETTE

S BOULDER RD

VIA APPIA WAY

MCCASLIN BLVD

SUPERIOR

42

36

287

NW PARKWAY

0 0.5 1 2 3 4 Miles

*Solid colored areas show notable places where future land uses could change from current conditions in this scenario.

LOUISVILLE

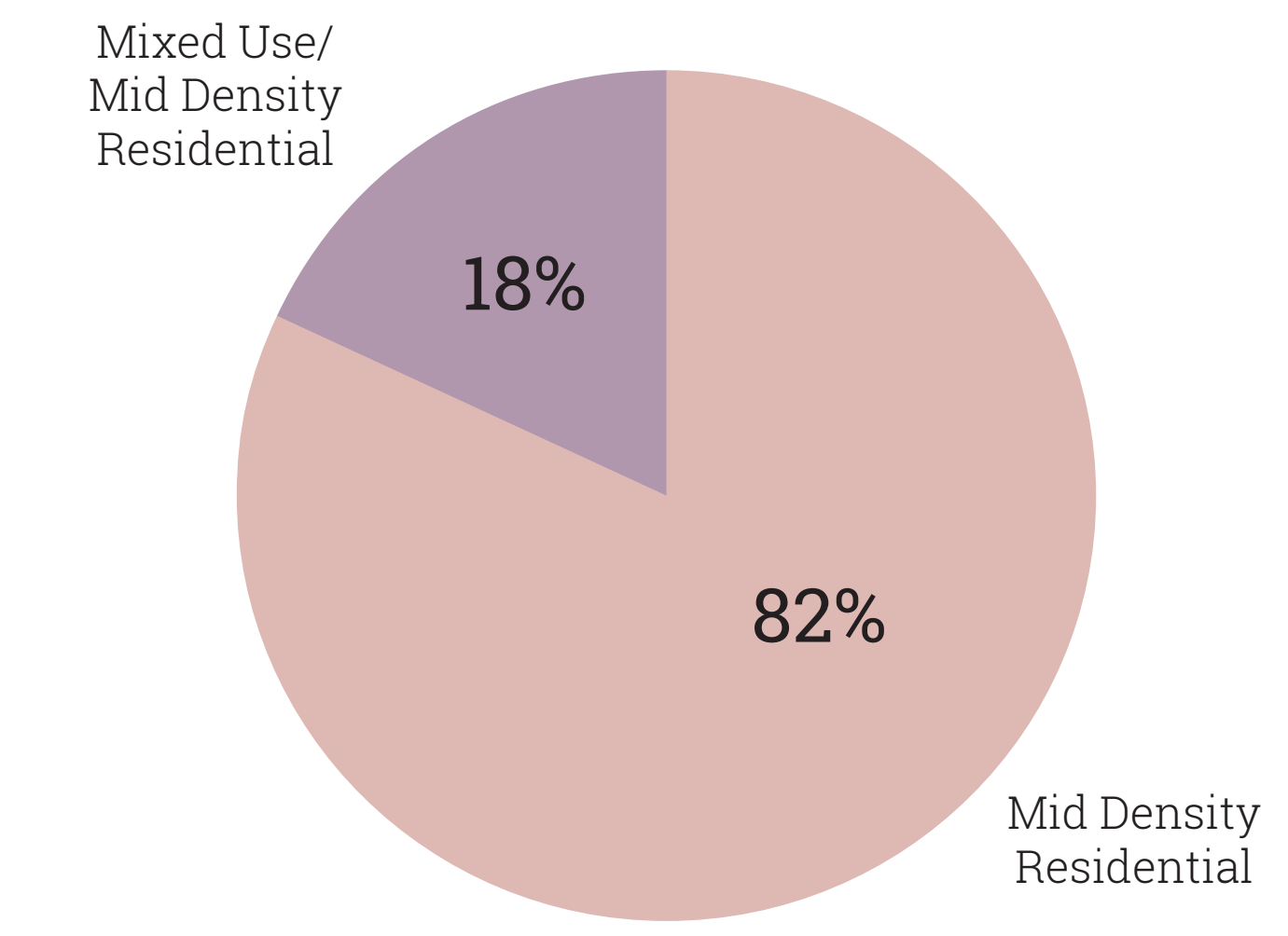
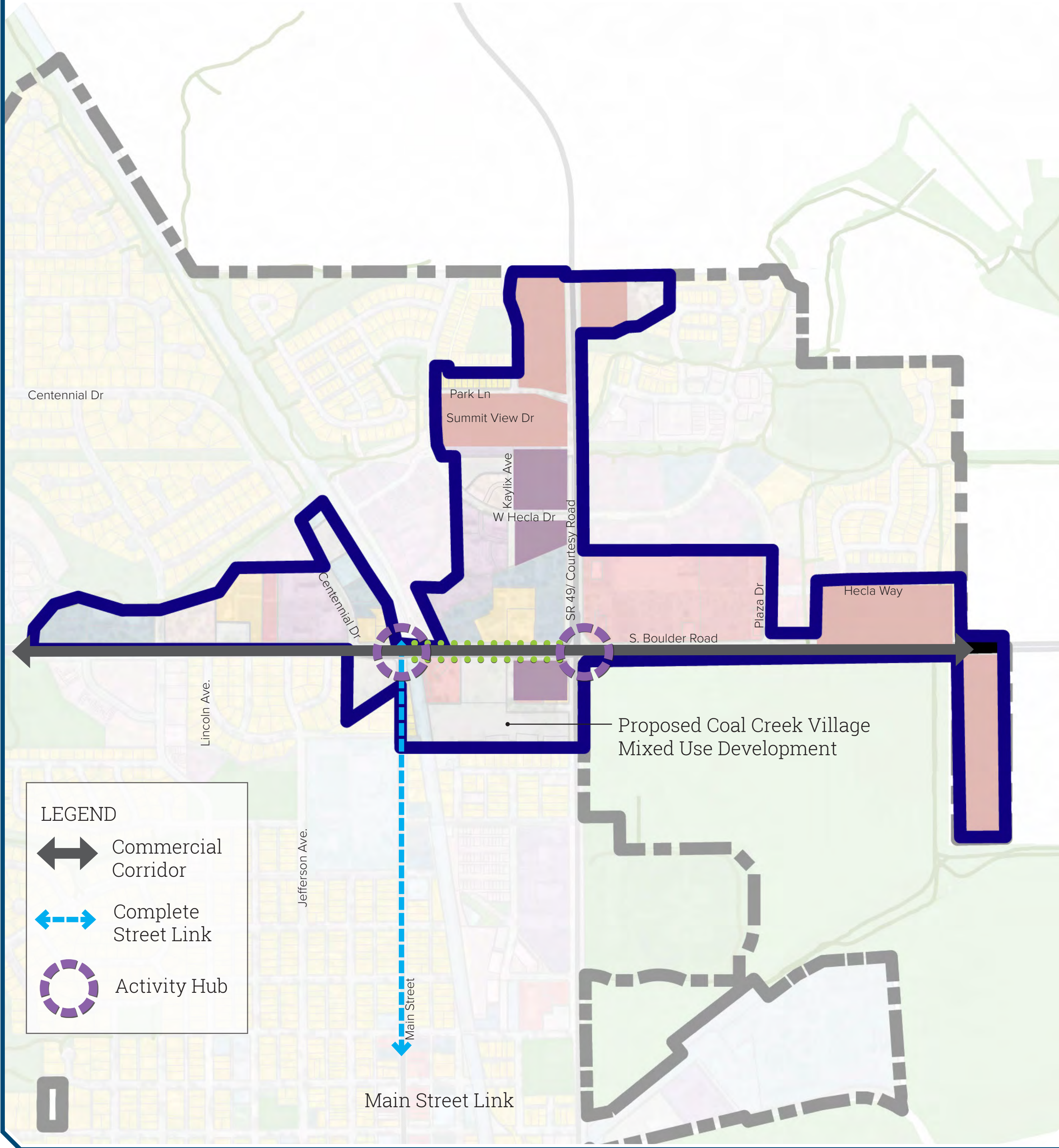
COMPREHENSIVE PLAN

SCENARIO B: A HOME FOR EVERYONE

COMMUNITY HUBS AND LINKAGES - FOCUS ON HOUSING

ENGAGELouisvilleCO.org/COMP-PLAN

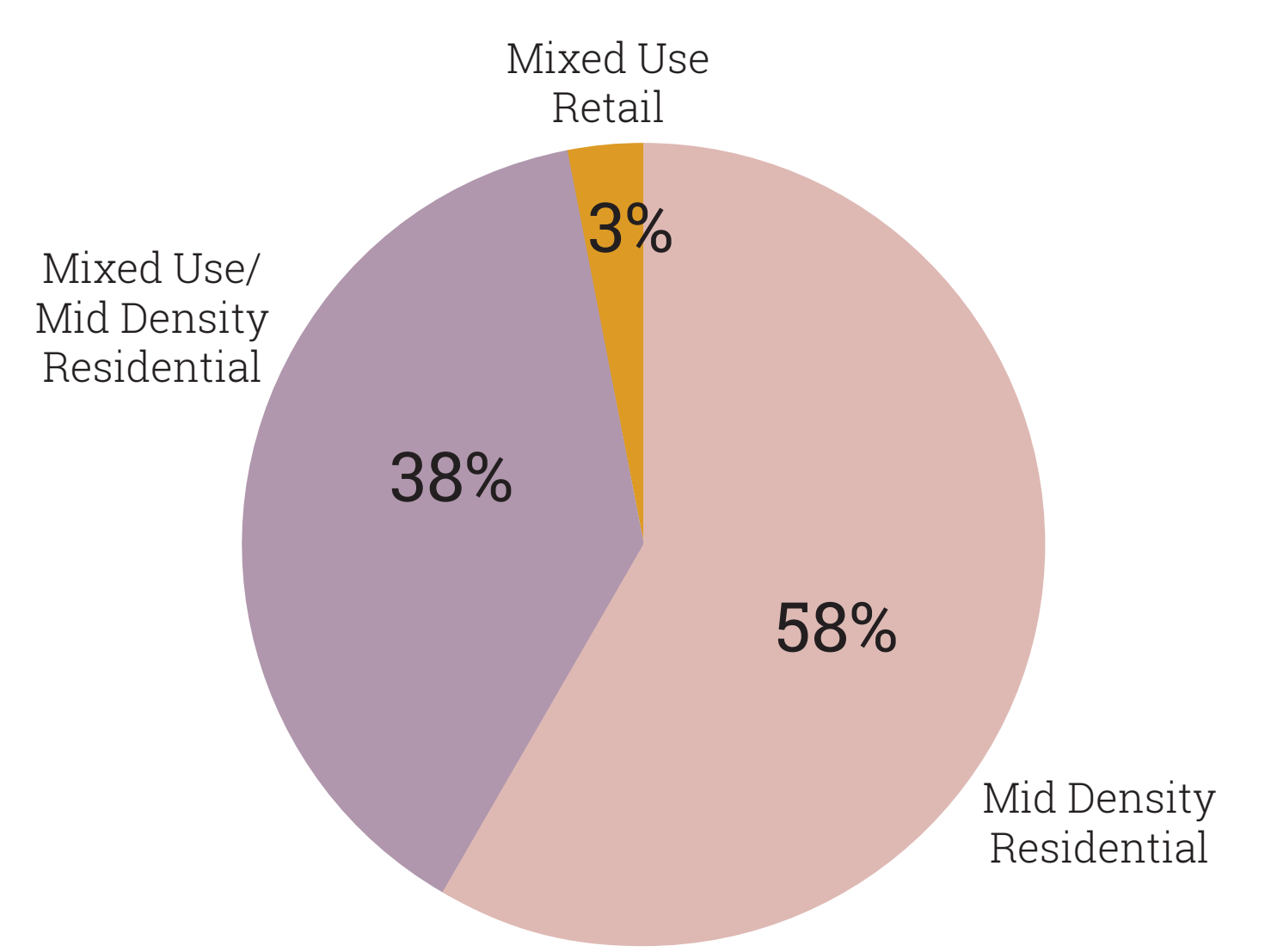
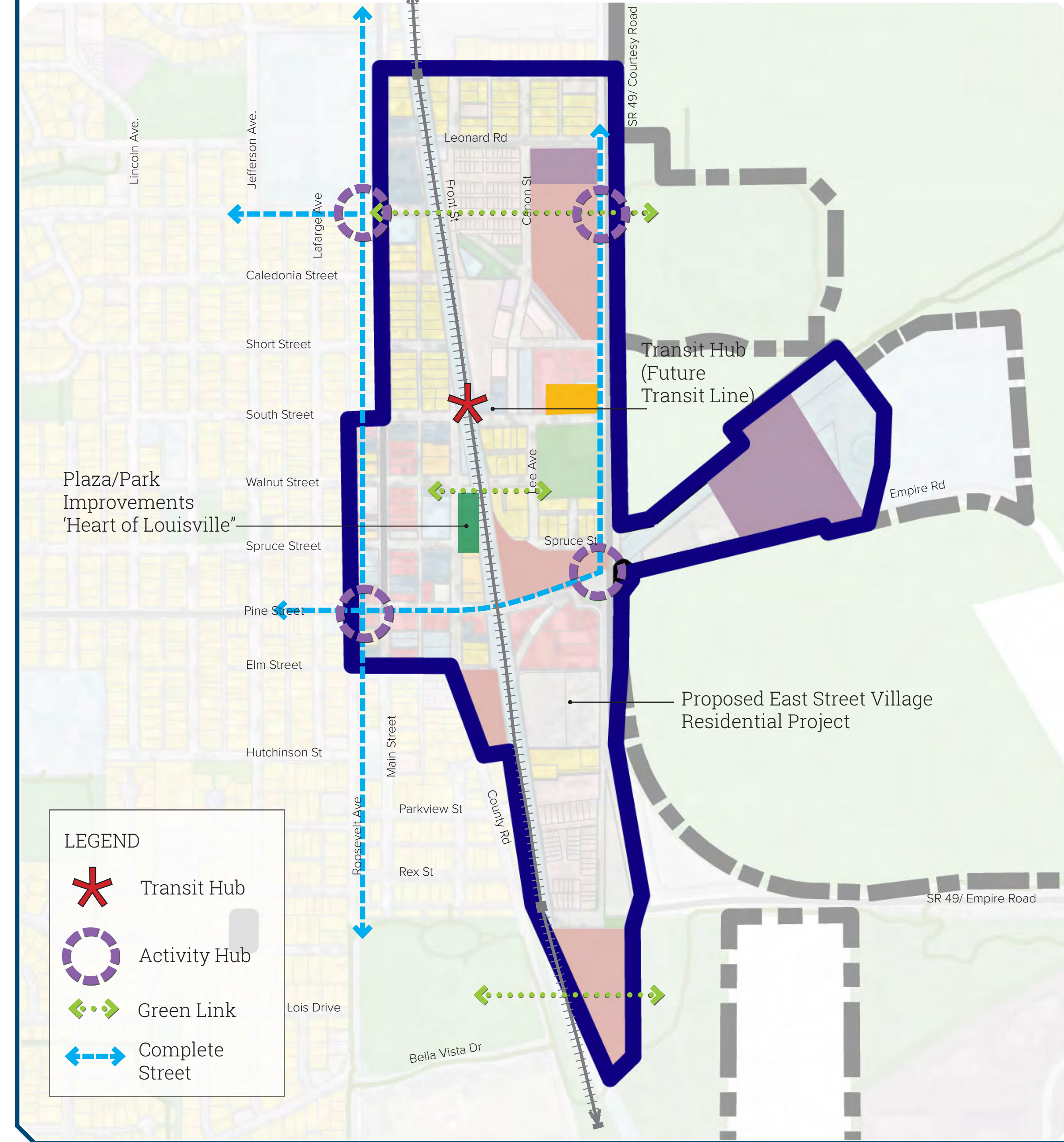
OPPORTUNITY AREA 1: SOUTH BOULDER ROAD CORRIDOR



30 jobs created
 812 new housing units

- South Boulder Road remains a commercial corridor, but with improved mobility for bikes and pedestrians as well as aesthetic improvements including landscape, wayfinding and identity.
- Trails and Complete Street Links connect to S. Boulder Road.
- Increased retail and commercial is encouraged around Activity Hubs.
- Increased mid-density housing along Hwy. 49 supports localized retail and neighborhood services.

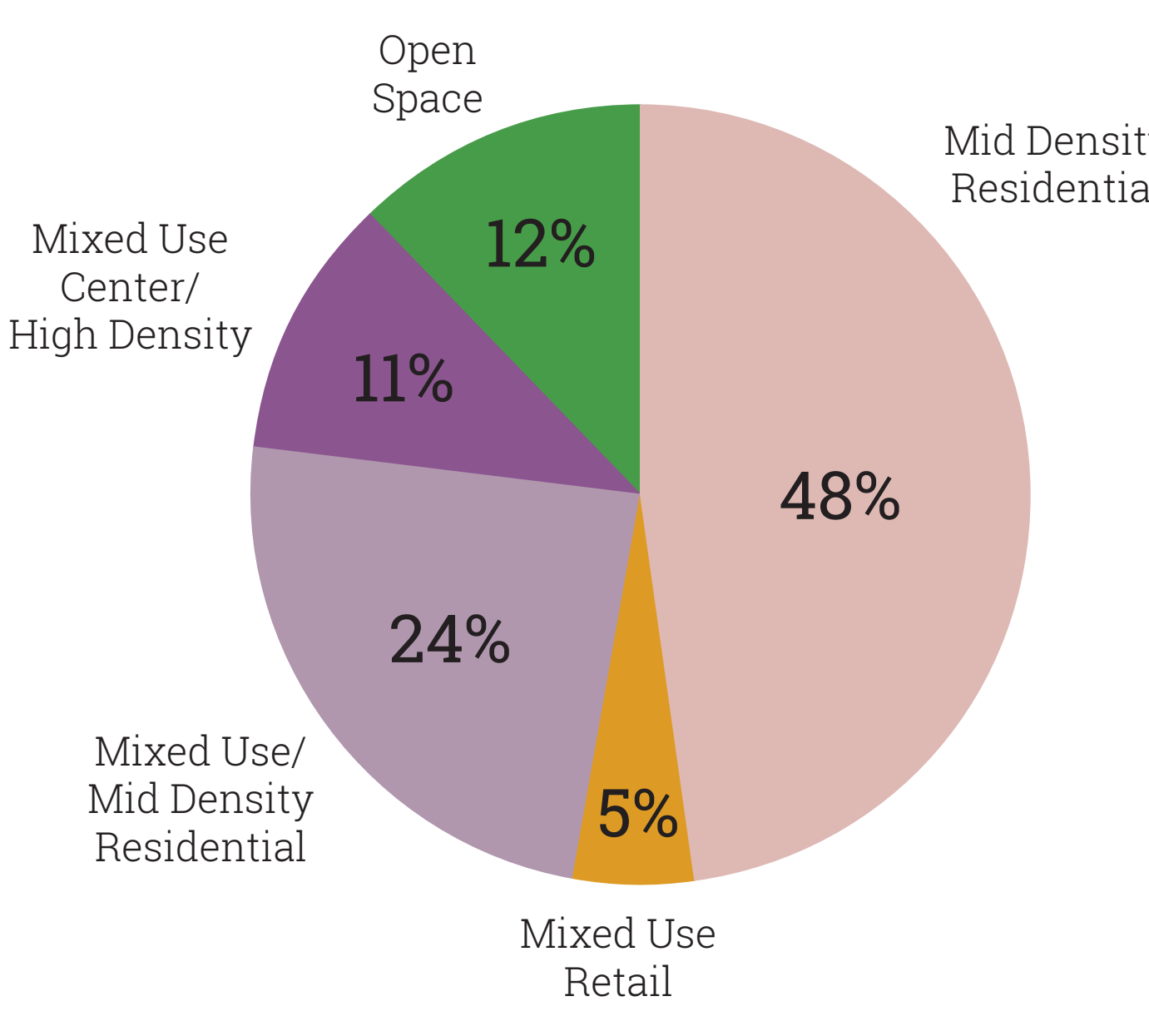
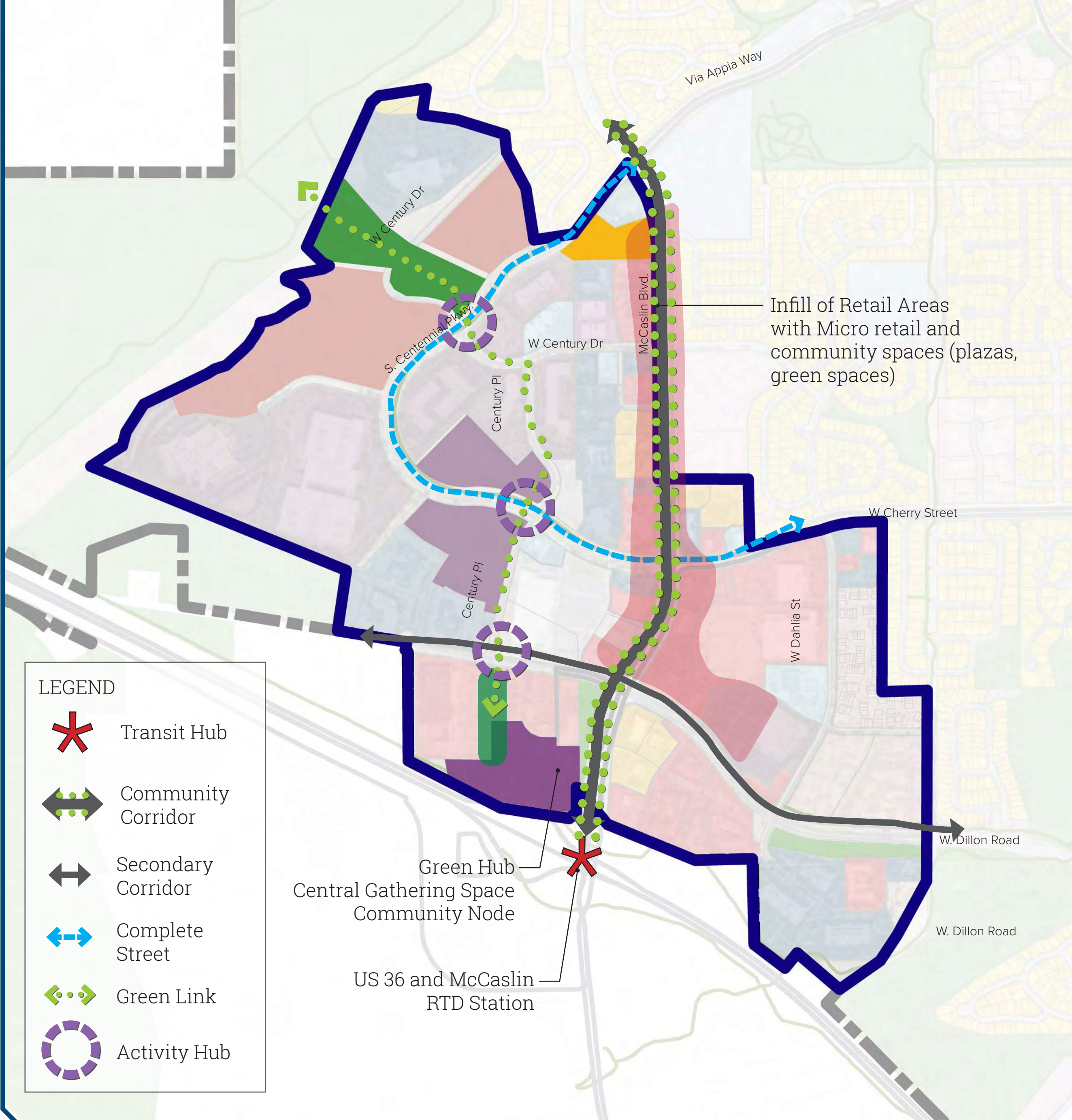
OPPORTUNITY AREA 2: DOWNTOWN



63 jobs created
 482 new housing units

- A focus on mid-density housing infill housing brings people to live in downtown and support retail vibrancy.
- A focus on green linkages and community spaces bring people together, promote walkability and gathering.
- The Future Transit Hub serves as a secondary space to Downtown, with multimodal connections connecting the community to transit.

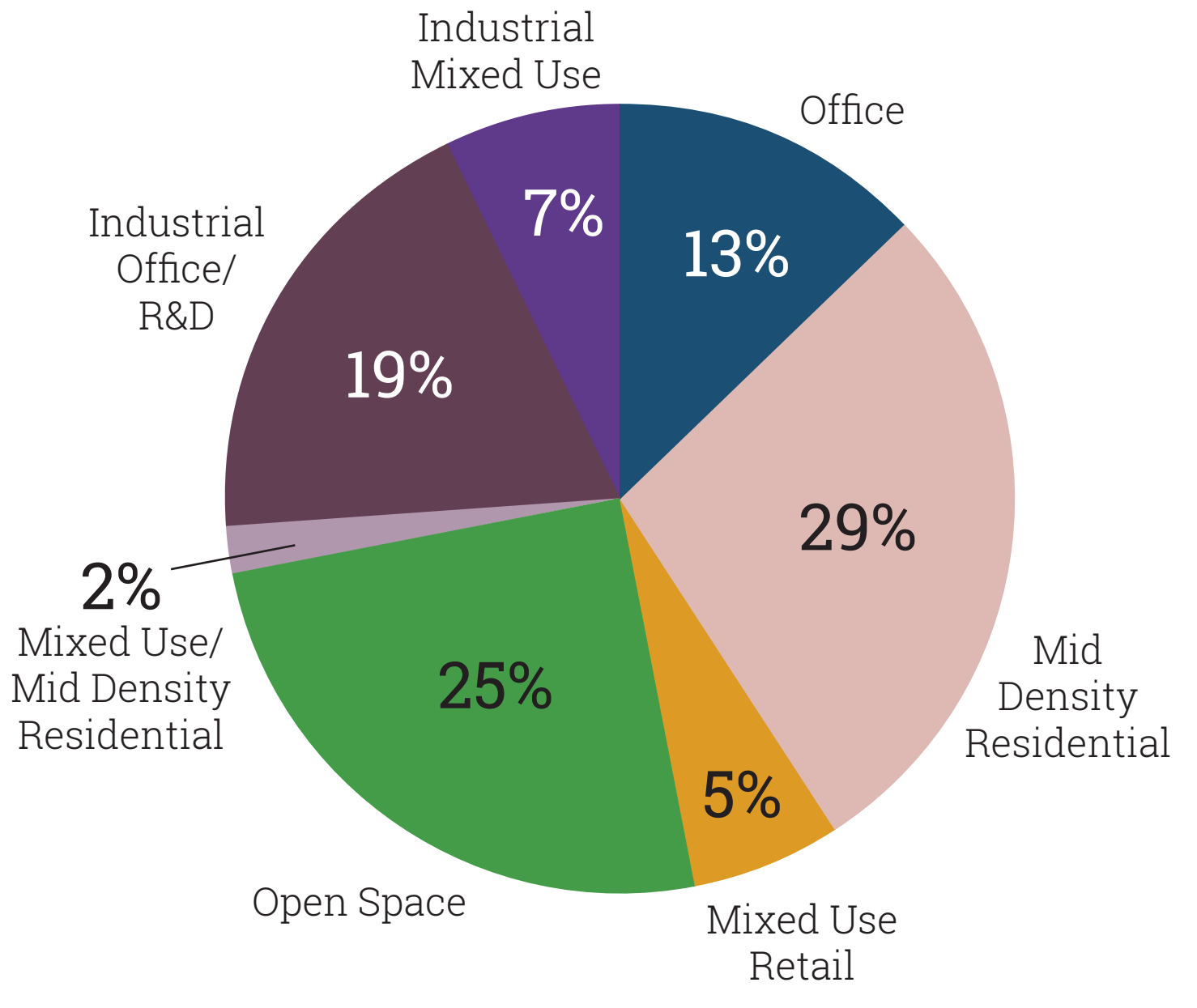
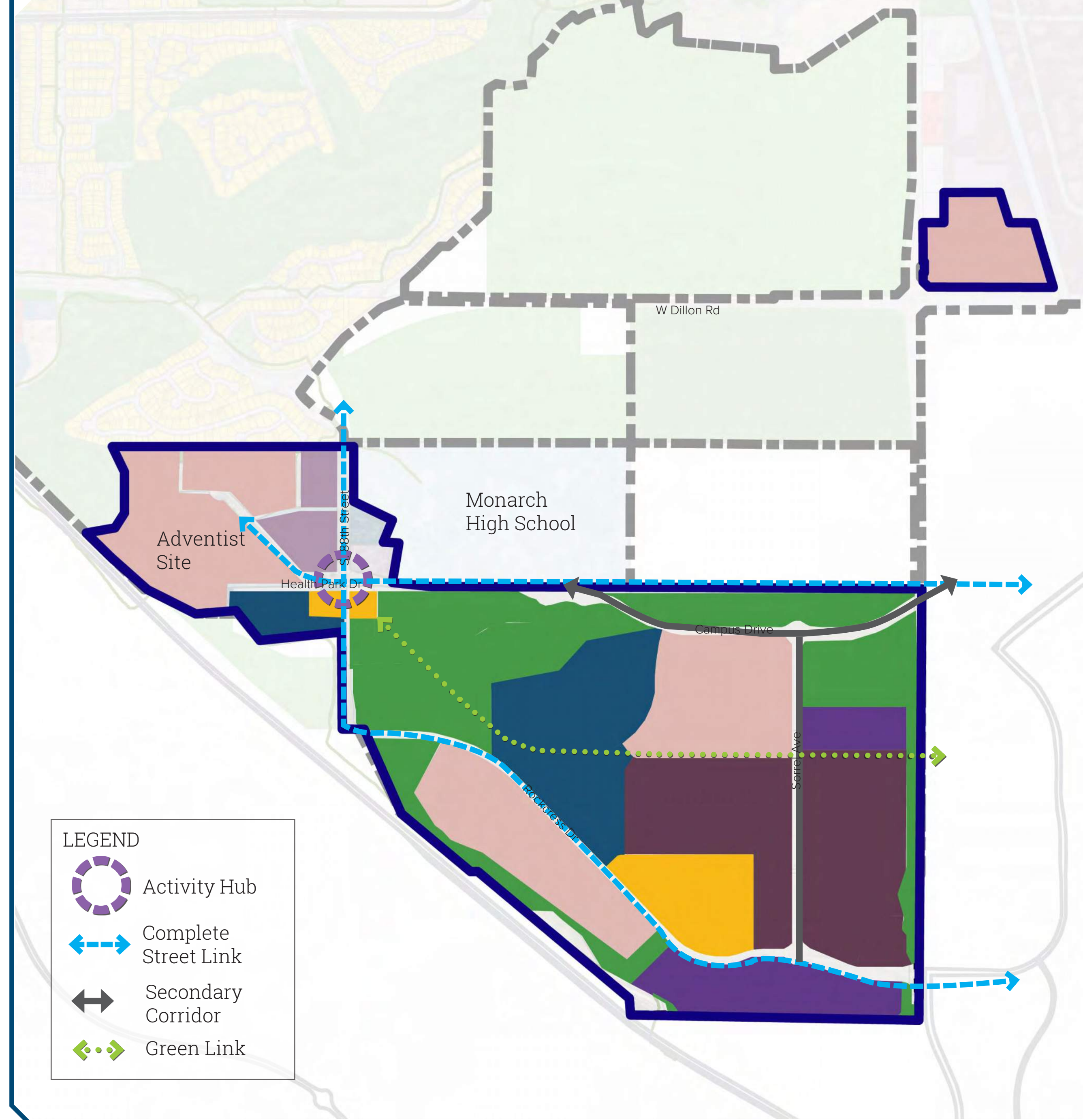
OPPORTUNITY AREA 3: MCCASLIN CORRIDOR



338 jobs created
 1,548 new housing units

- Increase mid-density housing to support success of current retail centers, located at neighborhood hubs.
- A central green spine includes mixed use infill and mid-density housing along the greenway.
- The green spine links to a central hub with green gathering spaces, high-density housing, and a mix of uses to support transit riders.
- McCaslin is improved with streetscape, sidewalks/bike lanes, and community identity features such as signage, wayfinding and monumentation.

OPPORTUNITY AREA 4: REDTAIL RIDGE



8,983 jobs created
 2,766 new housing units

- Considers increased housing and mixed use development on the Adventist Hospital site to provide support to the Redtail Ridge campus.
- Considers introducing a mix of housing and uses along Campus Drive to buffer industrial and office uses from the High School.
- Considers adding a green network internal to Redtail Ridge to promote multi-modality and access to adjacent open spaces.

*Retail Ridge is shown as indicated by the final plat. All future planning is subject to change based on future applications to the City.



Scenario C offers a diversity housing types and densities along McCaslin Blvd, Highway 42, and South Boulder Road, encouraging mixed-use districts. It emphasizes Transit-Oriented Development (TOD), missing middle housing, and sees Redtail Ridge as a key area for expanding housing, improving affordability, and attracting younger generations to Louisville.

How well does this scenario align with your values for the City of Louisville?

Add a sticky note with your ideas!

LEGEND

Louisville boundary

Major road

Trails

Opportunity Areas

1

South Boulder Road Corridor

2

Downtown

3

McCaslin Corridor

4

Redtail Ridge

Place Types

Commercial

Mixed Use Retail

Low Density Residential (1-10 DU)

Mid Density Residential (10-20 DU)

Mixed Use/ Mid Density Residential (20-30 DU)

Mixed Use Center/ Higher Density Residential (30-40 DU)

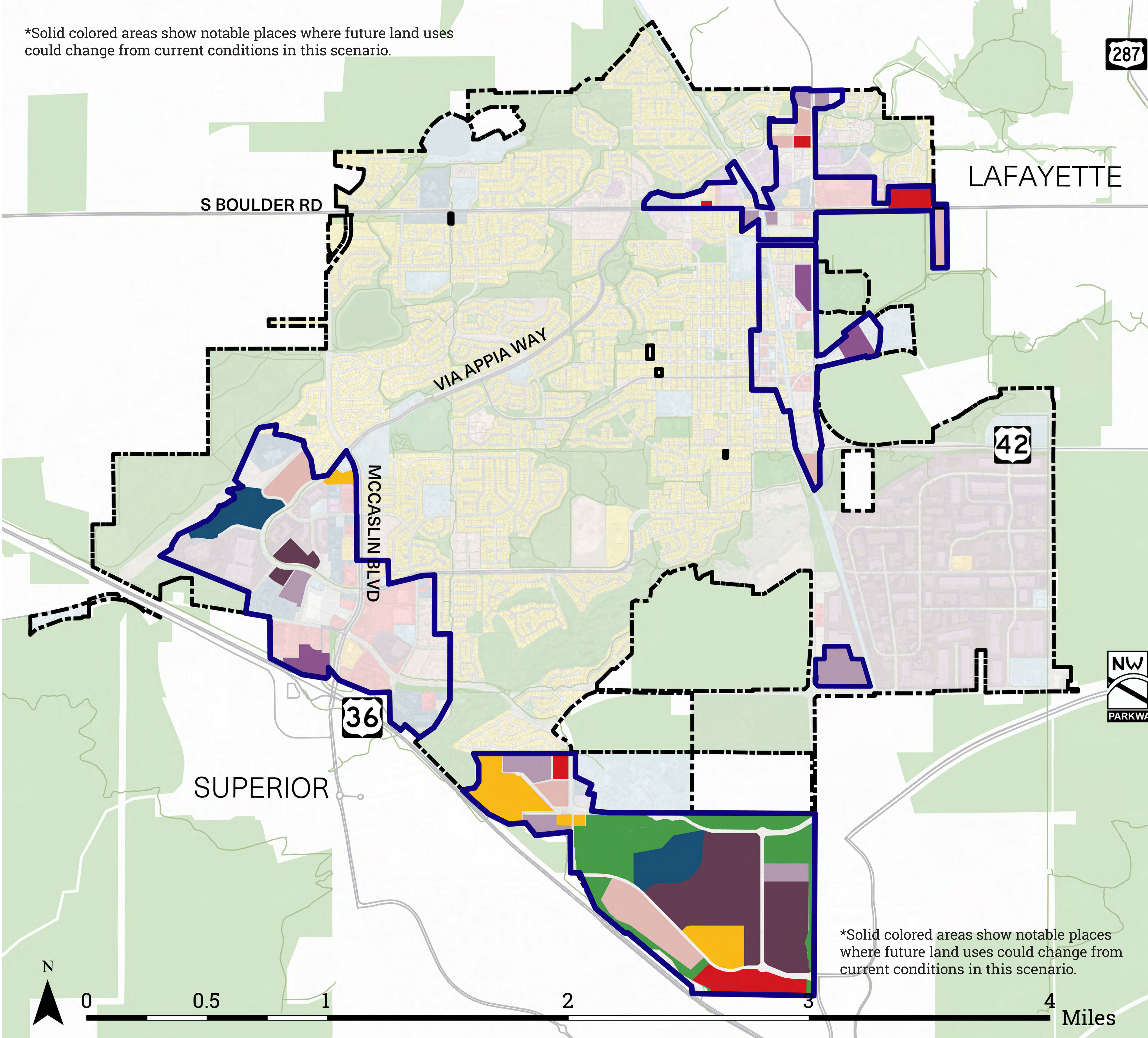
Park/Plaza/Open Space

Public Use

Industrial Mixed Use

Industrial Office/R&D

Office



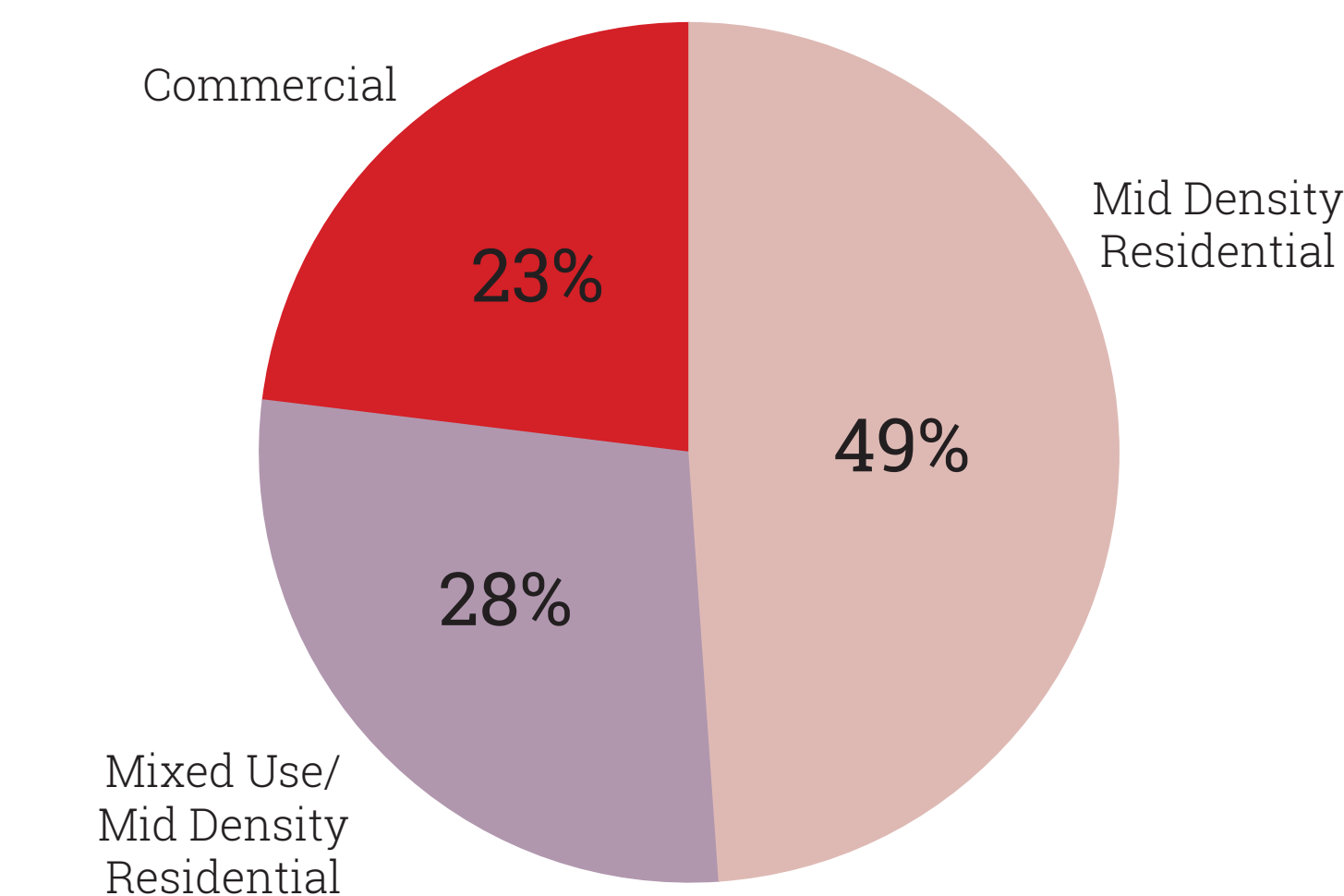
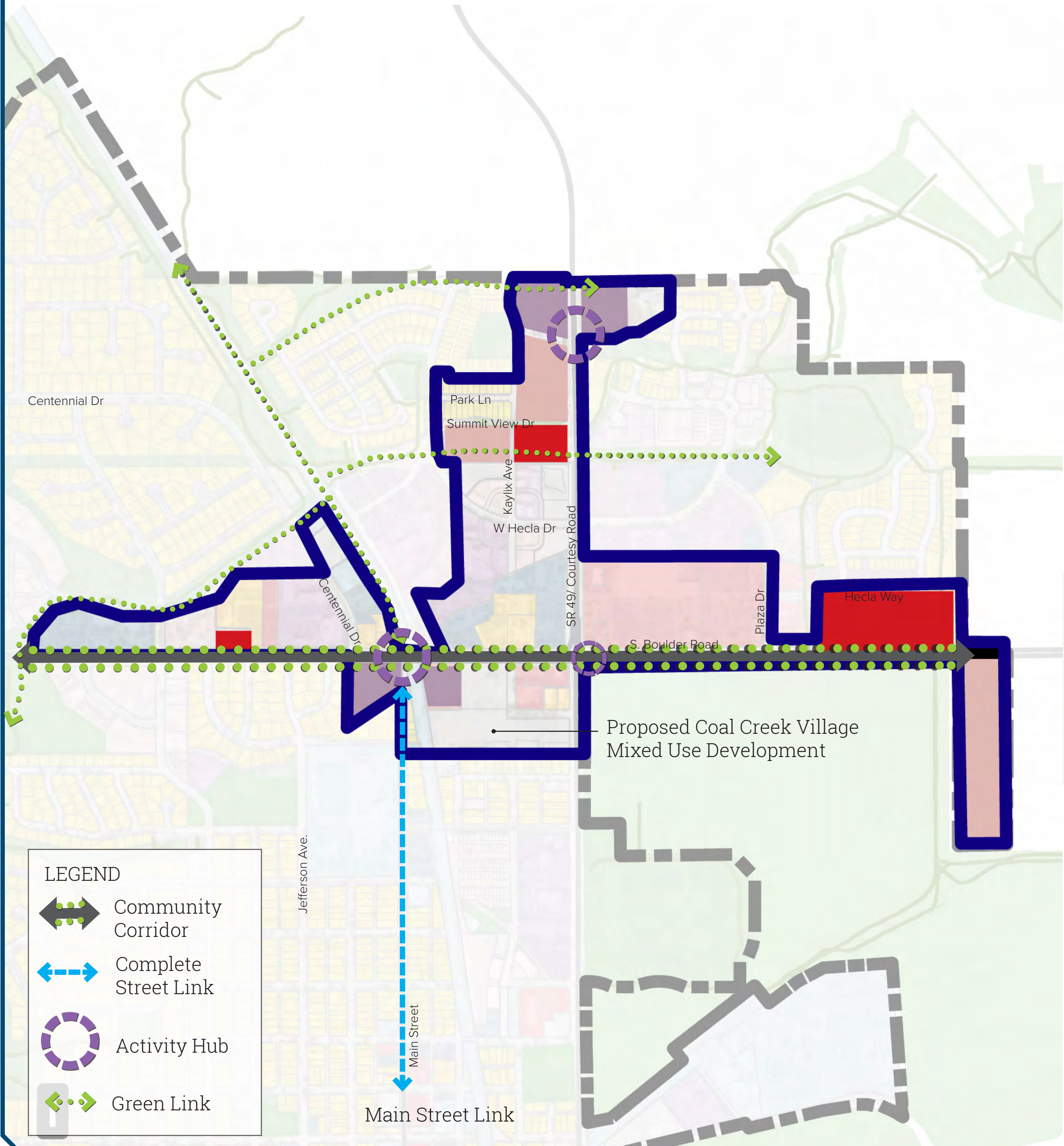
SCENARIO C: LIVE AND WORK IN LOUISVILLE

COMMUNITY CENTERS, INFILL, AND TRANSIT ORIENTED DEVELOPMENT - FOCUS ON DIVERSIFICATION

ENGAGELouisvilleCO.org/COMP-PLAN



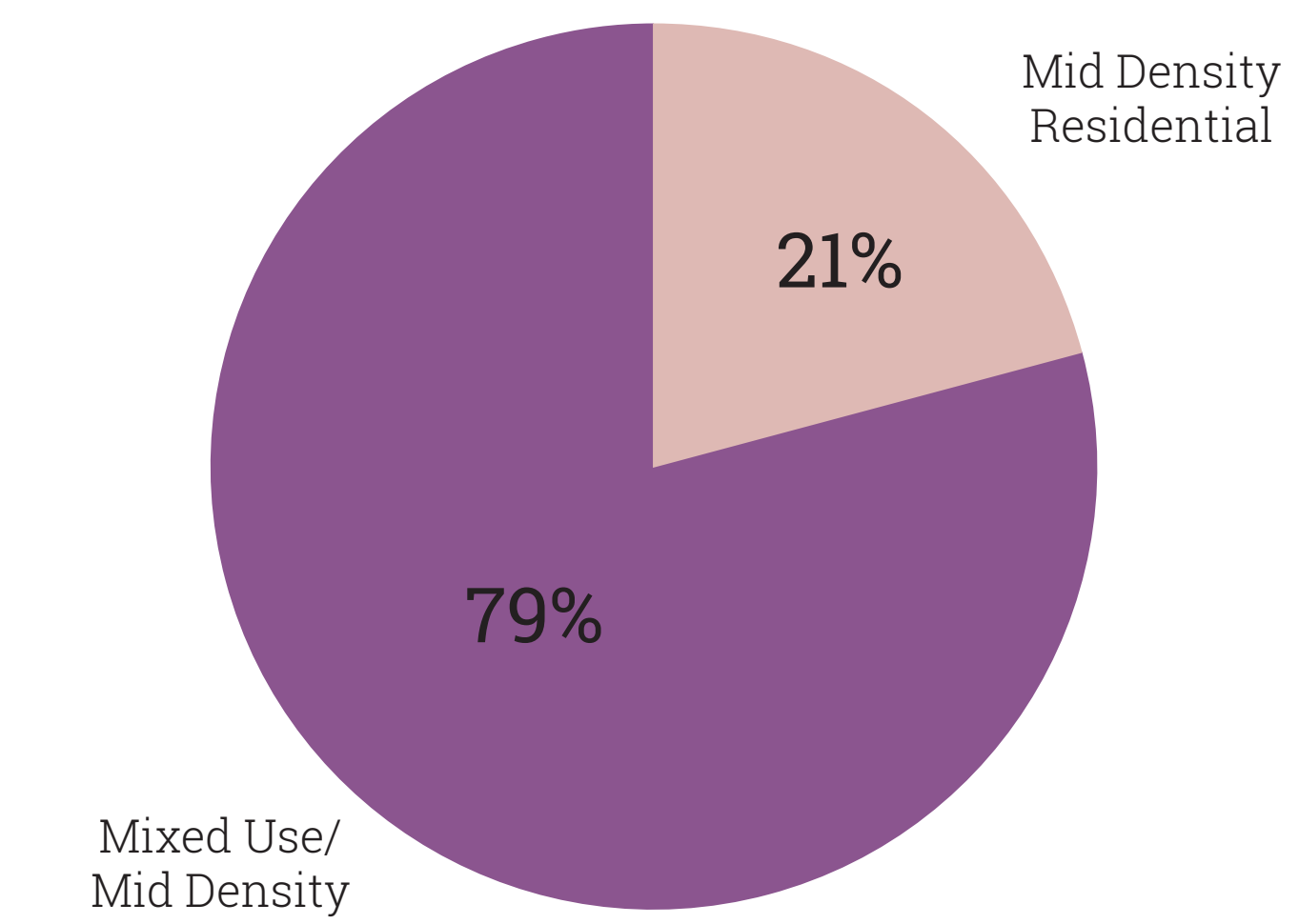
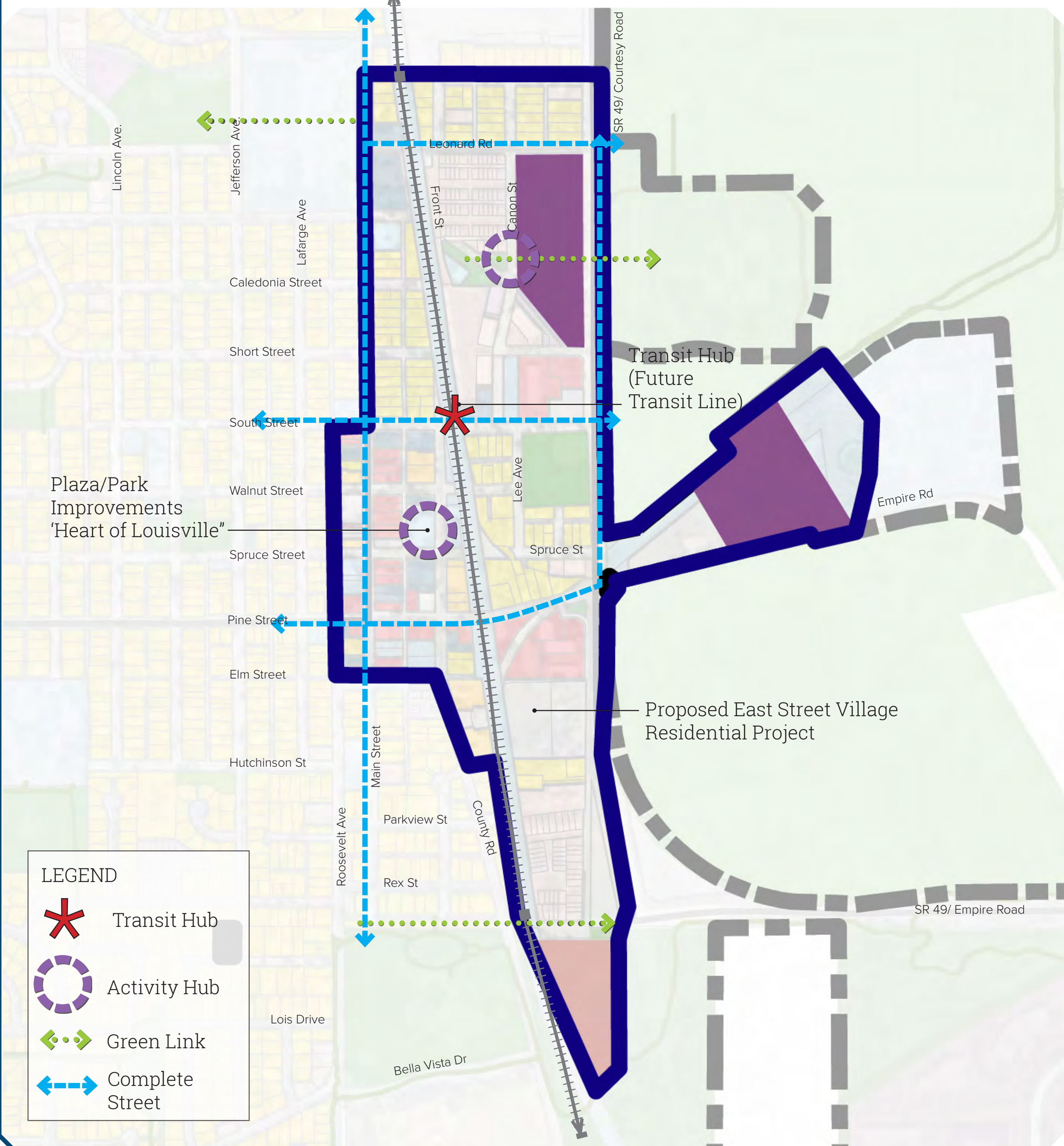
OPPORTUNITY AREA 1: SOUTH BOULDER ROAD CORRIDOR



225 jobs created
 685 new housing units

- Neighborhood centers with increased density and green linkages to open spaces.
- Commercial infill along South Boulder Road.
- Improvements to South Boulder Road to be more pedestrian and bike friendly.

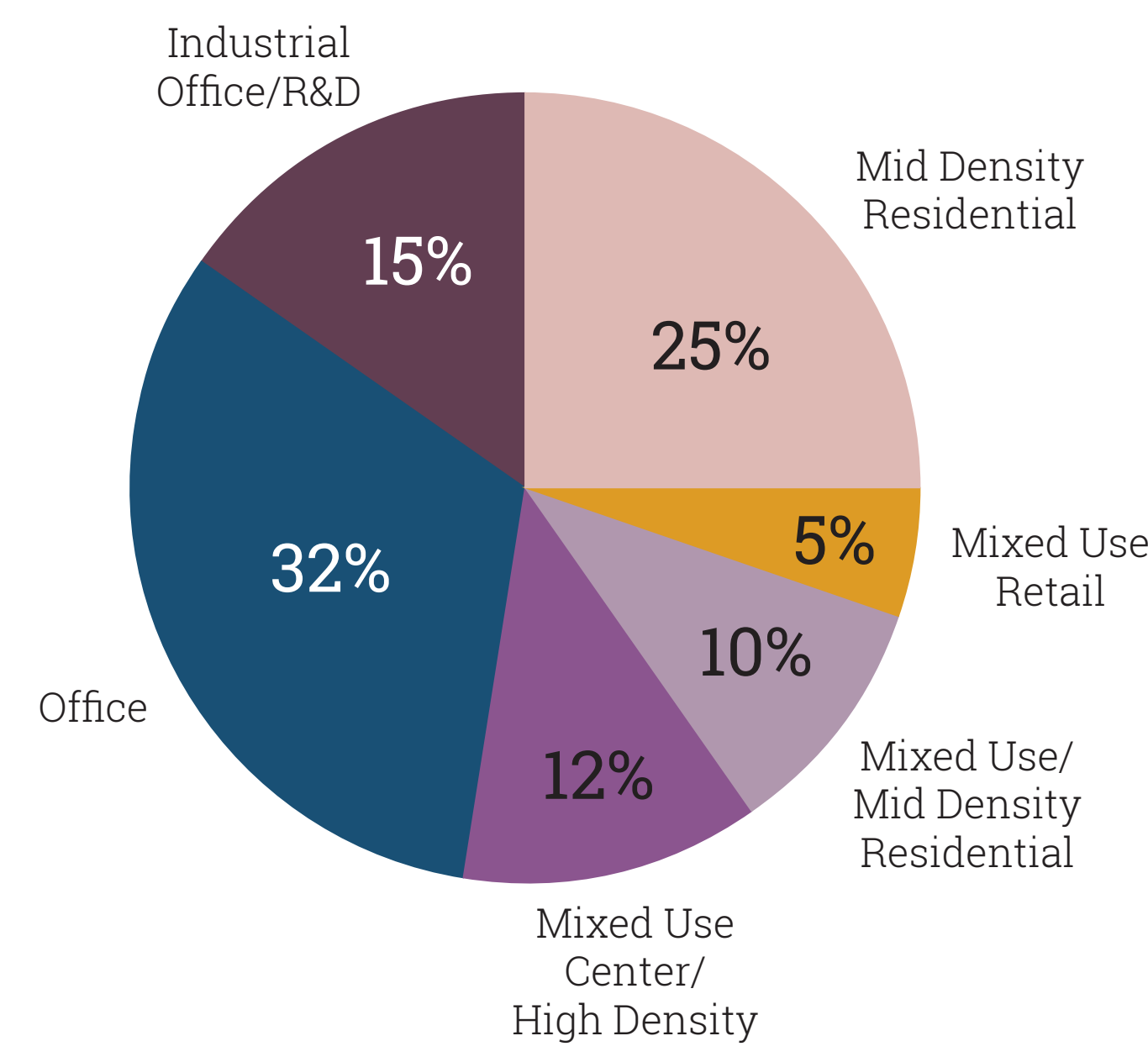
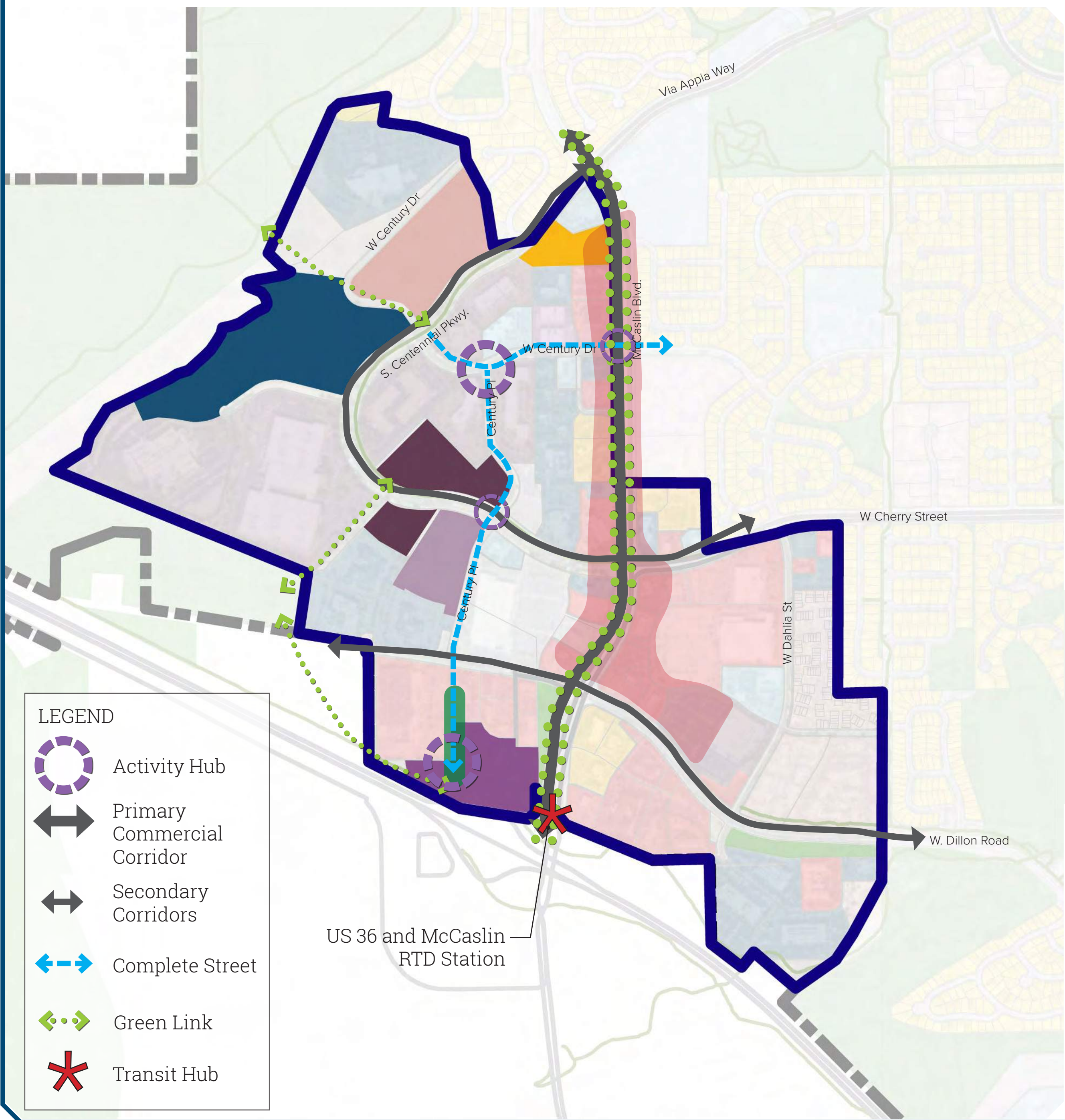
OPPORTUNITY AREA 2: DOWNTOWN



109 jobs created
 526 new housing units

- Focuses on density adjacent to Transit Hub.
- Complete Street connections align the primary grid to support walkability.
- Central park/green space in downtown to support events and gathering spaces.

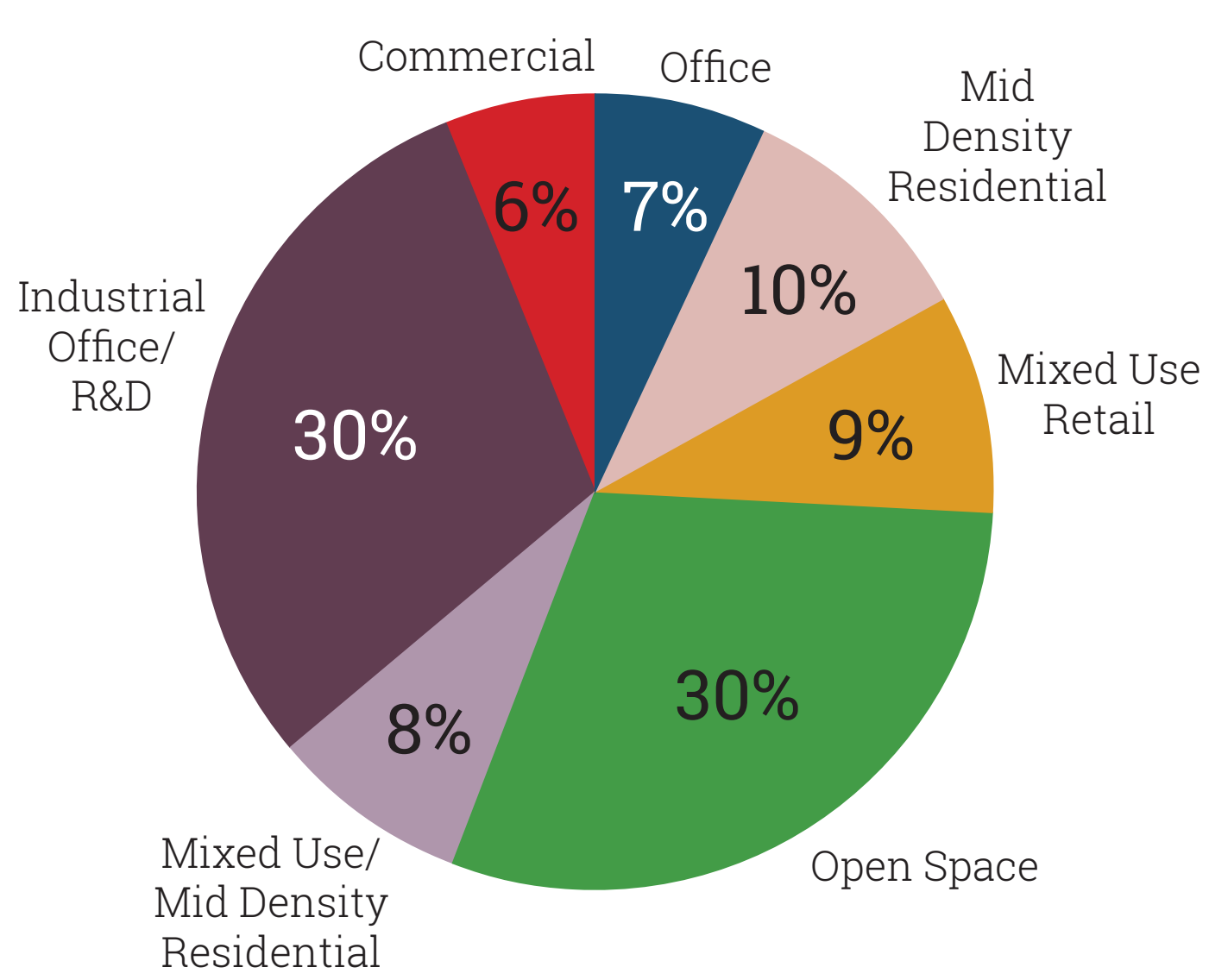
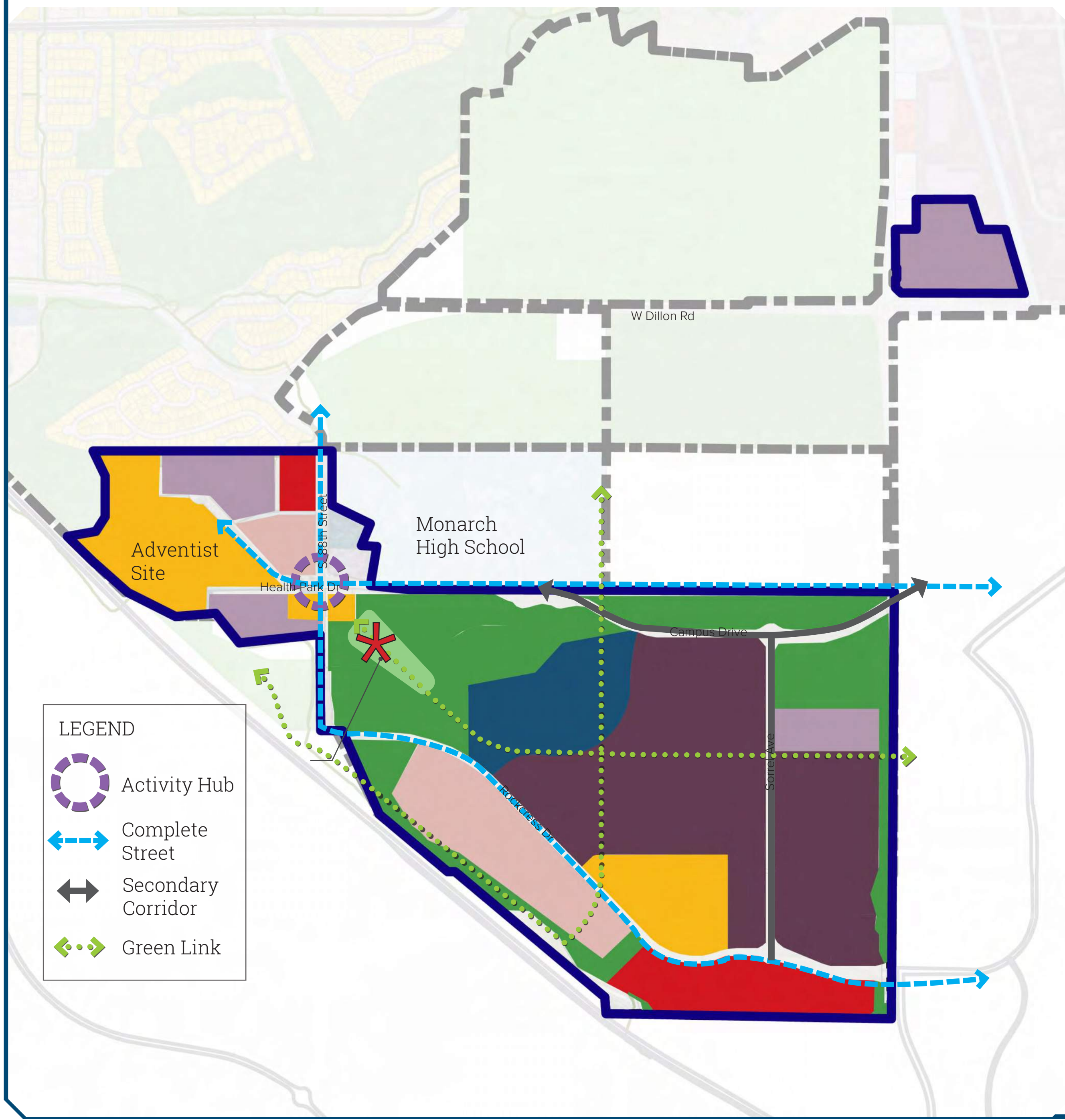
OPPORTUNITY AREA 3: MCCASLIN CORRIDOR



2,971 jobs created
 768 new housing units

- Catalyst site explores higher densities and amenities in a Transit Hub, with active retail frontage, community spaces and art.
- Complete Streets connect transit riders to work, with a central spine and mixed use infill.
- McCaslin is improved with streetscape, sidewalks/bike lanes, and community identity features such as signage, wayfinding and monumentation.

OPPORTUNITY AREA 4: REDTAIL RIDGE



10,636 jobs created
 1,762 new housing units

- Considers the intersection of 88th Street and Campus Drive as an Activity Hub, providing restaurants, services and goods to hospital-related uses.
 - Considers a connection from the Activity Hub through a shared community space to a green network internal to Redtail Ridge.
 - Encourages housing adjacent to retail/commercial spaces.
- *Retail Ridge is shown as indicated by the final plat. All future planning is subject to change based on future applications to the City.



CONNECTING WITH COMMUNITY VALUES

Consider how each of the three Scenariso aligns with Louisville’s community values.

TELL US YOUR PRFERRED SCENARIO	 COMMUNITY CHARACTER	 COMMUNITY PLACES	 COMMUNITY CONNECTIVITY	 ECONOMIC VIBRANCY	 ENVIRONMENTAL SUSTAINABILITY
SCENARIO A: STAY THE COURSE Place a dot in the box if this is your preferred scenario!	Maintain slow population growth through continued development of single-family and lower density homes, but may also continue trends of population decline, declining school enrollment, and higher retail vacancies that puts this character at risk.	Current parks, trail systems, recreation amenities are maintained.	More vehicle-oriented travel.	As housing growth remains low, retail is less thriving. Office and Research and Development continues to drive job growth. Minimum growth of good and service businesses without additional population to support retail.	Lower density housing maintains high commutership and reliance on person vehicles, increasing carbon emissions.
SCENARIO B: A HOME FOR EVERYONE Place a dot in the box if this is your preferred scenario!	Increased focus on a mixture of housing types to address housing attainability challenges and offer more options for families and the local workforce. Changes are focused on select areas with densities and building types that are sensitive to existing neighborhood character.	Improve downtown plazas and parks to support more active street life. Opportunity for increased events and gathering.	Increase transportation options with a focus on overall connectivity for walkablity and bikeability.	Increase in mid-density housing supports workforce and entry level housing options. This in turn supports neighborhood centers with access to retail, goods and services.	Missing middle and more compact housing choices can support in a reduction of vehicle miles traveled and support and increase to transit connection, decreasing carbon emissions.
SCENARIO C: LIVE AND WORK IN LOUISVILLE Place a dot in the box if this is your preferred scenario!	Focused areas of medium and higher density housing to create vibrant places with retail centers and transit access, increasing proximity to goods and serves while supporting retail vitality and transit options. Changes are focused on select areas with densities and building types	Increase overall parks system, trails and linkages to support new development densities. Ability to support additional programs, services, and events for all ages (from youth to seniors).	Increased transit frequency with higher density housing centers and provide multimodal linkages to access housing and jobs within the community.	Higher-density centers also serve as a hub for jobs and services. With higher employment growth, there is a need to increase housing for all incomes and ages beyond the current gap.	Higher density centers support increased transit, a reduction of commuting and an overall decreasing carbon emissions. Mixed use centers allow for goods and service available by walking or biking to support increased community health and more vibrant places.

 HOUSING COMPARISON

Scenario A: Stay the Course 1,150 new housing units				Scenario B: A Home for Everyone 5,608 new housing units				Scenario A: Stay the Course 3,741 new housing units			
Area 1 South Boulder Road Corridor	Area 2 Downtown	Area 3 McCaslin Corridor	Area 4 Redtail Ridge	Area 1 South Boulder Road Corridor	Area 2 Downtown	Area 3 McCaslin Corridor	Area 4 Redtail Ridge	Area 1 South Boulder Road Corridor	Area 2 Downtown	Area 3 McCaslin Corridor	Area 4 Redtail Ridge
695 units	176 units	234 units	45 units	812 units	482 units	1,548 units	2,766 units	685 units	526 units	768 units	1,762 units

 JOBS CREATION

Scenario A: Stay the Course 3,981 new jobs total				Scenario B: A Home for Everyone 9,414 new jobs total				Scenario C: Live and Work 13,941 new jobs total			
Area 1 South Boulder Road Corridor	Area 2 Downtown	Area 3 McCaslin Corridor	Area 4 Redtail Ridge	Area 1 South Boulder Road Corridor	Area 2 Downtown	Area 3 McCaslin Corridor	Area 4 Redtail Ridge	Area 1 South Boulder Road Corridor	Area 2 Downtown	Area 3 McCaslin Corridor	Area 4 Redtail Ridge
66 jobs	226 jobs	2,330 jobs	13,659 jobs	30 jobs	63 jobs	338 jobs	8,983 jobs	225 jobs	109 jobs	2,971 jobs	10,636 jobs

Why did you choose this scenario? Use a sticky note and comment below!

SCENARIO A: STAY THE COURSE

SCENARIO B: A HOME FOR EVERYONE

SCENARIO C: LIVE AND WORK IN LOUISVILLE



SCENARIO COMPARISION



Add a dot to let us know what land uses you would like to see more of...less of...

Mixed Use Retail: 3-4 stories,
a mix of retail with some residential or office



More of this....

Just right.

Less of this...

Low Density Residential (1-10 DU):
2 - 2½ stories, only residential



More of this....

Just right.

Less of this...

Mid Density Residential (10-20 DU):
Up to 3 stories, only residential



More of this....

Just right.

Less of this...

Mixed Use/Mid Density Res (20-30 DU): up to 3 stories,
residential with some retail or office



More of this....

Just right.

Less of this...

Mixed Use Center/High Density Res (30-40 DU):
up to 5 stories, residential with some retail or office



More of this....

Just right.

Less of this...

Commercial: 3-4 stories, mostly retail or office



More of this....

Just right.

Less of this...

Industrial Mixed Use: 3-4 stories,
light industrial uses with some limited retail or office



More of this....

Just right.

Less of this...

Industrial Office/R&D: 3-4 stories,
Light industrial with office, research, or labs



More of this....

Just right.

Less of this...

Office: 3-4 stories, mostly offices



More of this....

Just right.

Less of this...

Park/Plaza/Open Space



More of this....

Just right.

Less of this...

DU = Dwelling Units Per Acre

Your Turn!

Use the stickers below to create your own scenario.

Commercial

3-4 stories,
mostly retail or
office

Low Density Residential (1-10 DU)

2 - 2½ stories,
only residential

Mid Density Residential (10-20 DU)

3-4 stories, a
mix of retail
with some
residential or
office

**Mixed Use/
Mid Density Residential (20-30 DU)**

Up to 3 stories,
only residential

**Mixed Use Center/
High Density Res (30-40 DU)**

Up to 5 stories,
residential with
some retail or
office

**Industrial Office/
R&D**

Light industrial
with office,
research, or
labs

**Industrial Mixed
Use**

Light industrial
uses with some
limited retail or
office

Office

3-4 stories,
mostly offices

**Park
Plaza
Open Space**

Pocket Parks,
Plaza Spaces,
Neighborhood
Parks

RULE: You may place 1 park per every 200 Units and 2,000 Jobs

How Many Units?

Count the number of UNITS you have and fill in the box.

1,900

Minimum 1,000 Units

Maximum 5,000 Units

How Many Jobs?

Count the number of JOBS you have and fill in the box.

1,560

Minimum 10,000 Jobs

Maximum 20,000 Jobs

Name your Idea!

Low Impact Future

How to Play the Game.

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Familiarize yourself with the map which indicates 4 areas of opportunity to influence future development.

Step 2: Understand the Stickers

Each sticker represents a different type land use. The color and number of jobs or units are shown on the legend on the left. Take a moment to think for yourself and then discuss as a team how you want these areas of the city in the future. Discuss your ideas as before placing your stickers.

Step 3: Place Your Stickers

Place the stickers on the map according to your vision. You can mix and match stickers and place them on the board. You do not need to use all the stickers, but you must meet the minimum number of jobs and units to meet the growth requirements for Louisville.

Step 4: Consider Trade-offs

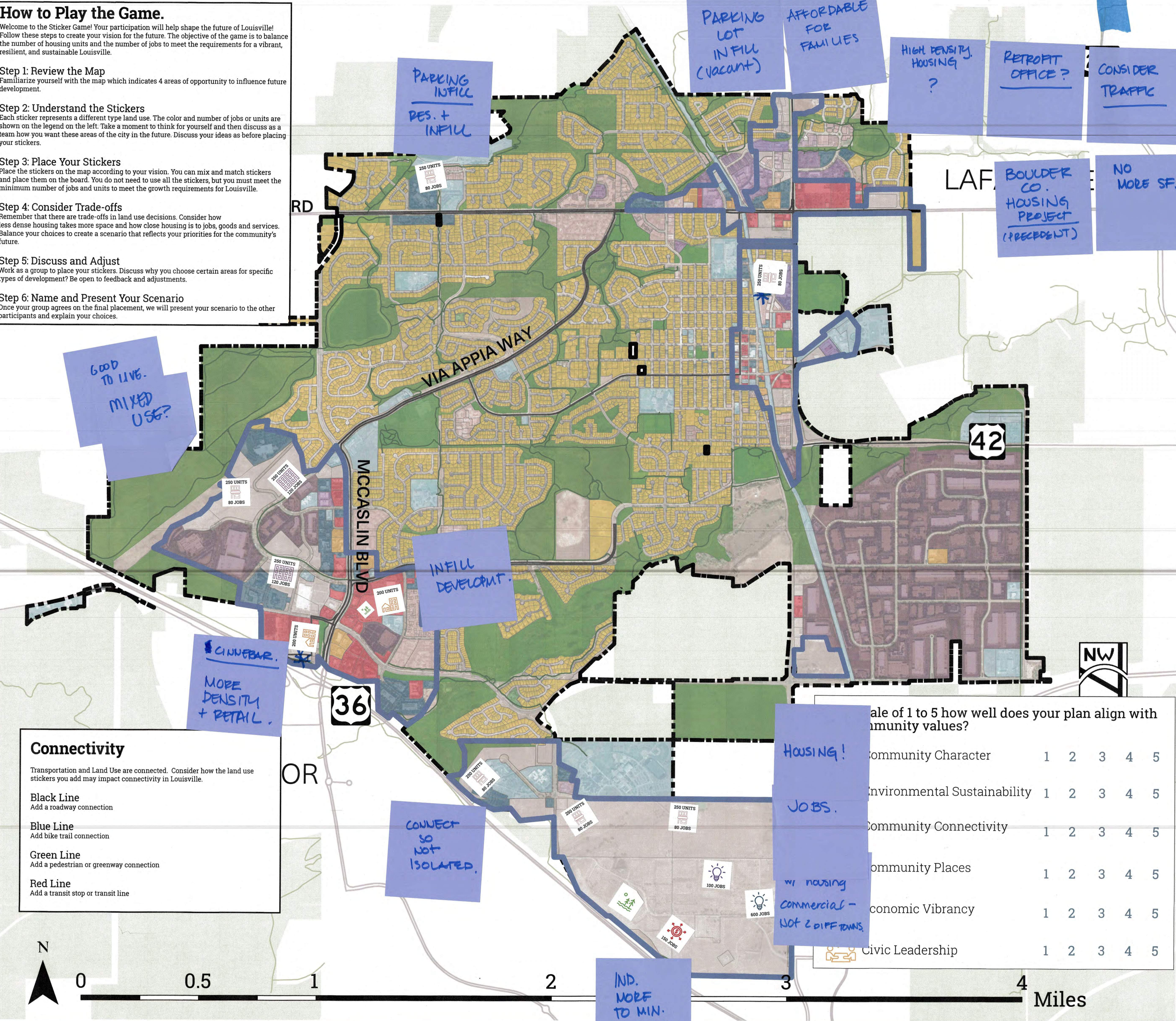
Remember that there are trade-offs in land use decisions. Consider how less dense housing takes more space and how close housing is to jobs, goods and services. Balance your choices to create a scenario that reflects your priorities for the community's future.

Step 5: Discuss and Adjust

Work as a group to place your stickers. Discuss why you choose certain areas for specific types of development? Be open to feedback and adjustments.

Step 6: Name and Present Your Scenario

Once your group agrees on the final placement, we will present your scenario to the other participants and explain your choices.



Connectivity

Transportation and Land Use are connected. Consider how the land use stickers you add may impact connectivity in Louisville.

Black Line

Add a roadway connection

Blue Line

Add bike trail connection

Green Line

Add a pedestrian or greenway connection

Red Line

Add a transit stop or transit line

Rate of 1 to 5 how well does your plan align with community values?

Community Character	1	2	3	4	5
Environmental Sustainability	1	2	3	4	5
Community Connectivity	1	2	3	4	5
Community Places	1	2	3	4	5
Economic Vibrancy	1	2	3	4	5
Civic Leadership	1	2	3	4	5

Miles



Your Turn!

Use the stickers below to create your own scenario.

Commercial

3-4 stories,
mostly retail or
office

150 JOBS

**Low Density Residential
(1-10 DU)**

2 - 2½ stories,
only residential

100 UNITS

**Mid Density Residential
(10-20 DU)**

3-4 stories, a
mix of retail with
some residential or
office

200 UNITS

**Mixed Use/
Mid Density Residential
(20-30 DU)**

Up to 3 stories,
only residential

250 UNITS
80 JOBS

**Mixed Use Center/
High Density Res
(30-40 DU)**

Up to 5 stories,
residential with
some retail or
office

250 UNITS
120 JOBS

**Industrial Office/
R&D**

Light industrial
with office,
research, or
labs

400 JOBS

**Industrial Mixed
Use**

Light industrial
uses with some
limited retail or
office

100 JOBS

Office

3-4 stories,
mostly offices

600 JOBS

**Park
Plaza
Open Space**

Pocket Parks,
Plaza Spaces,
Neighborhood
Parks

RULE: You
may place 1
park per every
200 Units and
2,000 Jobs

How to Play the Game.

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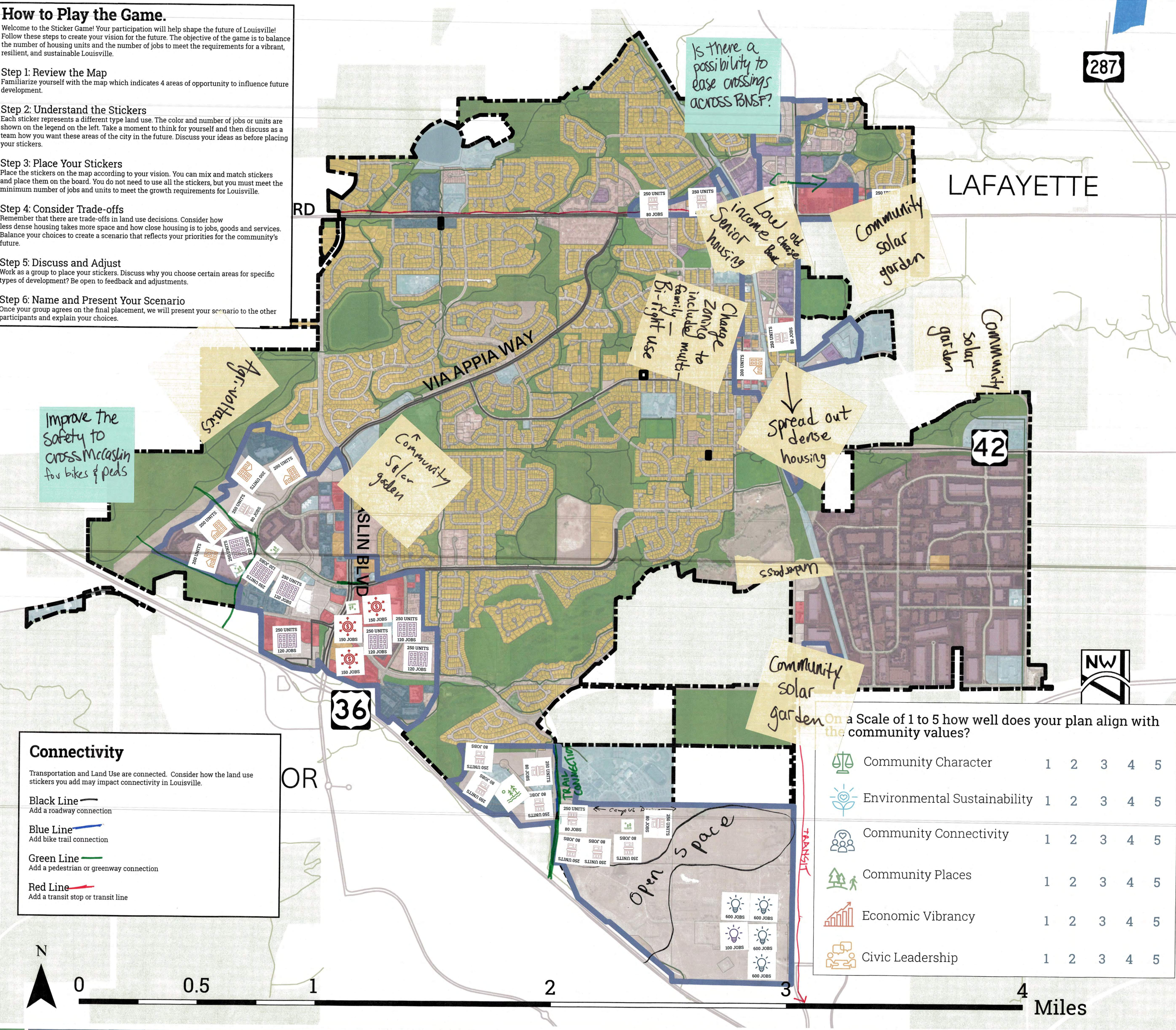
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How Many Units?

Count the number of UNITS you have and fill in the box.

4900

Minimum 1,000 Units

Maximum 5,000 Units

How Many Jobs?

Count the number of JOBS you have and fill in the box.

4810

Minimum 10,000 Jobs

Maximum 20,000 Jobs

Name your Idea!

Targeted Infill with walkable activity centers w/ nod to climate resilience

Connectivity

Transportation and Land Use are connected. Consider how the land use stickers you add may impact connectivity in Louisville.

Black Line —
Add a roadway connection

Blue Line —
Add bike trail connection

Green Line —
Add a pedestrian or greenway connection

Red Line —
Add a transit stop or transit line

On a Scale of 1 to 5 how well does your plan align with the community values?

	Community Character	1	2	3	4	5
	Environmental Sustainability	1	2	3	4	5
	Community Connectivity	1	2	3	4	5
	Community Places	1	2	3	4	5
	Economic Vibrancy	1	2	3	4	5
	Civic Leadership	1	2	3	4	5

Infill opportunities with context sensitive design

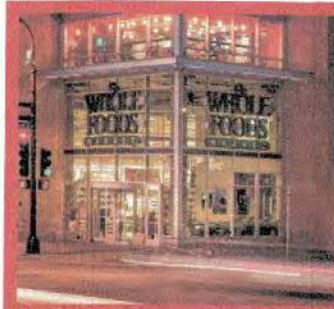
LOUISVILLE

COMPREHENSIVE PLAN

COMMUNITY OPEN HOUSE - STICKER GAME ACTIVITY

Your Turn!

Use the stickers below to create your own scenario.



Commercial

3-4 stories,
mostly retail or
office



150 JOBS

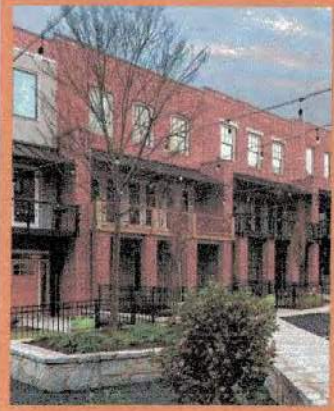


Low Density
Residential
(1-10 DU)

2 - 2½ stories,
only residential



100 UNITS

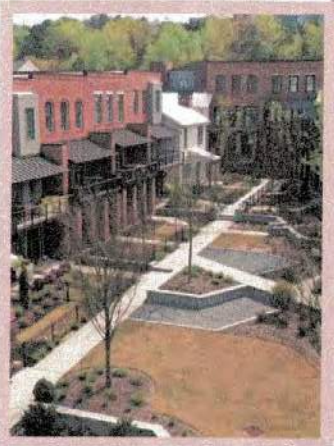


Mid Density
Residential
(10-20 DU)

3-4 stories, a
mix of retail
with some
residential or
office



200 UNITS



Mixed Use/
Mid Density
Residential
(20-30 DU)

Up to 3 stories,
only residential

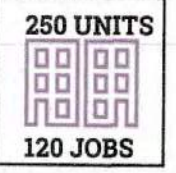


250 UNITS
80 JOBS



Mixed Use Center/
High Density Res
(30-40 DU)

Up to 5 stories,
residential with
some retail or
office



250 UNITS
120 JOBS



Industrial Office/
R&D

Light industrial
with office,
research, or
labs



400 JOBS



Industrial Mixed
Use

Light industrial
uses with some
limited retail or
office

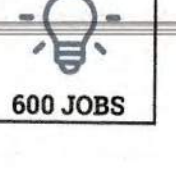


100 JOBS



Office

3-4 stories,
mostly offices



600 JOBS



Park
Plaza
Open Space

Pocket Parks,
Plaza Spaces,
Neighborhood
Parks



RULE: You
may place 1
park per every
200 Units and
2,000 Jobs

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Step 6: Name and Present Your Scenario

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How Many Units?

Count the number of UNITS you have and fill in the box.

1500

Minimum 1,000 Units

Maximum 5,000 Units

How Many Jobs?

Count the number of JOBS you have and fill in the box.

3,200

Minimum 10,000 Jobs

Maximum 20,000 Jobs

Name your Idea!

Connectivity

Transportation and Land Use are connected. Consider how the land use stickers you add may impact connectivity in Louisville.

Black Line

Add a roadway connection

Blue Line

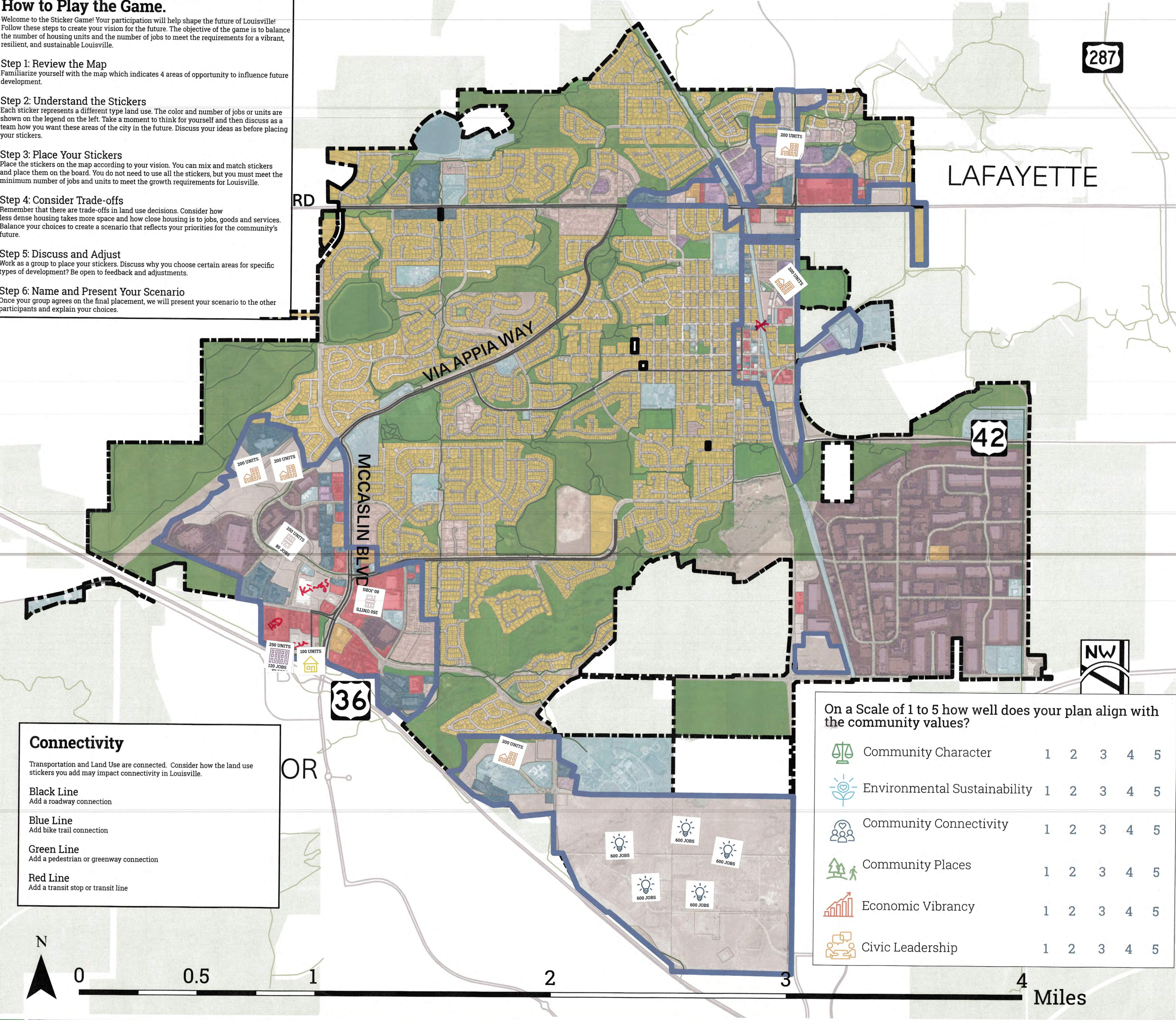
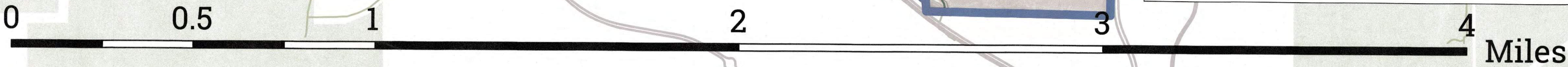
Add bike trail connection

Green Line

Add a pedestrian or greenway connection

Red Line

Add a transit stop or transit line

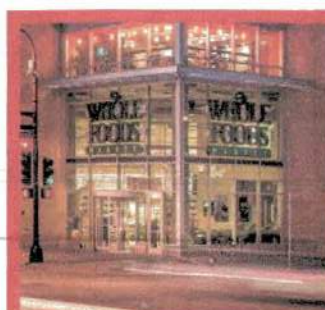


On a Scale of 1 to 5 how well does your plan align with the community values?

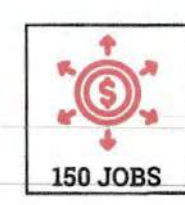
	Community Character	1	2	3	4	5
	Environmental Sustainability	1	2	3	4	5
	Community Connectivity	1	2	3	4	5
	Community Places	1	2	3	4	5
	Economic Vibrancy	1	2	3	4	5
	Civic Leadership	1	2	3	4	5



Your Turn!
Use the stickers below to create your own scenario.

**Commercial**

3-4 stories,
mostly retail or
office


150 JOBS

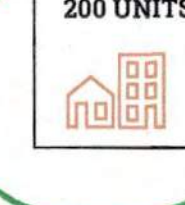
**Low Density Residential (1-10 DU)**

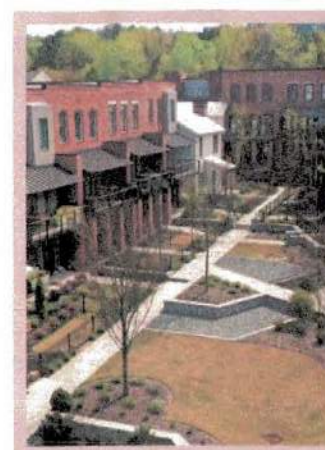
2 - 2½ stories,
only residential


100 UNITS

**Mid Density Residential (10-20 DU)**
DL00-16-20

3-4 stories, a
mix of retail
with some
residential or
office


200 UNITS

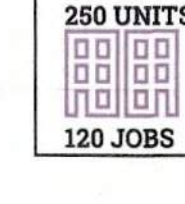
**Mixed Use/
Mid Density Residential (20-30 DU)**

Up to 3 stories,
only residential


250 UNITS
80 JOBS

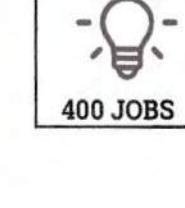
**Mixed Use Center/
High Density Res (30-40 DU)**

Up to 5 stories,
residential with
some retail or
office


250 UNITS
120 JOBS

**Industrial Office/
R&D**

Light industrial
with office,
research, or
labs


400 JOBS

**Industrial Mixed
Use**

Light industrial
uses with some
limited retail or
office


100 JOBS

**Office**

3-4 stories,
mostly offices


600 JOBS

**Park
Plaza
Open Space**

Pocket Parks,
Plaza Spaces,
Neighborhood
Parks


200 UNITS

RULE: You may place 1 park per every 200 Units and 2,000 Jobs

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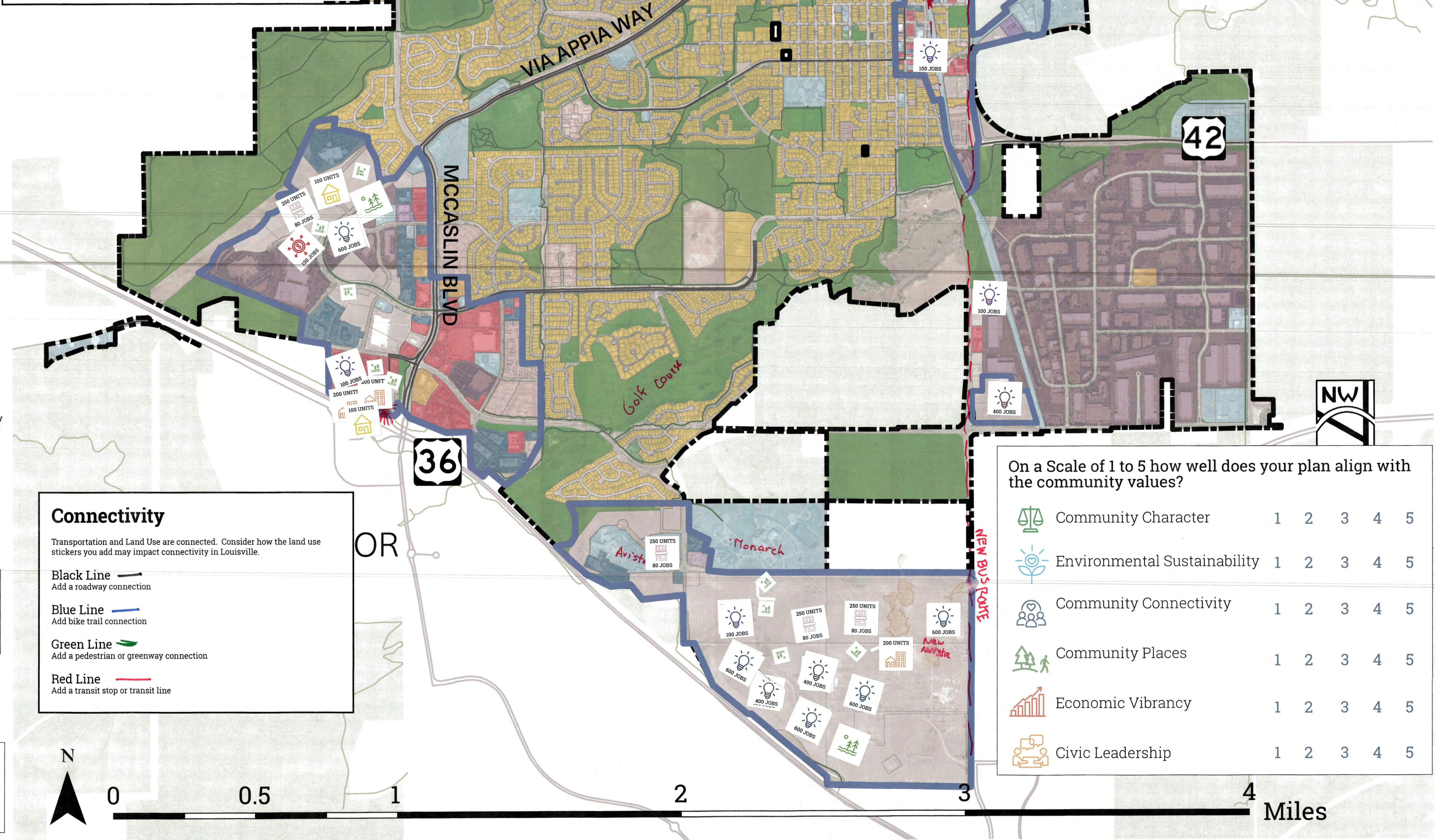
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Step 6: Name and Present Your Scenario
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How Many Units?

Count the number of UNITS you have and fill in the box.

2400+

Minimum 1,000 Units
Maximum 5,000 Units

How Many Jobs?

Count the number of JOBS you have and fill in the box.

4500

Minimum 10,000 Jobs
Maximum 20,000 Jobs

Name your Idea!

Max Redtail + McCaslin with transit connectivity

Connectivity
Transportation and Land Use are connected. Consider how the land use stickers you add may impact connectivity in Louisville.

Black Line —
Add a roadway connection

Blue Line —
Add a bike trail connection

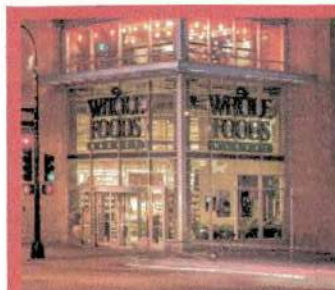
Green Line —
Add a pedestrian or greenway connection

Red Line —
Add a transit stop or transit line

On a Scale of 1 to 5 how well does your plan align with the community values?

	Community Character	1	2	3	4	5
	Environmental Sustainability	1	2	3	4	5
	Community Connectivity	1	2	3	4	5
	Community Places	1	2	3	4	5
	Economic Vibrancy	1	2	3	4	5
	Civic Leadership	1	2	3	4	5

Your Turn!
Use the stickers below to create your own scenario.

**Commercial**

3-4 stories,
mostly retail or
office


150 JOBS

**Low Density Residential (1-10 DU)**

2 - 2½ stories,
only residential


100 UNITS

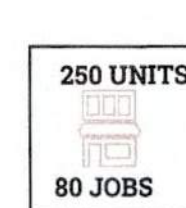
**Mid Density Residential (10-20 DU)**

3-4 stories, a
mix of retail
with some
residential or
office


200 UNITS

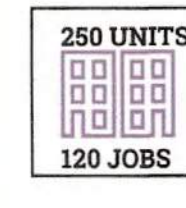
**Mixed Use/
Mid Density Residential (20-30 DU)**

Up to 3 stories,
only residential


250 UNITS
80 JOBS

**Mixed Use Center/
High Density Res (30-40 DU)**

Up to 5 stories,
residential with
some retail or
office


250 UNITS
120 JOBS

**Industrial Office/
R&D**

Light industrial
with office,
research, or
labs


400 JOBS

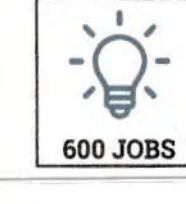
**Industrial Mixed
Use**

Light industrial
uses with some
limited retail or
office


100 JOBS

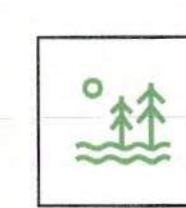
**Office**

3-4 stories,
mostly offices


600 JOBS

**Park
Plaza
Open Space**

Pocket Parks,
Plaza Spaces,
Neighborhood
Parks


RULE: You may place 1 park per every 200 Units and 2,000 Jobs

How Many Units?

Count the number of UNITS you have and fill in the box.

2 000 UNITS.

Minimum 5,000 Units

Maximum 15,000 Units

How Many Jobs?

Count the number of JOBS you have and fill in the box.

Minimum 10,000 Jobs

Maximum 20,000 Jobs

Name your Idea!

EMPHASIS ON MCCASLIN + AFFORDABILITY

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Step 3: Place Your Stickers

Place the stickers on the map according to your vision. You can mix and place them on the board. You do not need to use all the stickers, but minimum number of jobs and units to meet the growth requirements for the future.

Step 4: Consider Trade-offs

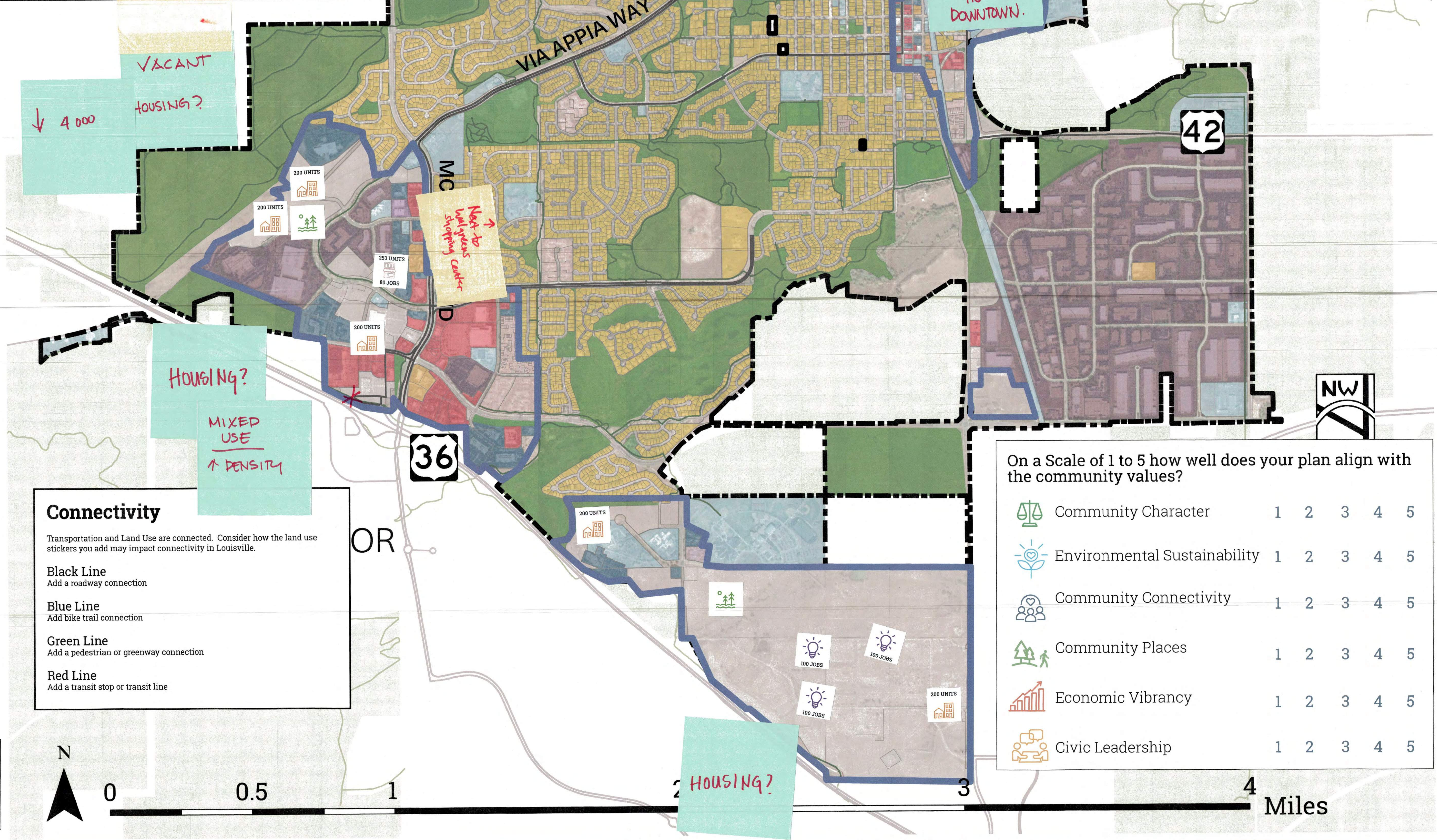
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Connectivity

Transportation and Land Use are connected. Consider how the land use stickers you add may impact connectivity in Louisville.

Black Line

Add a roadway connection

Blue Line

Add a bike trail connection

Green Line

Add a pedestrian or greenway connection

Red Line

Add a transit stop or transit line

On a Scale of 1 to 5 how well does your plan align with the community values?

	Community Character	1	2	3	4	5
	Environmental Sustainability	1	2	3	4	5
	Community Connectivity	1	2	3	4	5
	Community Places	1	2	3	4	5
	Economic Vibrancy	1	2	3	4	5
	Civic Leadership	1	2	3	4	5

Miles



COMMUNITY OPEN HOUSE - STICKER GAME ACTIVITY



Your Turn!

Use the stickers below to create your own scenario.

Commercial

3-4 stories,
mostly retail or
office

150 JOBS

Low Density Residential
(1-10 DU)

2 - 2½ stories,
only residential

100 UNITS

Mid Density Residential
(10-20 DU)

3-4 stories, a
mix of retail
with some
residential or
office

200 UNITS

**Mixed Use/
Mid Density Residential**
(20-30 DU)

Up to 3 stories,
only residential

250 UNITS
80 JOBS

**Mixed Use Center/
High Density Res**
(30-40 DU)

Up to 5 stories,
residential with
some retail or
office

250 UNITS
120 JOBS

**Industrial Office/
R&D**

Light industrial
with office,
research, or
labs

400 JOBS

**Industrial Mixed
Use**

Light industrial
uses with some
limited retail or
office

100 JOBS

Office

3-4 stories,
mostly offices

600 JOBS

**Park Plaza
Open Space**

Pocket Parks,
Plaza Spaces,
Neighborhood
Parks

RULE: You
may place 1
park per every
200 Units and
2,000 Jobs

would like to
see guidelines
for building
types + design
quality is equally
important

Units? How Many Jobs?

Count the number of UNITS you have and fill in the box.

1,900

Minimum 1,000 Units
Maximum 5,000 Units

Count the number of JOBS you have and fill in the box.

2,880

Minimum 2,000 Jobs
Maximum 20,000 Jobs

Name your Idea!

Bucolic Louisville

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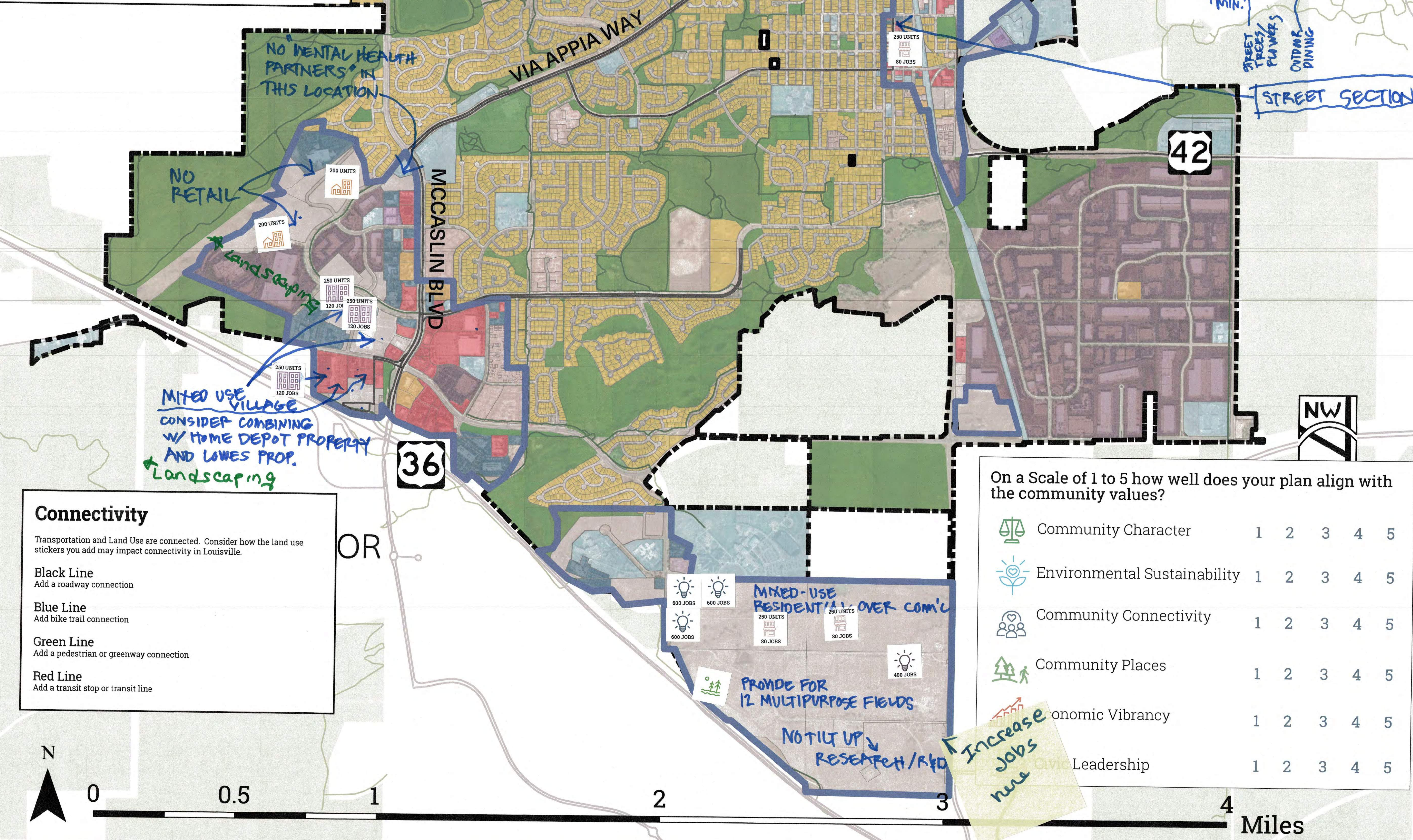
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Green Line

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Red Line

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	Community Places	1	2	3	4	5
	Economic Vibrancy	1	2	3	4	5
	Civic Leadership	1	2	3	4	5

Increase Jobs here

4 Miles



Your Turn!
Use the stickers below to create your own scenario.



Commercial
150 JOBS



Low Density Residential (1-10 DU)
100 UNITS



Mid Density Residential (10-20 DU)
200 UNITS



Mixed Use/Mid Density Residential (20-30 DU)
250 UNITS
80 JOBS



Mixed Use Center/High Density Res (30-40 DU)
250 UNITS
120 JOBS



Industrial Office/R&D
400 JOBS



Industrial Mixed Use
100 JOBS



Office
600 JOBS



Park Plaza Open Space
2,000 JOBS

3-4 stories, mostly retail or office

2 - 2½ stories, only residential

3-4 stories, a mix of retail with some residential or office

Up to 3 stories, only residential

Up to 5 stories, residential with some retail or office

Light industrial with office, research, or labs

Light industrial uses with some limited retail or office

3-4 stories, mostly offices

Pocket Parks, Plaza Spaces, Neighborhood Parks

RULE: You may place 1 park per every 200 Units and 2,000 Jobs

How to Play the Game.
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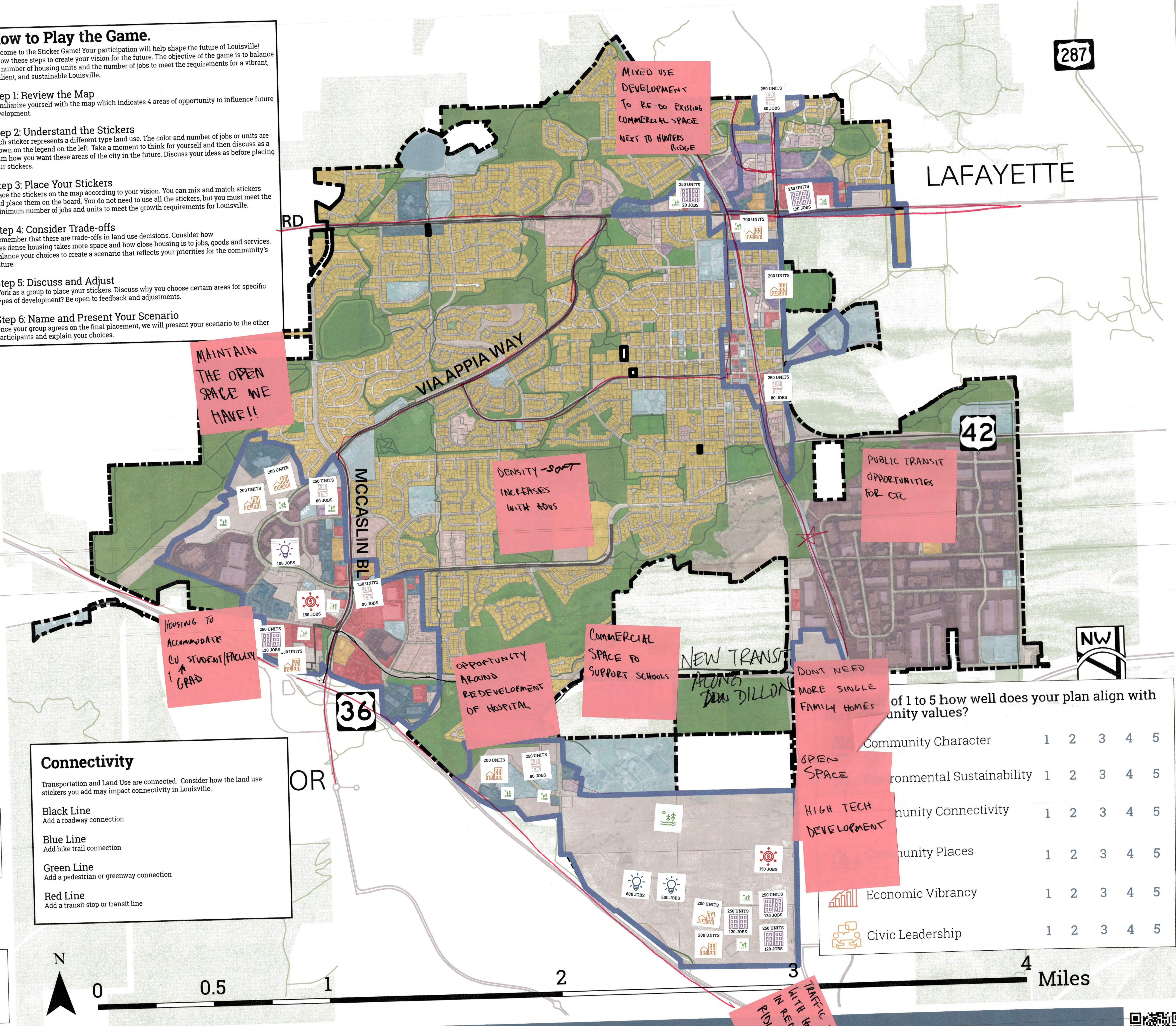
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How Many Units? How Many Jobs?

Count the number of UNITS you have and fill in the box.

4350

Minimum 1,000 Units
Maximum 5,000 Units

Count the number of JOBS you have and fill in the box.

2720

Minimum 10,000 Jobs
Maximum 20,000 Jobs

Name your Idea!

Impossible Dream

Connectivity

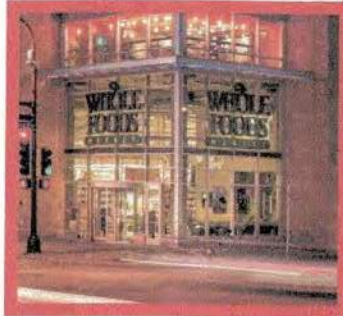
Transportation and Land Use are connected. Consider how the land use stickers you add may impact connectivity in Louisville.

- Black Line**
Add a roadway connection
- Blue Line**
Add a bike trail connection
- Green Line**
Add a pedestrian or greenway connection
- Red Line**
Add a transit stop or transit line

	How well does your plan align with community values?				
Community Character	1	2	3	4	5
Environmental Sustainability	1	2	3	4	5
Community Connectivity	1	2	3	4	5
Community Places	1	2	3	4	5
Economic Vibrancy	1	2	3	4	5
Civic Leadership	1	2	3	4	5

Your Turn!

Use the stickers below to create your own scenario.



Commercial

3-4 stories,
mostly retail or
office



150 JOBS

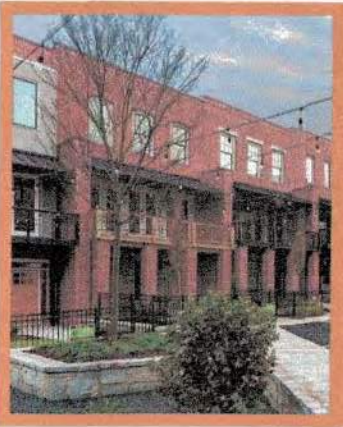


Low Density
Residential
(1-10 DU)

2 - 2½ stories,
only residential

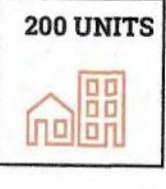


100 UNITS

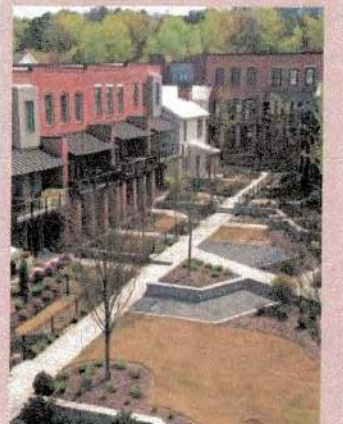


Mid Density
Residential
(10-20 DU)

3-4 stories, a
mix of retail
with some
residential or
office

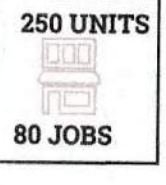


200 UNITS



Mixed Use/
Mid Density
Residential
(20-30 DU)

Up to 3 stories,
only residential

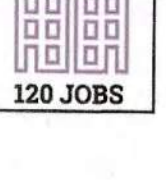


250 UNITS
80 JOBS



Mixed Use Center/
High Density Res
(30-40 DU)

Up to 5 stories,
residential with
some retail or
office

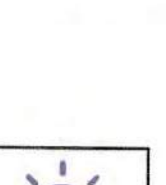


250 UNITS
120 JOBS



Industrial Office/
R&D

Light industrial
with office,
research, or
labs



400 JOBS



Industrial Mixed
Use

Light industrial
uses with some
limited retail or
office

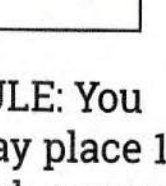


100 JOBS

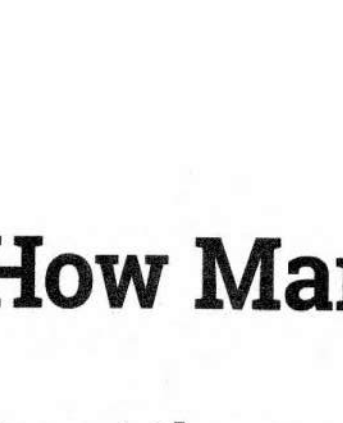


Office

3-4 stories,
mostly offices

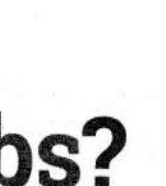


600 JOBS



Park
Plaza
Open Space

Pocket Parks,
Plaza Spaces,
Neighborhood
Parks



RULE: You
may place 1
park per every
200 Units and
2,000 Jobs

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Step 6: Name and Present Your Scenario

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How Many Units?

Count the number of UNITS you have and fill in the box.

2,800

Minimum 1,000 Units

Maximum 5,000 Units

How Many Jobs?

Count the number of JOBS you have and fill in the box.

3,980

Minimum 10,000 Jobs

Maximum 20,000 Jobs

Name your Idea!

Living the Dream

Connectivity

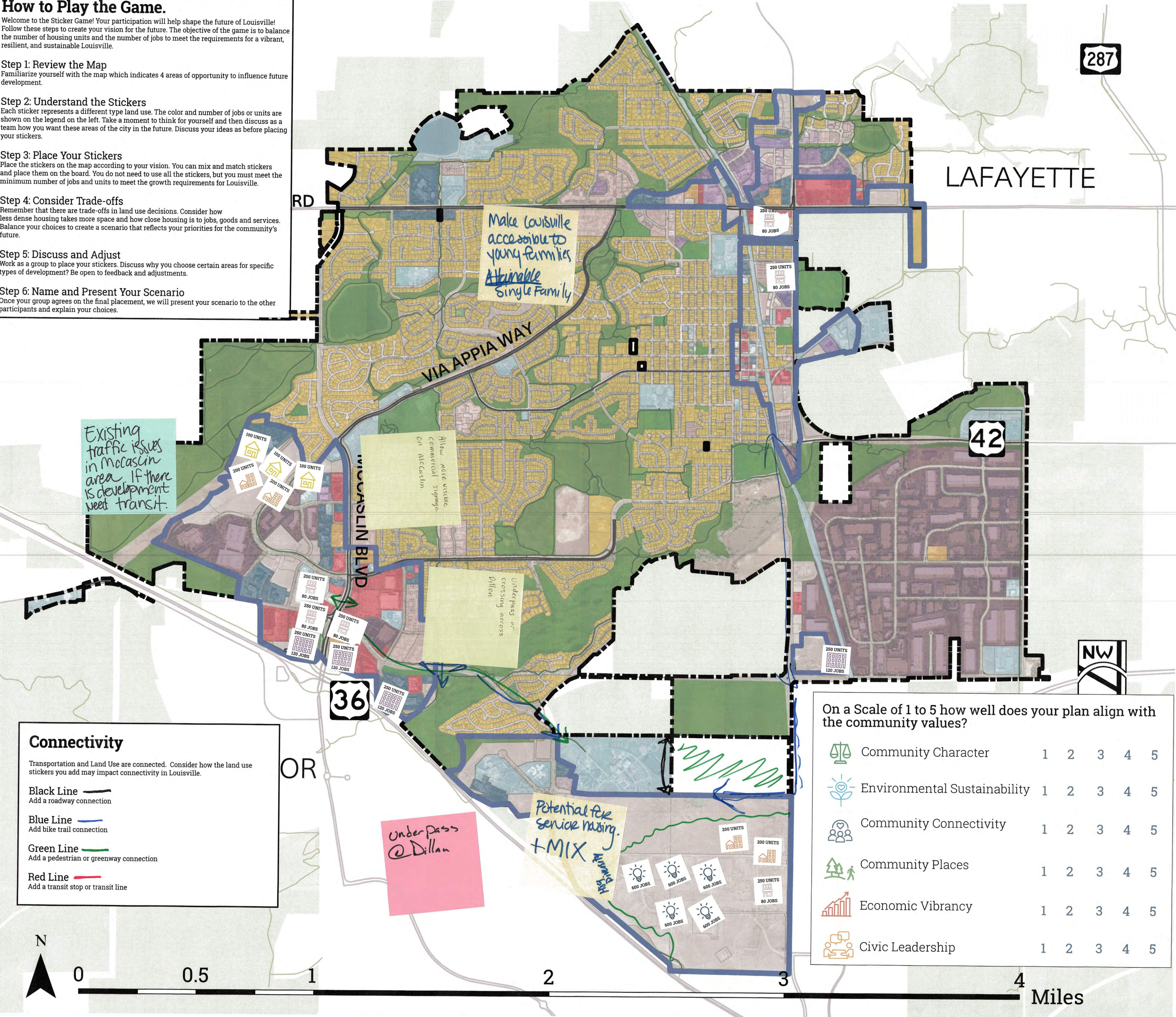
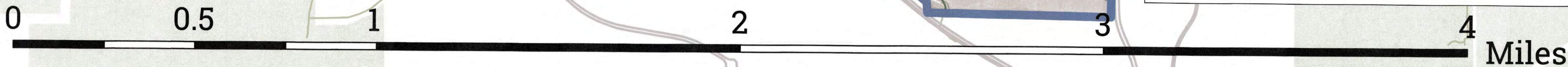
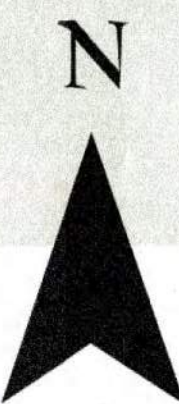
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Black Line —
Add a roadway connection

Blue Line —
Add a bike trail connection

Green Line —
Add a pedestrian or greenway connection

Red Line —
Add a transit stop or transit line

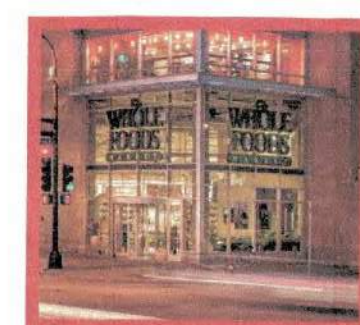


On a Scale of 1 to 5 how well does your plan align with the community values?

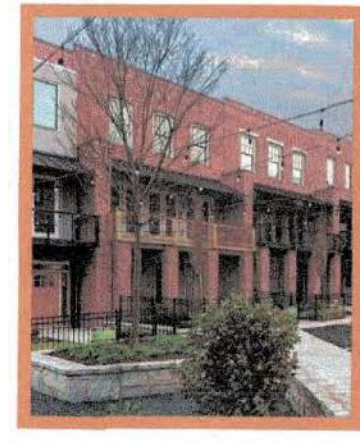
	Community Character	1	2	3	4	5
	Environmental Sustainability	1	2	3	4	5
	Community Connectivity	1	2	3	4	5
	Community Places	1	2	3	4	5
	Economic Vibrancy	1	2	3	4	5
	Civic Leadership	1	2	3	4	5

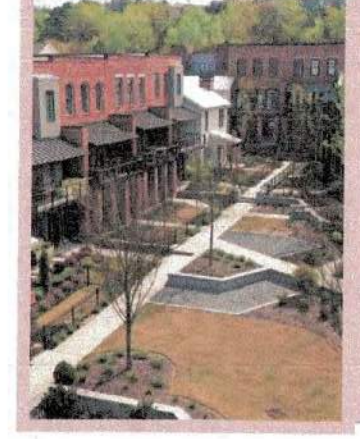


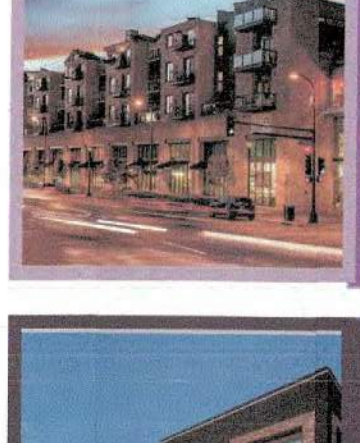
Use the stickers below to create your own scenario.

**Commercial**
3-4 stories,
mostly retail or
office

**Low Density
Residential
(1-10 DU)**
2 - 2½ stories,
only residential

**Mid Density
Residential
(10-20 DU)**
3-4 stories, a
mix of retail
with some
residential or
office

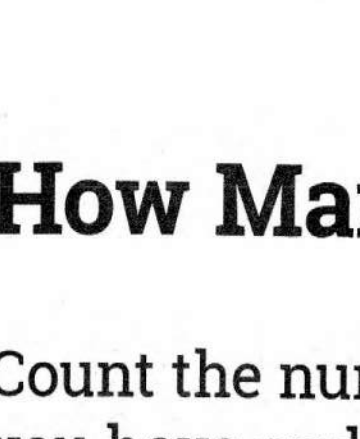
**Mixed Use/
Mid Density
Residential
(20-30 DU)**
Up to 3 stories,
only residential

**Mixed Use Center/
High Density Res
(30-40 DU)**
Up to 5 stories,
residential with
some retail or
office

**Industrial Office/
R&D**
Light industrial
with office,
research, or
labs

**Industrial Mixed
Use**
Light industrial
uses with some
limited retail or
office

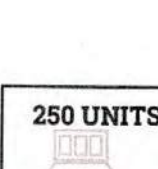
**Office**
3-4 stories,
mostly offices

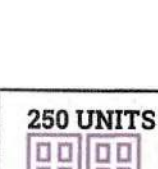
**Park
Plaza
Open Space**
Pocket Parks,
Plaza Spaces,
Neighborhood
Parks

**150 JOBS**

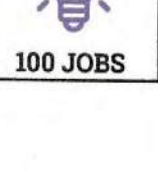
**100 UNITS**

**200 UNITS**

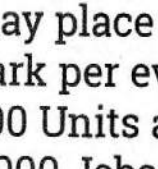
**250 UNITS**

**280 UNITS**

**400 JOBS**

**100 JOBS**

**600 JOBS**

**Park**

RULE: You may place 1 park per every 200 Units and 2,000 Jobs

How Many Units?

Count the number of UNITS you have and fill in the box.

2,000

Minimum 1,000 Units

Maximum 5,000 Units

Name your Idea!

the Two thousand House fish plan

How Many Jobs?

Count the number of JOBS you have and fill in the box.

700

Minimum 10,000 Jobs

Maximum 20,000 Jobs

Connectivity

Transportation and Land Use are connected. Consider how the stickers you add may impact connectivity in Louisville.

Black Line

Add a roadway connection

Blue Line

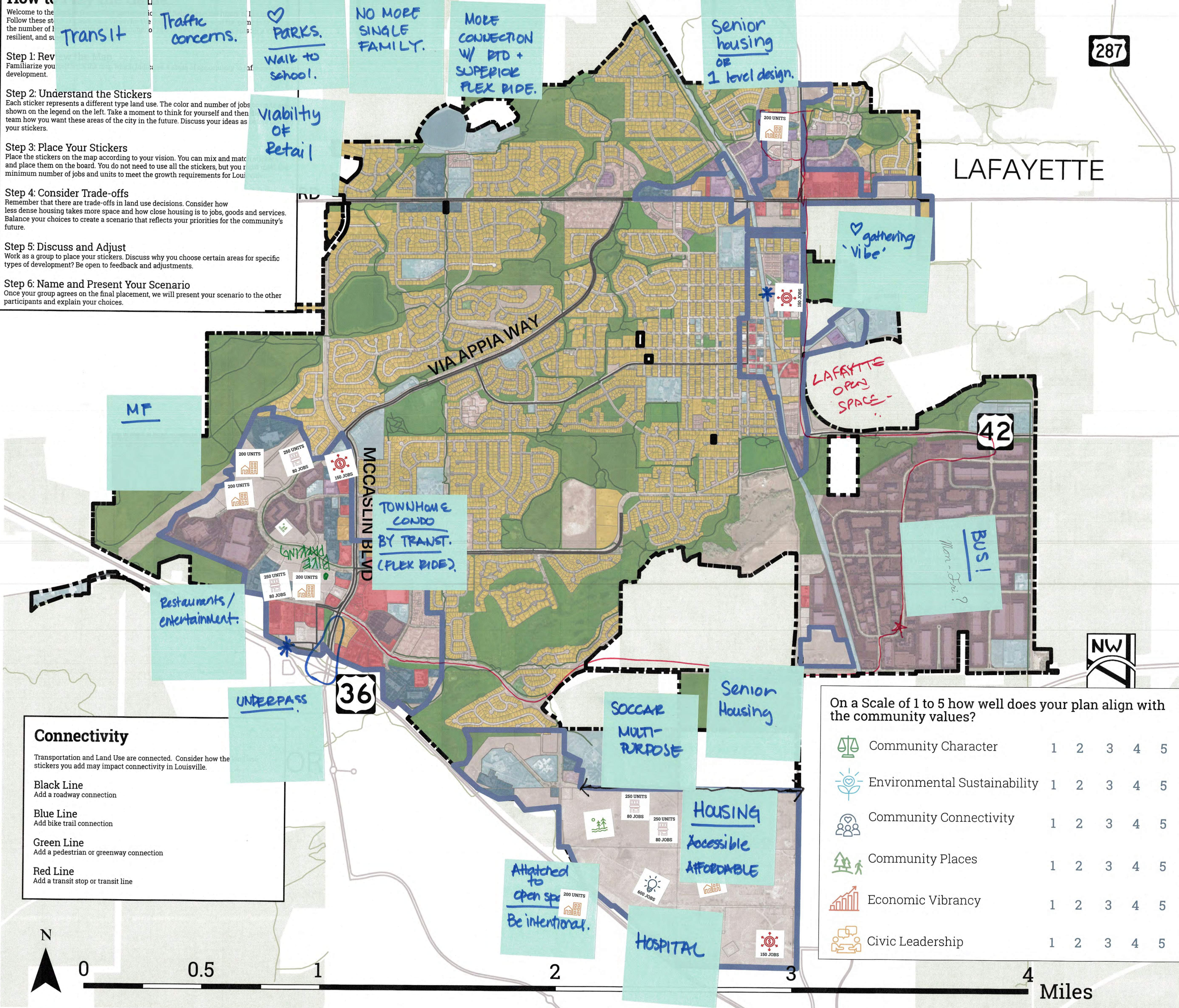
Add bike trail connection

Green Line

Add a pedestrian or greenway connection

Red Line

Add a transit stop or transit line

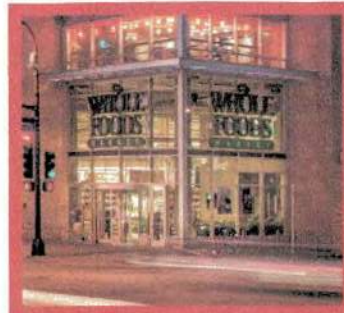


On a Scale of 1 to 5 how well does your plan align with the community values?

	Community Character	1	2	3	4	5
	Environmental Sustainability	1	2	3	4	5
	Community Connectivity	1	2	3	4	5
	Community Places	1	2	3	4	5
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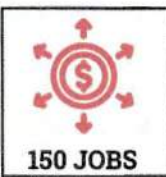


Your Turn!
Use the stickers below to create your own scenario.



Commercial

3-4 stories,
mostly retail or
office





**Low Density Residential
(1-10 DU)**

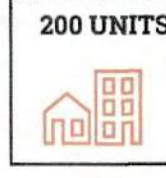
2 - 2½ stories,
only residential





**Mid Density Residential
(10-20 DU)**

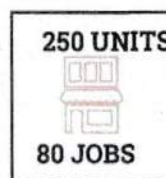
3-4 stories, a
mix of retail
with some
residential or
office





**Mixed Use/
Mid Density
Residential
(20-30 DU)**

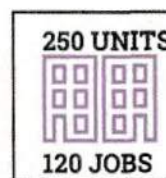
Up to 3 stories,
only residential





**Mixed Use Center/
High Density Res
(30-40 DU)**

Up to 5 stories,
residential with
some retail or
office





**Industrial Office/
R&D**

Light industrial
with office,
research, or
labs





**Industrial Mixed
Use**

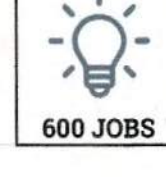
Light industrial
uses with some
limited retail or
office





Office

3-4 stories,
mostly offices





**Park
Plaza
Open Space**

Pocket Parks,
Plaza Spaces,
Neighborhood
Parks



RULE: You may place 1 park per every 200 Units and 2,000 Jobs

How Many Units?

Count the number of UNITS you have and fill in the box.

Minimum 1,000 Units
Maximum 5,000 Units

How Many Jobs?

Count the number of JOBS you have and fill in the box.

Minimum 10,000 Jobs
Maximum 20,000 Jobs

Name your Idea!

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Connectivity

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Black Line

Add a roadway connection

Blue Line

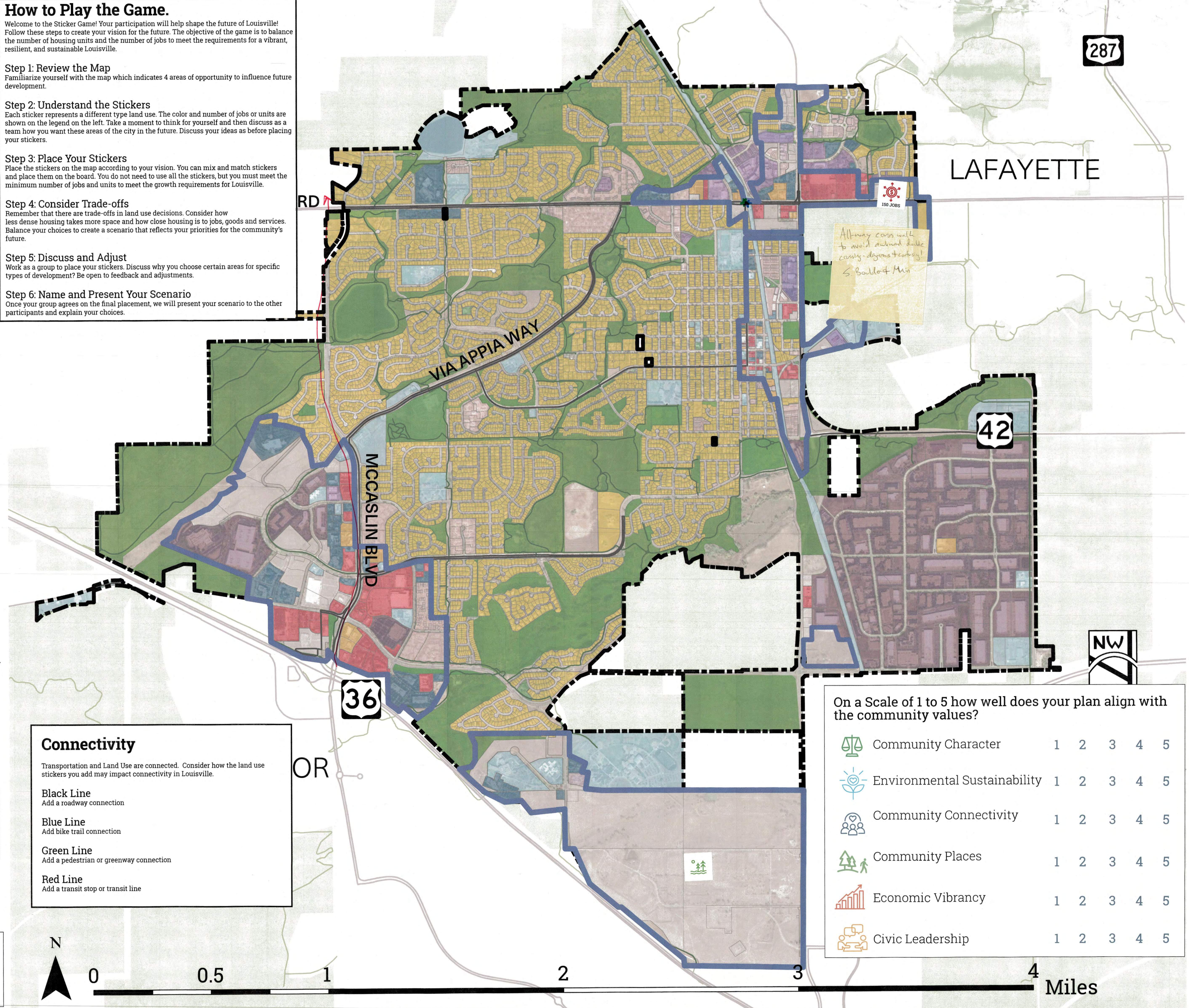
Add bike trail connection

Green Line

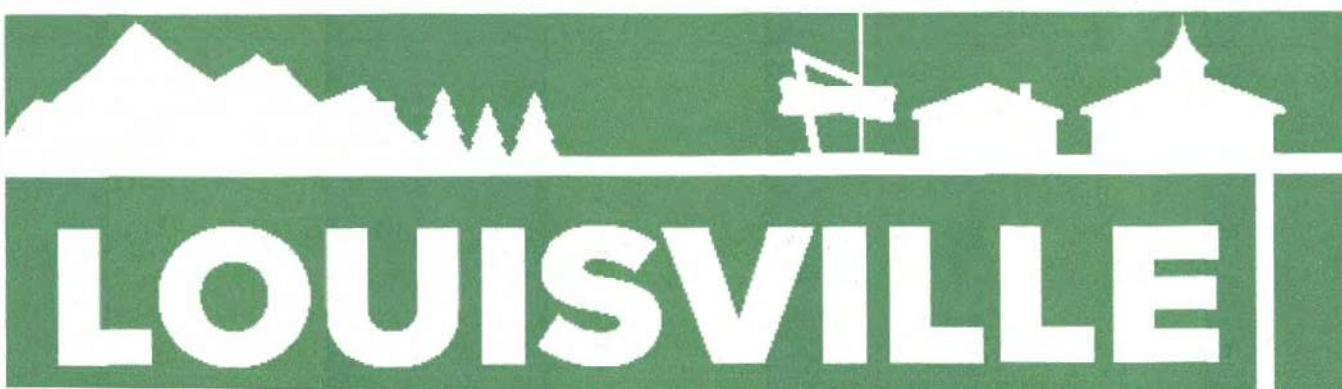
Add a pedestrian or greenway connection

Red Line

Add a transit stop or transit line

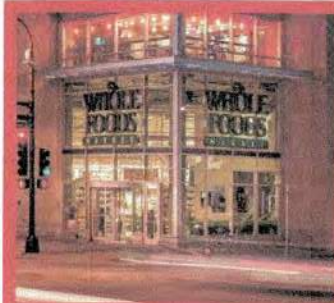


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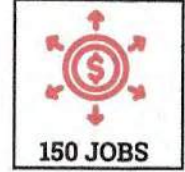
Your Turn!

Use the stickers below to create your own scenario.



Commercial

3-4 stories,
mostly retail or
office



150 JOBS



Low Density
Residential
(1-10 DU)

2 - 2½ stories,
only residential



100 UNITS

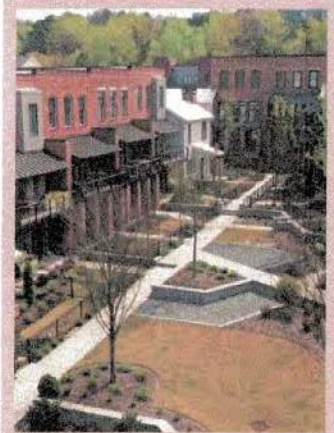


Mid Density
Residential
(10-20 DU)

3-4 stories, a
mix of retail
with some
residential or
office

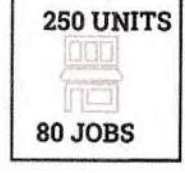


200 UNITS



Mixed Use/
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(20-30 DU)

Up to 3 stories,
only residential



250 UNITS
80 JOBS



Mixed Use Center/
High Density Res
(30-40 DU)

Up to 5 stories,
residential with
some retail or
office



250 UNITS
120 JOBS



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Light industrial
with office,
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400 JOBS



Industrial Mixed
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Light industrial
uses with some
limited retail or
office

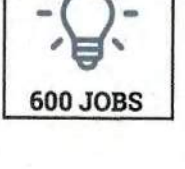


100 JOBS



Office

3-4 stories,
mostly offices



600 JOBS



Park
Plaza
Open Space

Pocket Parks,
Plaza Spaces,
Neighborhood
Parks



RULE: You may place 1 park per every 200 Units and 2,000 Jobs

How Many Units?

Count the number of UNITS you have and fill in the box.

Minimum 1,000 Units
Maximum 5,000 Units

How Many Jobs?

Count the number of JOBS you have and fill in the box.

Minimum 10,000 Jobs
Maximum 20,000 Jobs

Name your Idea!

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Blue Line

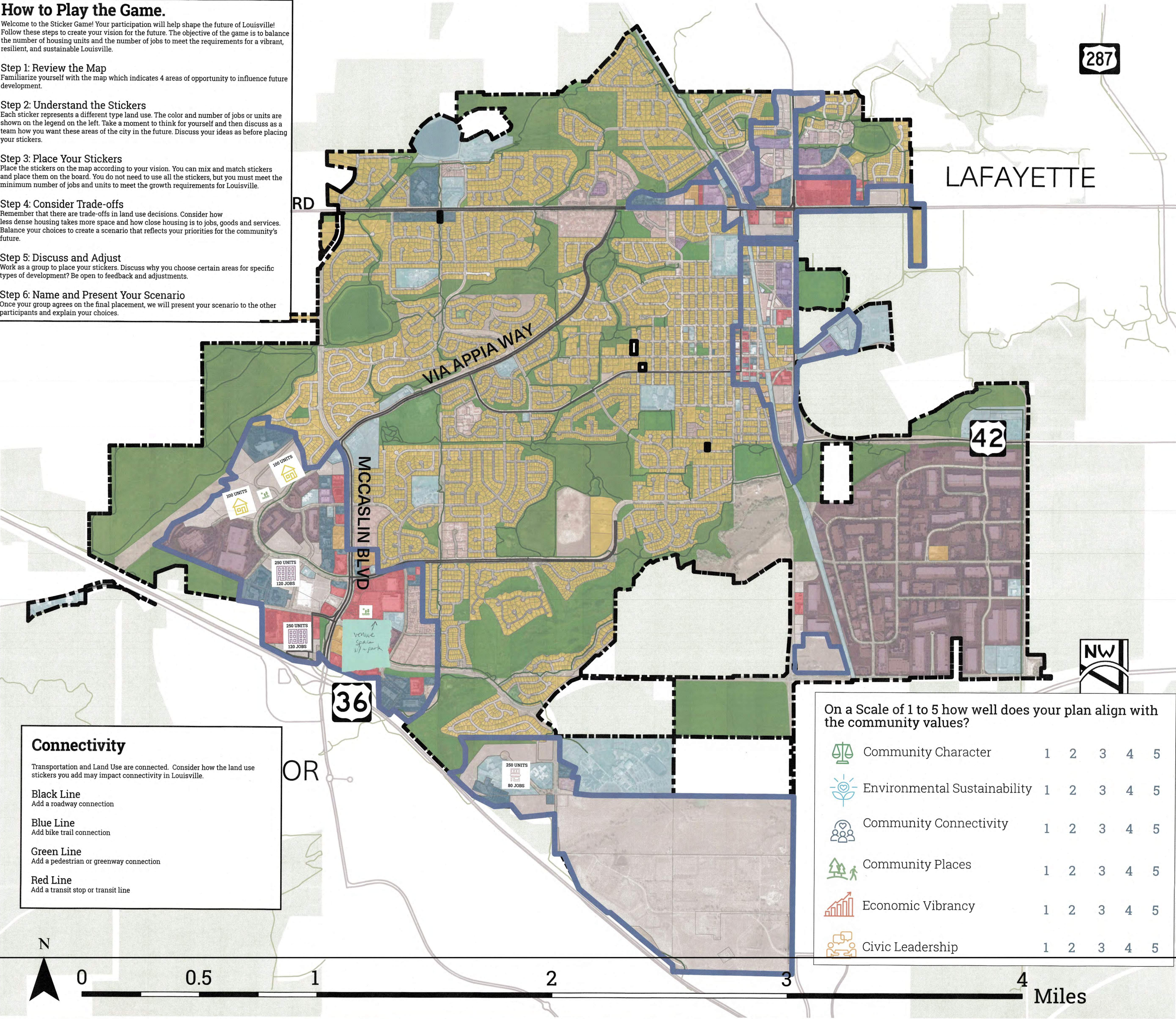
Add bike trail connection

Green Line

Add a pedestrian or greenway connection

Red Line

Add a transit stop or transit line



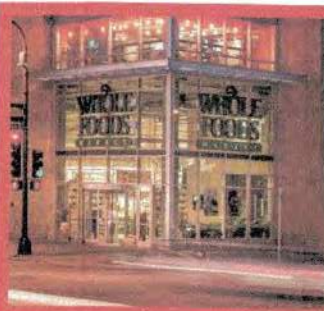
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	Environmental Sustainability	1	2	3	4	5
	Community Connectivity	1	2	3	4	5
	Community Places	1	2	3	4	5
	Economic Vibrancy	1	2	3	4	5
	Civic Leadership	1	2	3	4	5



Your Turn!

Use the stickers below to create your own scenario.



Commercial
3-4 stories,
mostly retail or
office



**Low Density
Residential
(1-10 DU)**
2 - 2½ stories,
only residential



**Mid Density
Residential
(10-20 DU)**
3-4 stories, a
mix of retail
with some
residential or
office



**Mixed Use/
Mid Density
Residential
(20-30 DU)**
Up to 3 stories,
only residential



**Mixed Use Center/
High Density Res
(30-40 DU)**
Up to 5 stories,
residential with
some retail or
office



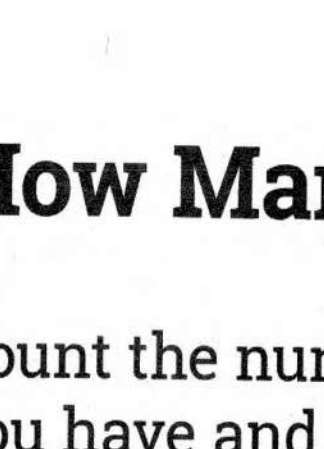
**Industrial Office/
R&D**
Light industrial
with office,
research, or
labs



**Industrial Mixed
Use**
Light industrial
uses with some
limited retail or
office



Office
3-4 stories,
mostly offices



**Park
Plaza
Open Space**
Pocket Parks,
Plaza Spaces,
Neighborhood
Parks



150 JOBS



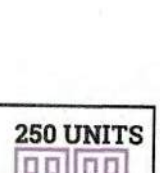
100 UNITS



200 UNITS



250 UNITS



250 UNITS



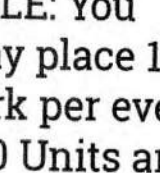
400 JOBS



100 JOBS



600 JOBS



10 PARKS

RULE: You may place 1 park per every 200 Units and 2,000 Jobs

How to Play the Game.

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Connectivity

Transportation and Land Use are connected. Consider how the land use stickers you add may impact connectivity in Louisville.

Black Line

Add a roadway connection

Blue Line

Add bike trail connection

Green Line

Add a pedestrian or greenway connection

Red Line

Add a transit stop or transit line

How Many Units?

Count the number of UNITS you have and fill in the box.

Minimum 1,000 Units

Maximum 5,000 Units

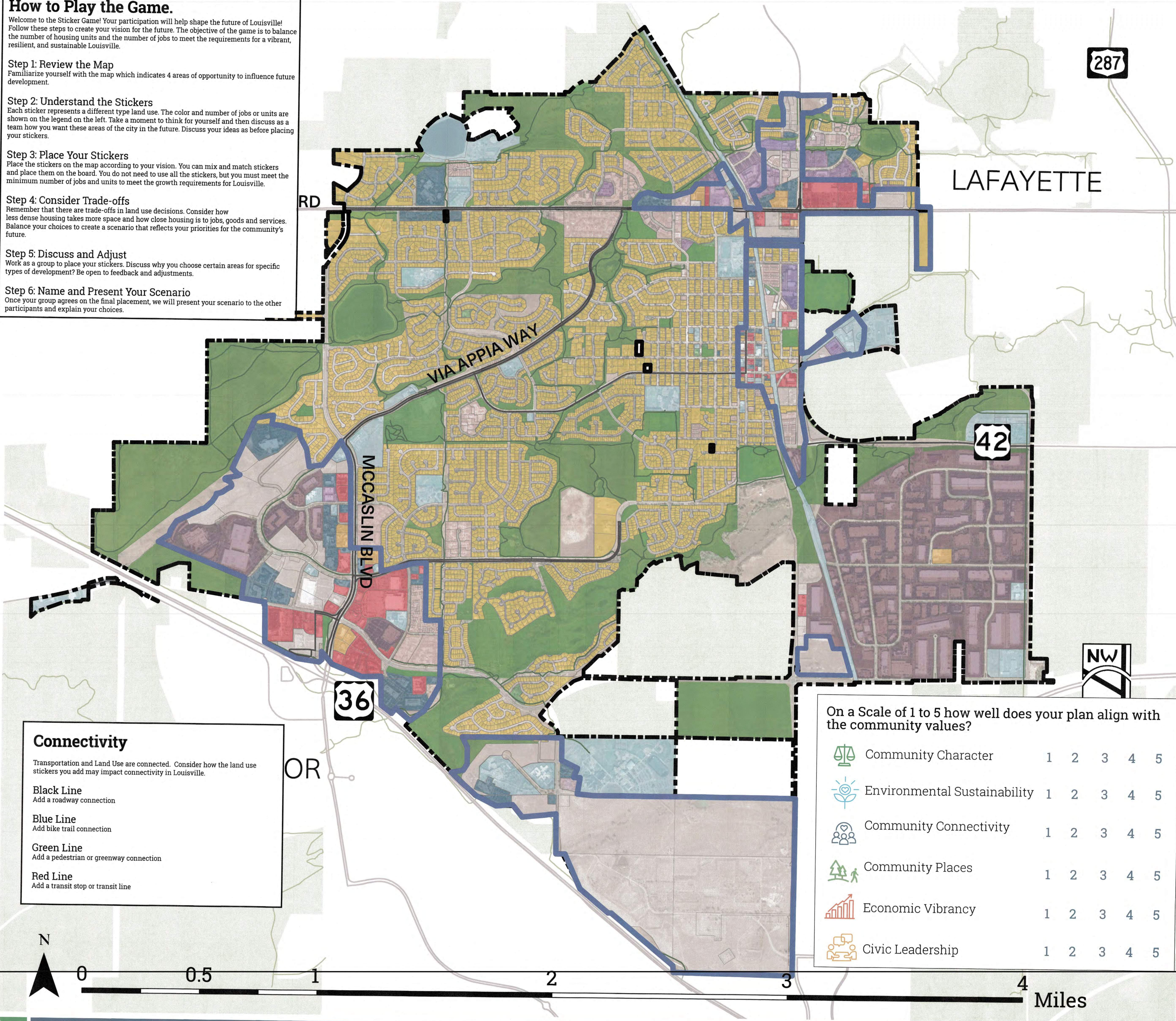
How Many Jobs?

Count the number of JOBS you have and fill in the box.

Minimum 10,000 Jobs

Maximum 20,000 Jobs

Name your Idea!

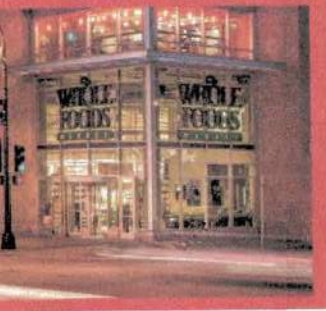


On a Scale of 1 to 5 how well does your plan align with the community values?

	Community Character	1	2	3	4	5
	Environmental Sustainability	1	2	3	4	5
	Community Connectivity	1	2	3	4	5
	Community Places	1	2	3	4	5
	Economic Vibrancy	1	2	3	4	5
	Civic Leadership	1	2	3	4	5



Your Turn!
Use the stickers below to create your own scenario.



Commercial
3-4 stories,
mostly retail or
office



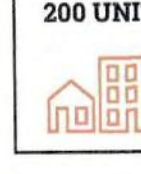


Low Density Residential (1-10 DU)
2 - 2½ stories,
only residential



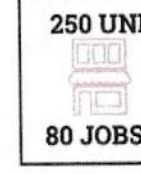


Mid Density Residential (10-20 DU)
3-4 stories, a
mix of retail
with some
residential or
office





Mixed Use/ Mid Density Residential (20-30 DU)
Up to 3 stories,
only residential





Mixed Use Center/ High Density Res (30-40 DU)
Up to 5 stories,
residential with
some retail or
office





Industrial Office/ R&D
Light industrial
with office,
research, or
labs





Industrial Mixed Use
Light industrial
uses with some
limited retail or
office





Office
3-4 stories,
mostly offices





Park Plaza Open Space
Pocket Parks,
Plaza Spaces,
Neighborhood
Parks



RULE: You may place 1 park per every 200 Units and 2,000 Jobs

How Many Units?

Count the number of UNITS you have and fill in the box.

Minimum 1,000 Units
Maximum 5,000 Units

How Many Jobs?

Count the number of JOBS you have and fill in the box.

Minimum 10,000 Jobs
Maximum 20,000 Jobs

Name your Idea!

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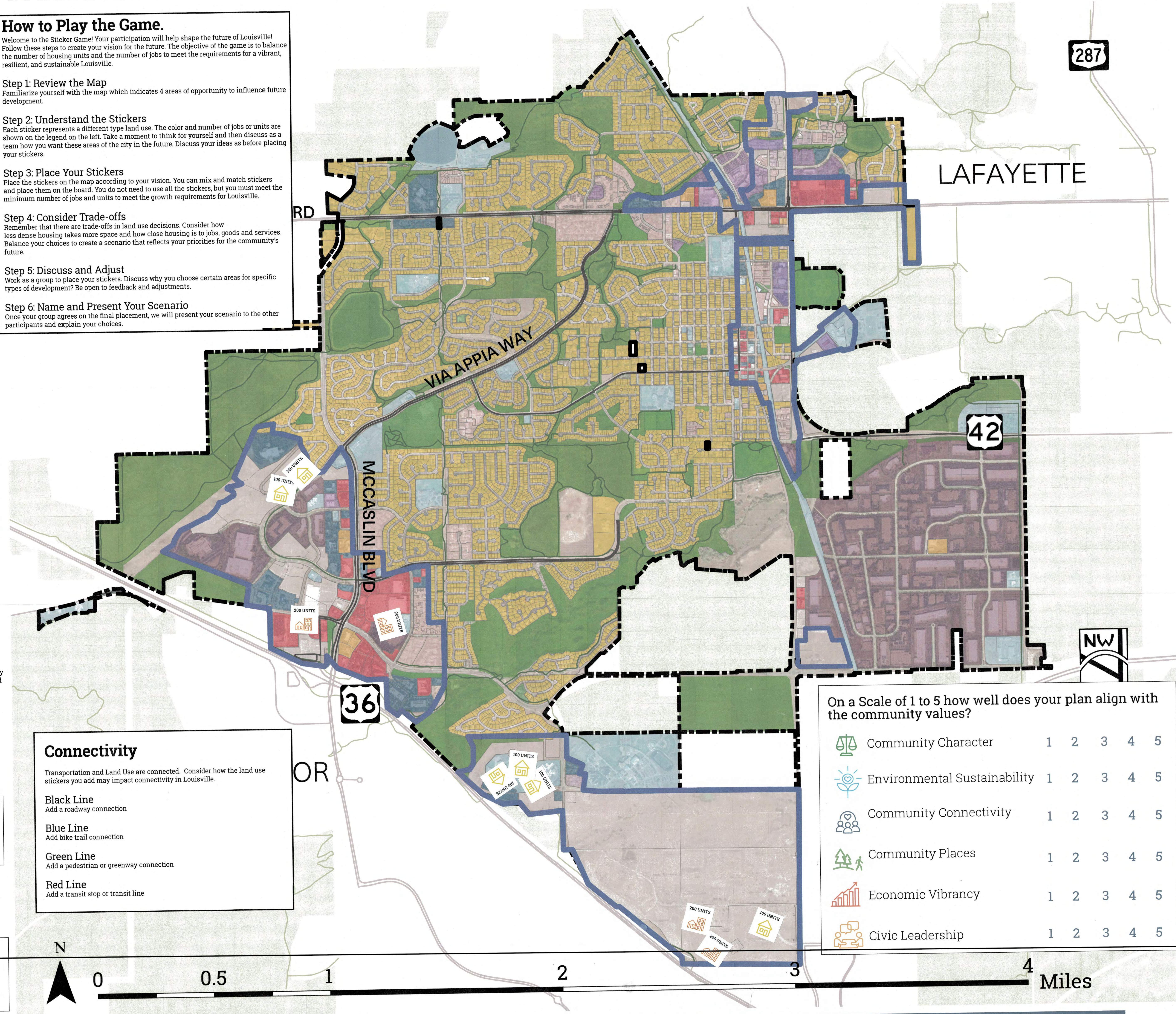
Connectivity
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Black Line
Add a roadway connection

Blue Line
Add a bike trail connection

Green Line
Add a pedestrian or greenway connection

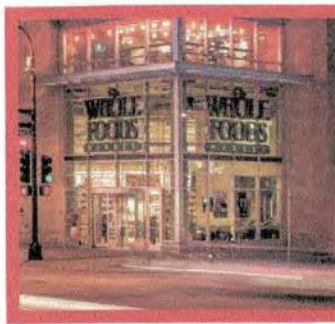
Red Line
Add a transit stop or transit line



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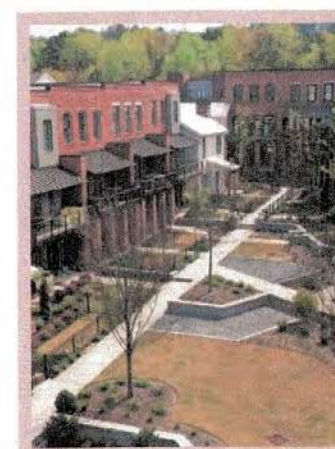
Commercial
3-4 stories,
mostly retail or
office



**Low Density
Residential
(1-10 DU)**
2 - 2½ stories,
only residential



**Mid Density
Residential
(10-20 DU)**
3-4 stories, a
mix of retail
with some
residential or
office



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Up to 3 stories,
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Up to 5 stories,
residential with
some retail or
office



**Industrial Office/
R&D**
Light industrial
with office,
research, or
labs



**Industrial Mixed
Use**
Light industrial
uses with some
limited retail or
office



Office
3-4 stories,
mostly offices



**Park
Plaza
Open Space**
Pocket Parks,
Plaza Spaces,
Neighborhood
Parks



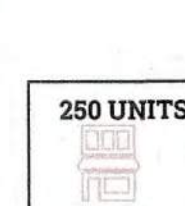
150 JOBS



100 UNITS



200 UNITS



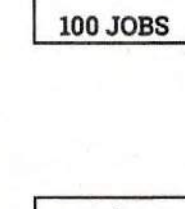
250 UNITS



400 JOBS



100 JOBS



600 JOBS



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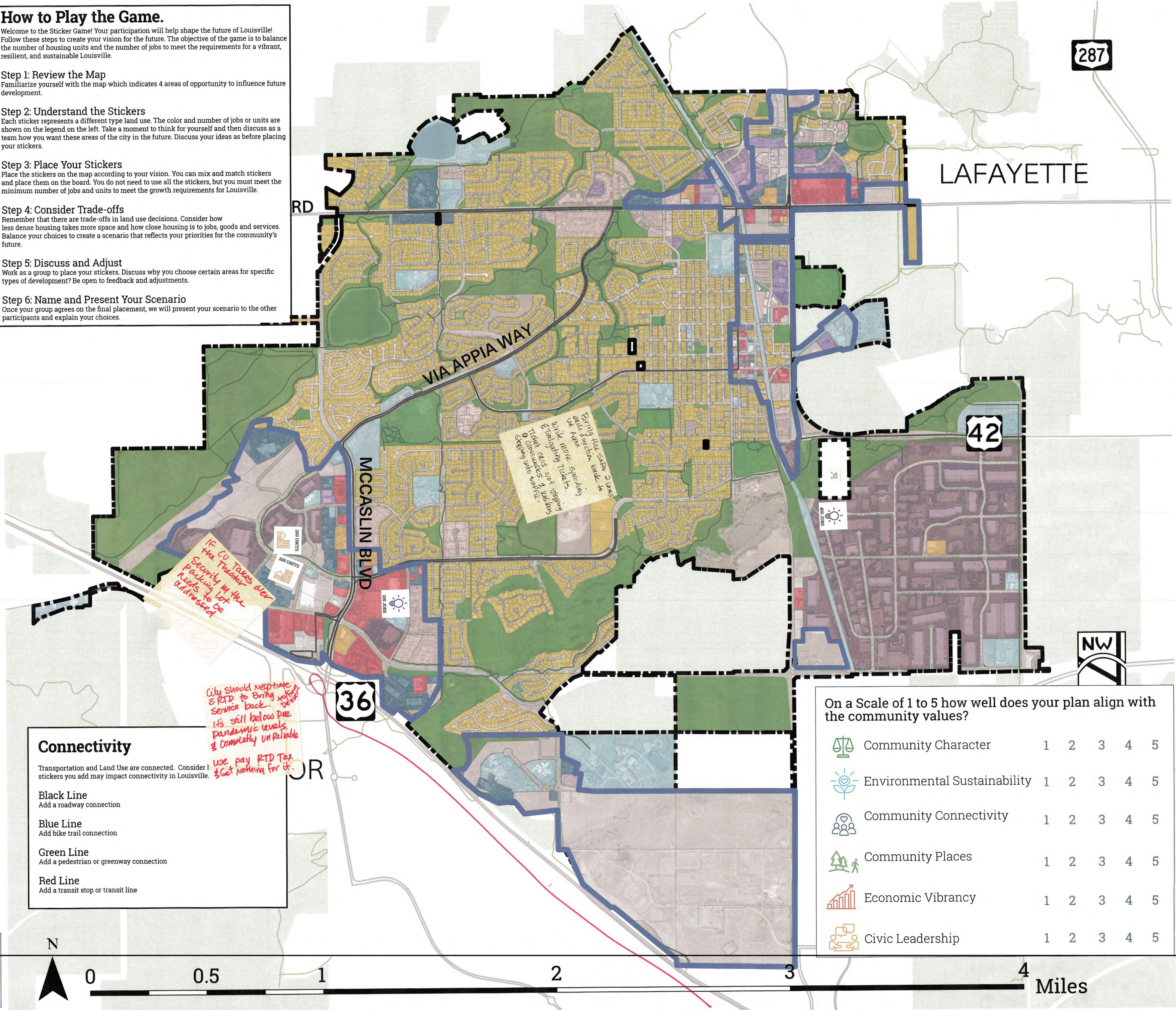
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Maximum 5,000 Units

How Many Jobs?
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Minimum 10,000 Jobs
Maximum 20,000 Jobs

Name your Idea!

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	Community Places	1	2	3	4	5
	Economic Vibrancy	1	2	3	4	5
	Civic Leadership	1	2	3	4	5

Add a dot to let us know what land uses you would like to see more of...less of...

Mixed Use Retail: 3-4 stories,
a mix of retail with some residential or office

More of this....

Just right.

Less of this...

Low Density Residential (1-10 DU):
2 - 2½ stories, only residential

More of this....

Just right.

Less of this...

Mid Density Residential (10-20 DU):
Up to 3 stories, only residential

More of this....

Just right.

Less of this...

Mixed Use/Mid Density Res (20-30 DU): up to 3 stories,
residential with some retail or office

More of this....

Just right.

Less of this...

Mixed Use Center/High Density Res (30-40 DU):
up to 5 stories, residential with some retail or office

More of this....

Just right.

Less of this...

Commercial: 3-4 stories, mostly retail or office

More of this....

Just right.

Less of this...

Industrial Mixed Use: 3-4 stories,
light industrial uses with some limited retail or office

More of this....

Just right.

Less of this...

Industrial Office/R&D: 3-4 stories,
Light industrial with office, research, or labs

More of this....

Just right.

Less of this...

Office: 3-4 stories, mostly offices

More of this....

Just right.

Less of this...

Park/Plaza/Open Space

More of this....

Just right.

Less of this...

More of this....

Just right.

Less of this...

More of this....

Just right.

Less of this...

More of this....

Just right.

Less of this...

More of this....

Just right.

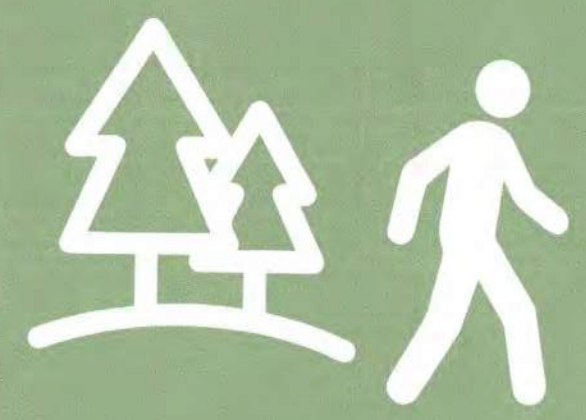
Less of this...

DU = Dwelling Units Per Acre



LAND USE CLASSIFICATION CHARACTER IMAGES





COMMUNITY PLACES AND CONNECTIVITY

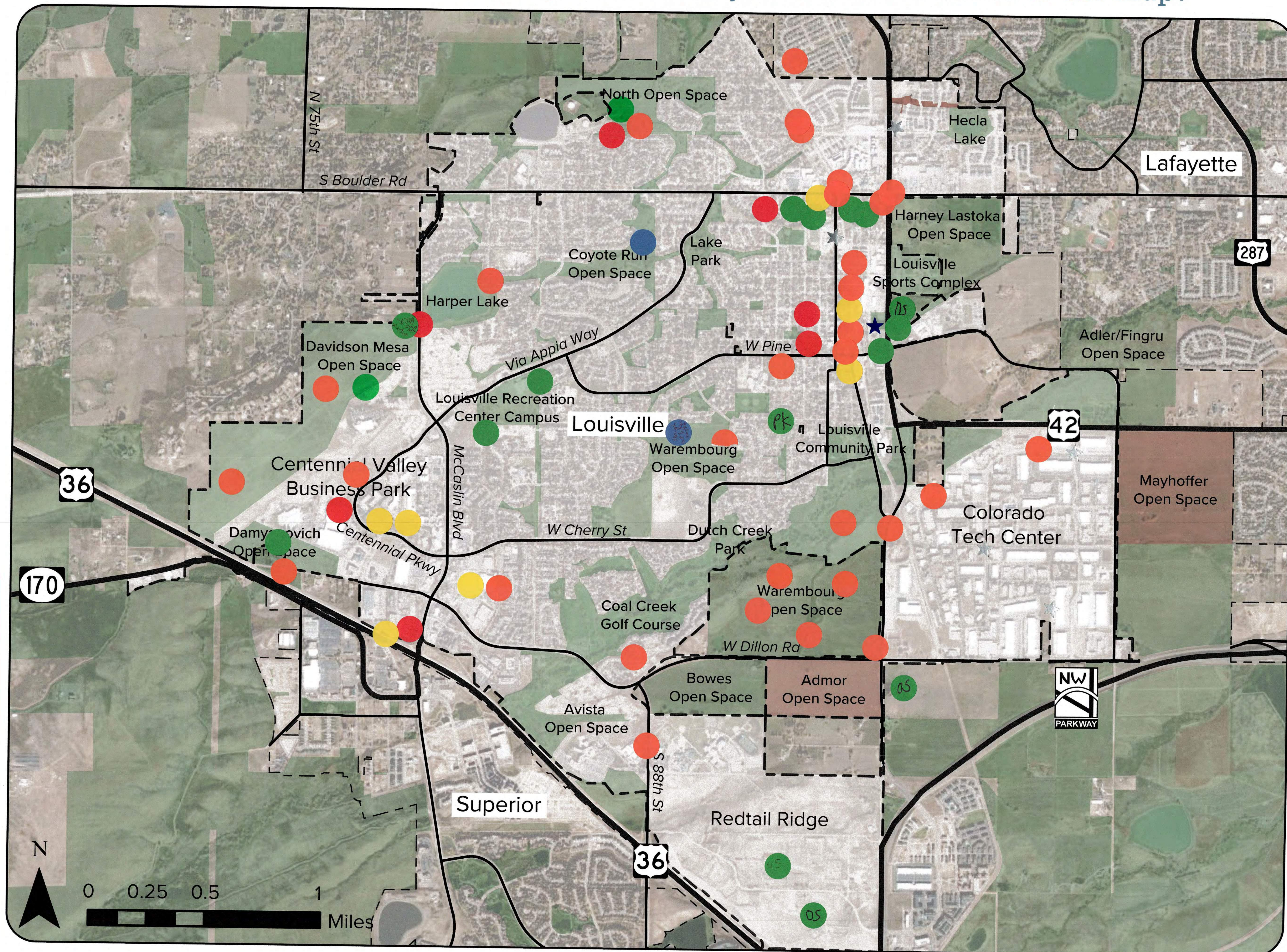
What projects, improvements, or programs would you like to see added to the map?

Use a sticker with the colors indicated below to share locations for the following community amenities:

-  SIGNAGE AND WAYFINDING
-  PARK IMPROVEMENTS/OPEN SPACE
-  SIDEWALKS OR BIKE TRAILS
-  PLAZAS AND GATHERING SPACES
-  COMMUNITY ART
-  TRANSIT OR BUS STOPS

Use a note to add your ideas

Add a sticky note with your ideas!



LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.
Something that surprised me is:

Improvement plans

for Hwy 42 +

S Boulder Rd

Open Comment



Talk to a staff member and ask a question.



I would love to see more

affordable + attainable

walkable, mixed use in 10 years.

Fill in the blank
neighborhoods around
McCaslin



Review the Louisville Core Values.

My favorite is...

(circle the icon that matches the boards)



Place a dot on the board to tell us your preferred future scenario.

Open Comment



Place a sticky note comment on any board or a sticker on the game activity board.

Please share your phone number or e-mail if you'd like to be entered to win a prize!

LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.
Something that surprised me is:

population is
both declining
& ageing.

Open Comment



Talk to a staff member and ask a question.



I would love to see

Roads,
eco friendly houses.

_____ in 10 years.

Fill in the Blank



Review the Louisville Core Values.

My favorite is...

(circle the icon that matches the boards)



Place a dot on the board to tell us your
preferred future scenario.

Commercial, more
of this would
be nice & it would
help population

Open Comment



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or a sticker on the game activity board.

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LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

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Read about the driving forces.

Something that surprised me is:

It surprised me that population
is declining I thought it was
growing

Open Comment



Review the Louisville Core Values.

My favorite is...

(circle the icon that matches the boards)



Talk to a staff member and ask a question.



Place a dot on the board to tell us your
preferred future scenario.

more commercial this would
be nice for people without
transpiration and create new jobs

Open Comment



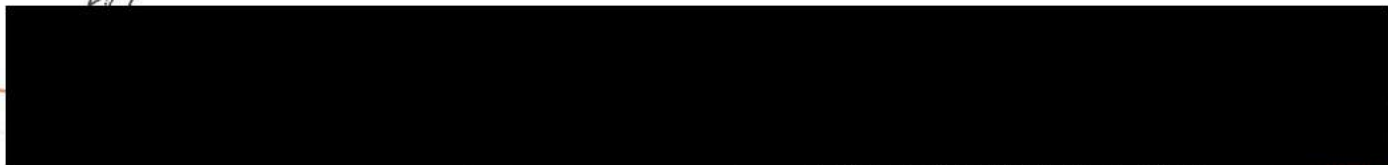
I would love to see

Some New Interstructure
around monoran High to
deal with the traffic in 10 years.

Fill in the Blank



Place a sticky note comment on any board
or a sticker on the game activity board.



LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.
Something that surprised me is:

Scenario A -

this will not happen
based on lack of demand
for office. Louisville will explode
with growth if having
replace commercial, also
bad for fiscal health.

Open Comment



Talk to a staff member and ask a question.

I would love to see

small town
character

in 10 years.

Fill in the Blank



Review the Louisville Core Values.
My favorite is...

(circle the icon that matches the boards)



Place a dot on the board to tell us your
preferred future scenario.

Open Comment

Place a sticky note comment on any board
or a sticker on the game activity board.



LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.

Something that surprised me is:

Population
is decreasing

Open Comment



Talk to a staff member and ask a question.

trans



I would love to see

a park
and burgers

in 10 years.

Fill in the Blank



Review the Louisville Core Values.

My favorite is...

(circle the icon that matches the boards)



Place a dot on the board to tell us your preferred future scenario.

Future is
the way it
is

Open Comment



Place a sticky note comment on any board or a sticker on the game activity board.

LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.
Something that surprised me is:

Our population
peaked in 2018.

Open Comment



Talk to a staff member and ask a question.



I would love to see family separate

bike lanes

_____ in 10 years.

Fill in the Blank



Review the Louisville Core Values.

My favorite is...

(circle the icon that matches the boards)



Place a dot on the board to tell us your
preferred future scenario.

Lotz of parks and
rec opportunities

Open Comment



Place a sticky note comment on any board
or a sticker on the game activity board.

LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.
Something that surprised me is:

why are they building so
much residential housing?
then?

Open Comment



Talk to a staff member and ask a question.

Matt Post

I would love to see

more open
space as opposed to high
density housing in 10 years.

Fill in the Blank

environmental wild life



Review the Louisville Core Values.

My favorite is...

(circle the icon that matches the boards)



Place a dot on the board to tell us your
preferred future scenario.

Trails parks open space
accessible to recreational use
walking

Open Comment



Place a sticky note comment on any board
or a sticker on the game activity board.

LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.

Something that surprised me is:

Highest median age

Open Comment



Talk to a staff member and ask a question.

Rob Emily

I would love to see

light rail + no empty building - in 10 years.

Fill in the Blank



Review the Louisville Core Values.

My favorite is...

(circle the icon that matches the boards)



Place a dot on the board to tell us your preferred future scenario.

Open Comment



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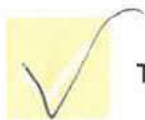
LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.
Something that surprised me is:

Open Comment



Talk to a staff member and ask a question.

No more single family houses.
I would love to see build more



multi-unit & multi-storey
housing development in 10 years.

Fill in the Blank



Review the Louisville Core Values.
My favorite is...
(circle the icon that matches the boards)



Place a dot on the board to tell us your
preferred future scenario.

Open Comment



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LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.

Something that surprised me is:

population is dropping

Open Comment

decrease house price



Talk to a staff member and ask a question.



I would love to see

company
and job increasement

_____ in 10 years.

Fill in the Blank



Review the Louisville Core Values.

My favorite is...

(circle the icon that matches the boards)



Place a dot on the board to tell us your preferred future scenario.

see more partment

Open Comment



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LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.

Something that surprised me is:

Population decreased
by 8.40% from 2020-
2022

Open Comment



Talk to a staff member and ask a question.



I would love to see a thriving
community in
Louisville in 10 years.

Fill in the Blank



Review the Louisville Core Values.

My favorite is...

(circle the icon that matches the boards)



Place a dot on the board to tell us your preferred future scenario.

More parks and
outdoor areas would
be amazing

Open Comment



Place a sticky note comment on any board or a sticker on the game activity board.

Please share your phone number or e-mail if you'd like to be entered to win a prize!



LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.
Something that surprised me is:

How much thought &
time goes into this!

Open Comment



Talk to a staff member and ask a question.

I would love to see more variety



in housing prices / sizes
_____ in 10 years.

Fill in the Blank



Review the Louisville Core Values.

My favorite is...

(circle the icon that matches the boards)



Place a dot on the board to tell us your
preferred future scenario.

Open Comment



Place a sticky note comment on any board
or a sticker on the game activity board.

Please share your phone number or e-mail if you'd like to be entered to win a prize!

LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.
Something that surprised me is:

POPULATION DROP

OLDEST MEDIAN AGE

Open Comment



Talk to a staff member and ask a question.

I would love to see

MORE PHICES

FOR YOUNG PEOPLE + FAMILIES

TO LIVE HERE

in 10 years.

Fill in the Blank



Review the Louisville Core Values.
My favorite is...

(circle the icon that matches the boards)



Place a dot on the board to tell us your preferred future scenario.

SCENARIO B

Open Comment



Place a sticky note comment on any board
or a sticker on the game activity board.

Please share your phone number or e-mail if you'd like to be entered to win a prize!

LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.

Something that surprised me is:

I think single
family detached is
more like 67% not 70%

Open Comment



Talk to a staff member and ask a question.



I would love to see

more
open space & free
electric shuttles and
town/bike
parks.

Fill in the Blank



Review the Louisville Core Values.

My favorite is...

(circle the icon that matches the boards)

Add back small town character



Place a dot on the board to tell us your preferred future scenario.

Scenario A

Open Comment



Place a sticky note comment on any board or a sticker on the game activity board.

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LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.

Something that surprised me is:

How open I am to higher density when shown the reasons + rewards

Open Comment



Talk to a staff member and ask a question.



I would love to see

No more than 3 stories on buildings

_____ in 10 years.

Fill in the Blank



Review the Louisville Core Values.

My favorite is...

(circle the icon that matches the boards)



Place a dot on the board to tell us your preferred future scenario.

Plan B - because it's balanced

Open Comment



Place a sticky note comment on any board or a sticker on the game activity board.

LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.

Something that surprised me is:

74% of households
would not afford
current price

Open Comment



Talk to a staff member and ask a question.



I would love to see more neighborhood
events

_____ in 10 years.

Fill in the Blank



Review the Louisville Core Values.

My favorite is...

(circle the icon that matches the boards)



Place a dot on the board to tell us your preferred future scenario.

what do we see living in
high density housing

Open Comment



Place a sticky note comment on any board or a sticker on the game activity board.

Please share your phone number or e-mail if you'd like to be entered to win a prize!

LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.

Something that surprised me is:

74% CAN'T AFFORD
CURRENT MED. PRICE

Open Comment



Talk to a staff member and ask a question.

What is infill vs
greenfield growth
I would love to see



1) current downtown
building coming up &
and "heart" in 10 years.

Fill in the Blank

in Centennial Valley



Review the Louisville Core Values.

My favorite is...

(circle the icon that matches the boards)



Place a dot on the board to tell us your preferred future scenario.

B

Open Comment



Place a sticky note comment on any board or a sticker on the game activity board.

Community Place - Centennial

LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.

Something that surprised me is:

Population declining

Open Comment



Talk to a staff member and ask a question.

I would love to see _____



more commercial

_____ in 10 years.

Fill in the Blank



Review the Louisville Core Values.

My favorite is...

(circle the icon that matches the boards)



Place a dot on the board to tell us your preferred future scenario.

Scenario

Open Comment



Place a sticky note comment on any board or a sticker on the game activity board.

LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.
Something that surprised me is:

74% of households
would not be able to
afford current median

Open Comment home price



Talk to a staff member and ask a question.



I would love to see more

young people and diversity
and safe transit
(bike/ped) in 10 years.

Fill in the blank



Review the Louisville Core Values.
My favorite is...

(circle the icon that matches the boards)



Place a dot on the board to tell us your preferred future scenario. Picked B

Don't seem to need as
much industrial office as
proposed in C, although I like

Open Comment the transit focus
of C



Place a sticky note comment on any board
or a sticker on the game activity board.

LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.
Something that surprised me is:

✓ The Population decrease
by 8.4% between
2020-2022

Open Comment



Talk to a staff member and ask a question.

I would love to see a thriving



community in
Louisville in 10 years.

Fill in the Blank



Review the Louisville Core Values.

My favorite is...

(circle the icon that matches the boards)



Place a dot on the board to tell us your preferred future scenario.

just more parks
an outdoor space
1 parks

Open Comment



Place a sticky note comment on any board or a sticker on the game activity board.

Please share your phone number or e-mail if you'd like to be entered to win a prize!

LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.
Something that surprised me is:

that lsvl population
is declining and aging
40% of lsvl spending here

Open Comment



Talk to a staff member and ask a question.
Matt Post



I would love to see S Boulder Rd
and 42 SW Corner bc
open space in 10 years.

Fill in the Blank



Review the Louisville Core Values.

My favorite is...

(circle the icon that matches the boards)



Place a dot on the board to tell us your
preferred future scenario.

Responsible Density

Open Comment



Place a sticky note comment on any board
or a sticker on the game activity board.

Please share your phone number or e-mail if you'd like to be entered to win a prize!

LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.
Something that surprised me is:

DECLINING POPULATION

Open Comment



Talk to a staff member and ask a question.

I would love to see MANAGED POPULATION



DENSITY & RETENTION
OF CURRENT OPENSPACE in 10 years.

Fill in the Blank BAN ON
SHORT TERM
RENTALS.



Review the Louisville Core Values.

My favorite is...

(circle the icon that matches the boards)



Place a dot on the board to tell us your preferred future scenario.

SCENARIO C!!

WE NEED AN AMPITHEATER

Open Comment IN THE MCCASLIN
CORRIDOR



Place a sticky note comment on any board
or a sticker on the game activity board.

LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.

Something that surprised me is:

Population is declining
and aging!

Open Comment



Talk to a staff member and ask a question.

I would love to see Via Appia
go back to 2 lanes
each direction in 10 years.

Fill in the Blank



Review the Louisville Core Values.

My favorite is...

(circle the icon that matches the boards)



Place a dot on the board to tell us your preferred future scenario.

Open Comment



Place a sticky note comment on any board or a sticker on the game activity board.

LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.
Something that surprised me is:

POPULATION IS
DECREASING

Open Comment



Talk to a staff member and ask a question.



I would love to see

RENEWABLE

HOUSING

in 10 years.

Fill in the Blank



Review the Louisville Core Values.

My favorite is...

(circle the icon that matches the boards)



Place a dot on the board to tell us your
preferred future scenario.



Open Comment



Place a sticky note comment on any board
or a sticker on the game activity board.

Please share your phone number or e-mail if you'd like to be entered to win a prize!

LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.

Something that surprised me is:

Diversity in housing
to address affordability
given how large the
new houses are in the burn
area.



Talk to a staff member and ask a question.

Samma

I would love to see



a good band list

next summer in ~~10~~ years.

Fill in the blank
(like Superior
was accomplished)



Review the Louisville Core Values.

My favorite is...

(circle the icon that matches the boards)



Place a dot on the board to tell us your preferred future scenario.

RTD service to
Denver Return
its currently useless

Open Comment



Place a sticky note comment on any board or a sticker on the game activity board.

Noted Park Space

LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.
Something that surprised me is:

Population will ~~decline~~ decline

Open Comment



Talk to a staff member and ask a question.

I would love to see Louisville



continue to be a small town
of no more than 25,000 in 10 years.

Fill in the Blank

*Bannon
~~enforced~~ not enforced
STRs: It is not currently proactively enforced.



Review the Louisville Core Values.
My favorite is...

(circle the icon that matches the boards)



Place a dot on the board to tell us your preferred future scenario.

I added dots to reflect

no more than 3 stories

less density

Open Comment



Place a sticky note comment on any board or a sticker on the game activity board.

Public subsidized housing for those who already work in Louisville but do not live here.

Please share your phone number or e-mail if you'd like to be entered to win a prize!

LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.

Something that surprised me is:

17,000+ jobs in next 20 yrs

Open Comment



Talk to a staff member and ask a question.



I would love to see

Greater density, more transit and walkability in 10 years.

Fill in the Blank:

more affordability
and economic diversity of residents.



Review the Louisville Core Values.

My favorite is...

(circle the icon that matches the boards)



Place a dot on the board to tell us your preferred future scenario.

Open Comment



Place a sticky note comment on any board or a sticker on the game activity board.

Please share your phone number or e-mail if you'd like to be entered to win a prize!

LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.

Something that surprised me is:

THE AMOUNT of HOUSING
to the HEIGHT of the

Open Comment



Talk to a staff member and ask a question.



I would love to see _____

More Townhomes
_____ in 10 years.

Fill in the Blank



Review the Louisville Core Values.

My favorite is...

(circle the icon that matches the boards)



Place a dot on the board to tell us your preferred future scenario.

Open Comment



Place a sticky note comment on any board or a sticker on the game activity board.

Please share your phone number or e-mail if you'd like to be entered to win a prize!

LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.

Something that surprised me is:

Louisville has 2x more parks
than neighboring communities

Open Comment



Talk to a staff member and ask a question.



I would love to see more park

places/open space

in 10 years.

Fill in the Blank



Review the Louisville Core Values.

My favorite is...

(circle the icon that matches the boards)



Place a dot on the board to tell us your preferred future scenario.

scenario B

Open Comment



Place a sticky note comment on any board or a sticker on the game activity board.

Please share your phone number or e-mail if you'd like to be entered to win a prize!

LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.

Something that surprised me is:

Most employees live in
surrounding places.

Open Comment



Talk to a staff member and ask a question.

I would love to see safer/easier



transportation from
schools to closest home -
in 10 years.

Fill in the Blank



Review the Louisville Core Values.

My favorite is...

(circle the icon that matches the boards)



Place a dot on the board to tell us your
preferred future scenario.

~~More park and open space~~
Affordable housing

Open Comment



Place a sticky note comment on any board
or a sticker on the game activity board.

LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.
Something that surprised me is:

tax base info

Open Comment



Talk to a staff member and ask a question.



I would love to see more info on how
to support schools and young
families! in 10 years.

Fill in the Blank

In 10 years, I'd like our
parks + schools to continue
to be vibrant, thriving



Review the Louisville Core Values.
My favorite is...

(circle the icon that matches the boards)



Place a dot on the board to tell us your
preferred future scenario.



Open Comment



Place a sticky note comment on any board
or a sticker on the game activity board.

Please share your phone number or e-mail if you'd like to be entered to win a prize!

LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.

Something that surprised me is:

I did not know we
had 2X more parks
than neighbors.

Open Comment



Talk to a staff member and ask a question.

did that twice

I would love to see a population
diverse in age, race
and wealth in 10 years.

Fill in the Blank



Review the Louisville Core Values.

My favorite is...

(circle the icon that matches the boards)



Place a dot on the board to tell us your preferred future scenario.

Open Comment



Place a sticky note comment on any board or a sticker on the game activity board.

did that

LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.
Something that surprised me is:

clear recognition of affordability
issues.

Open Comment



Talk to a staff member and ask a question.



I would love to see my grandchildren
have an opportunity to live
here with neighbors who aren't
in 10 years.

Fill in the Blank

Solely well off white



Review the Louisville Core Values.

My favorite is...

(circle the icon that matches the boards)



Place a dot on the board to tell us your
preferred future scenario.

Scenario 3 is only one
that is future oriented
with the life of the planet in
mind.

Open Comment



Place a sticky note comment on any board
or a sticker on the game activity board.

Please share your phone number or e-mail if you'd like to be entered to win a prize!

LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.
Something that surprised me is:

median age 43

Open Comment



Talk to a staff member and ask a question.

I would love to see more high



density, mixed use
Zoning w/ commercial in 10 years.
Fill in the Blank use ground floor



Review the Louisville Core Values.

My favorite is...

(circle the icon that matches the boards)



Place a dot on the board to tell us your preferred future scenario.

Open Comment



Place a sticky note comment on any board or a sticker on the game activity board.

Please share your phone number or e-mail if you'd like to be entered to win a prize!

LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.

Something that surprised me is:

Declining Population

Open Comment



Review the Louisville Core Values.

My favorite is...

(circle the icon that matches the boards)



Place a dot on the board to tell us your preferred future scenario.

Mixed use 20-30 w/ res.

Open Comment



Talk to a staff member and ask a question.

I would love to see

Remove



The tiny traffic islands
that clutter the in 10 years.

Fill in the blank

vision ahead and cause
visual interference to see pedestrians



Place a sticky note comment on any board or a sticker on the game activity board.

Please share your phone number or e-mail if you'd like to be entered to win a prize!

LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.

Something that surprised me is:

Population declining
and aging.

Open Comment



Talk to a staff member and ask a question.

Spoke with Rob Zuccaro and
Matt Post

I would love to see ~~x~~ I would love



not to see mixed use retail
similar to Superior near the
in 10 years.

Fill in the Blank
Sports Stables. The area has
a canyon feel and is
claustrophobic.



Review the Louisville Core Values.

My favorite is...

(circle the icon that matches the boards)



Place a dot on the board to tell us your preferred future scenario.

I Appreciate community
character and economic
vibrancy - these two

Open Comment
values resonate most with me.



Place a sticky note comment on any board
or a sticker on the game activity board.

Done!

Please share your phone number or e-mail if you'd like to be entered to win a prize!

LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.

Something that surprised me is:

The significance of the
decline in population - free?
But flat/decline trend underlying

Open Comment



Talk to a staff member and ask a question.



I would love to see more medium-high
density housing (townhouses)
with expanded transit in 10 years.

Fill in the Blank



Review the Louisville Core Values.

My favorite is...

(circle the icon that matches the boards)



Place a dot on the board to tell us your preferred future scenario.

Scenario B

Open Comment



Place a sticky note comment on any board or a sticker on the game activity board.

LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.

Something that surprised me is:

Louisville is an aging
population - I see lots
of families & kids

Open Comment



Talk to a staff member and ask a question.

Public works

I would love to see Movie



Theater downtown -
small

in 10 years.

Fill in the Blank



Review the Louisville Core Values.

My favorite is...

(circle the icon that matches the boards)



Place a dot on the board to tell us your
preferred future scenario.

Redeveloped bridge as
nature preserve

Open Comment



Place a sticky note comment on any board
or a sticker on the game activity board.

Please share your phone number or e-mail if you'd like to be entered to win a prize!

LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.
Something that surprised me is:

Louisville has
2x ^{more} parks than
neighboring communities

Open Comment



Talk to a staff member and ask a question.



I would love to see more economic
diversity

_____ in 10 years.

Fill in the Blank



Review the Louisville Core Values.
My favorite is...

(circle the icon that matches the boards)



Place a dot on the board to tell us your
preferred future scenario.

#3

Open Comment



Place a sticky note comment on any board
or a sticker on the game activity board.

Please share your phone number or e-mail if you'd like to be entered to win a prize!

LOUISVILLE COMPREHENSIVE PLAN OPEN HOUSE SCAVENGER HUNT

Check the box when you complete an activity. Turn in your card for to be entered in a drawing.



Read about the driving forces.
Something that surprised me is:

Population ↓

Open Comment



Talk to a staff member and ask a question.



I would love to see

① Better open space management

② Lower Taxes

_____ in 10 years.

Fill in the Blank



Review the Louisville Core Values.
My favorite is...

(circle the icon that matches the boards)



Place a dot on the board to tell us your
preferred future scenario.

Open Comment



Place a sticky note comment on any board
or a sticker on the game activity board.

Please share your phone number or e-mail if you'd like to be entered to win a prize!

3-5 grade envt club

- burnless fossil fuels

- have more renewable energy

open space

- Soil health + goats to eat the weeds.

transportation

- electric charging stations for cars
- end idling b/c can make it hard to breathe.

- maybe more buses

TELL US WHAT YOU LOVE:

Describe what you love about Louisville!

My favorite spot is: _____

My friends and I like to go to: elephant park

My family likes to go to: Sweet cow

My favorite restaurant in Louisville is: pecan

I like to ride my bike at: assorted

When I am not in school I am at: _____

Something I want in Louisville: _____

TELL US WHAT YOU LOVE:

Describe what you love about Louisville!

My favorite spot is: Down town Louisville.

My friends and I like to go to: parks

My family likes to go to: restroants

My favorite restaurant in Louisville is: B.O.B.'s

I like to ride my bike at Down town

When I am not in school I am at: Home, park, at friends
house.

Something I want in Louisville: Solar energy.

DRAW A PICTURE:

What do you love about Louisville?

I think it is important to look at the demographics of the people participating in the community open house and ask who is not here. Who is not included in the community feedback? The median age of people ^{living} in Louisville is 43. I bet it is ~ a decade older at this event. Someone who works here but cannot afford housing in the area would be less likely to attend. Who else is missing?

Louisville Scenario Planning

Description content for the survey

1 Which scenario do you prefer?

☐ Scenario A: Stay the Course

☐ Scenario B: A Home for Everyone

☐ Scenario C: Live and Work in Louisville

☐ None

2 Why did you choose this scenario?



Submit

Text, number, date, and time

Singleline text

Multiline text

Number

Slider

Date

Time

Date and time

Email

Website

Barcode

Choice

Single select

Multiple select

Single select grid

Dropdown

Likert scale

Rating

Ranking

Location

Map

Address

Location list

Media and files

Saved

Preview

Published

Open House 11/7/24 Comments

What strategies or actions would you like to see to enhance **COMMUNITY CHARACTER** in Louisville?

- There is nothing in the core value statements that actually addresses equity. Need to openly acknowledge the near total lack.
- Instead of reducing and confusing car traffic lanes, make crossings that light up or stop traffic for high crossing areas for peds and bikes.
- More mixed use and denser housing options with commercial space on the ground floor.
- Permit more units within existing old town neighborhoods.
- Revitalize downtown – We need our core gathering spaces back.
- Would like to see zoning changes so that duplexes/triplexes either side by side or flats could be integrated into existing residential neighborhoods.
- Housing diversification is most needed.
- More affordable housing options so people can afford to live here.
- Preservation of wildlife. Keep Louisville unique, its fast losing all of its once charming character.
- Redo (remove) residential zoning districts, allow more mixed use in some areas that have been residential. Repurpose existing comm buildings.
- Less McMansions being built. Not sustainable.
- Housing for families with young kids. More affordable. Support our schools.
- Safer bike routes in downtown area.
- Put small town character back in vision statement and core values.
- A rec center with indoor tennis courts.
- Safer pedestrian crossings. Blinking lights at Cherry/Bella Vista crossing.

What strategies or actions would you like to see to enhance **COMMUNITY PLACES** in Louisville?

- No more single-family houses. More multi-units and multi-story housing along with retail development will help to bring young families and increase population.
- There needs to be a real disaster planning budget.
- More affordable housing units such as apartments for people who work in Louisville. Attract more economic diversity.
- Rework McCaslin to have community spaces like parks. Think big.
- Create a public plaza in Centennial Valley.
- I feel we should cap growth which will keep Louisville's small-town feel.
- Senior housing that is cheap to build
- More trees for birds/raptors. We are losing trees.
- Strong multi-modal connections around town. Create new and enhance existing.
- Mixed use in downtown. Remove/reduce arbitrary height restrictions.
- Dedicated pickleball courts.
- Indoor tennis courts.
- Find a way to attract and retain retail space.
- Move Avista to Red Tail Ridge property.
- Downtown community events like street fairs, ice skating, food fests, farmers markets are great. Keep them up and more like this!
- More community gathering spots – Food halls, public markets.
- Amphitheater downtown.

What projects, improvements, or programs would you like to see added to the map?

- Way for North End/Steel Road to get to Senior Center.
- Better transportation to Boulder.

- Create more underpasses under busy roads for bicycle connectivity.
- Would like to see street signs on open space trails and some overview maps of the system, especially for bike riders to orient themselves as they cross streets.
- Higher density development in cine barre redevelopment to drive vibrant businesses/arts use.
- Harper Lake could use some work to make it more wildlife friendly.
- Benches and structures in Davidson Mesa dog park.
- Take advantage of RTD partnership program to improve transit around town.
- More bike trails.
- Bike path alternatives in downtown because of all of the ebikes that go to LMS.
- Improve bike/ped on S Boulder Rd.
- Better use of open space behind police station/off McCaslin.

What strategies or actions would you like to see to enhance CIVIC LEADERSHIP in Louisville?

- Ranked choice voting.
- Have a city council that responds to emails.
- More opportunities for town civic leadership.
- Regular monthly ward meetings.
- Utilize local stakeholder groups/individuals more often.
- More opportunities for youth civic leadership.
- Coffee with your local official
- Collaborate with superior and Lafayette on Community activities

What strategies or actions would you like to see to enhance COMMUNITY CONNECTIVITY in Louisville?

- Coordinate to have stronger regional connections, especially with county trails.
- Need to solve “last mile problem” – make it easy to get from McCaslin Park to ride to residences.
- Dissolve RTD and handle transportation at county level
- Powerline Trail should go to Lookout Road to help bikes commuting and eventually connect diagonal bikeway highline trail.
- More bike lanes, more access to transit. We need people to get out of their car dependency.
- How could city partner with school districts?
- Need more transit connections. Fewer cars as time goes on.
- Public transit to CTC from other communities.
- Focusing/prioritizing bicycle and pedestrian connectivity is a huge mistake. Bottom line people want to drive their cars.
- Tunnel from Union Jack area to King Soopers to promote walking from Delo to Grocery.

What strategies or actions would you like to see to enhance ECONOMIC VIBRANCY in Louisville?

- Less office, more retail.
- Condos for diversity of housing with ground floor retail.
- New urbanism for McCaslin. More affordable and attainable housing, mixed-use and parks.
- Include local businesses aimed at residents not tourists. I don’t shop much in Louisville because it is mostly high-end luxuries.
- Can incentives be used to attract and maintain commercial stores on McCaslin.
- Artist space or studios or small shops.
- Attract nicer restaurants.
- More density and intermingling of residences and retail.
- Mixed-use development.
- Redo McCaslin corridor with more residential, business, and light industrial.
- Support more businesses downtown. Tax breaks? Lower rents?

- Downtown needs some tidying up. Some business structures are unkept and unsafe.
- More multi-family housing

What strategies or actions would you like to see to enhance ENVIRONMENTAL SUSTAINABILITY in Louisville?

- Safety of residents, less sustainability, more fire mitigation and disaster plan
- Need to inform of and add incentives to decarbonize.
- Easier permitting process.
- Consider climate change in all decisions.

Scenario A: How well does this scenario align with your values for the City of Louisville?

- In line with values
- This plan works!
- Bring the train horn back for safety.
- Nope. Uninspiring and leaves too much opportunity on the table. For 30 years its been this way and only is worse.
- Scenario A does not create enough housing.
- In order to shop in Louisville, we need to attract shops.
- Badly, we need more housing, to facilitate more diversity, better transportation options. This will lead to a decline (aging population, less economic vibrancy)
- Less is more for our community.
- Not enough affordable housing.
- Taxes are prohibitive in Louisville Tech Center.
- Does not address current weaknesses in economics and affordability. Not interested.
- Don't like this plan. Great for jobs, but this will create a commuter city.
- Need to get out of our rut.
- More people = more traffic, Changes made so far are making things worse. It snows here, we can't bike everywhere.
- Yay to passenger train.
- People move to Louisville because they like its scale. There are many other high-density places to live.

Scenario A: Why did you choose this scenario?

- Lower density.
- Like more space.
- Moved here for less density.
- Small town. Like no stop lights and less parking.
- Small town.
- RR good for commercial.
- Maintain our small-town character and livability.

Scenario B: How well does this scenario align with your values for the City of Louisville?

- Better. Housing is still too segregated into islands away from businesses, yes on housing at Redtail Ridge.
- I like this one the best.
- Need more housing at Redtail Ridge. Less commuting.
- High density housing brings in short term residents and loses the feeling of community. Feels like NYC.
- Low density increases our carbon footprint and costs. Comparison to NYC is ridiculous.
- Why isn't housing on McCaslin considered? It seems like an opportunity to fill in some of that space.
- McCaslin needs to move towards new urbanism. Improves walkability.
- My favorite plan. Really like the McCaslin area plan.
- Makes sense with anticipated job growth. Increase in housing in Centennial Valley. Would like to see further thoughts on Parcel O redevelopment.

- With density, add public spaces.
- No more than 3 stories at Redtail Ridge. No metro districts that are not affordable.
- You have to move more people around and the roads are already crowded – how to do this?
- The city desperately needs more housing options for young people and young families.
- More housing is a necessity.
- I want to buy a home in my hometown near family, but it is too expensive.
- Yes.

Scenario B: Why did you choose this scenario?

- Houses may be cheaper with more supply.
- Not more than 3 stories.
- If it is only three stories it is not for seniors as no elevator is required. Need affordable senior housing.
- Scenario B seems to have a balance of housing and job growth. I like it!
- Changes in Redtail Ridge. McCaslin good.
- Good balance and realistic.
- More housing.
- No office.
- Lower community density and fingers of open space.
- Like distribution of housing.
- McCaslin updates, Redtail Ridge stay commercial.
- Put housing where people can walk.
- Need a mix + distribution of housing.
- Jobs are good for sustaining the existing businesses.
- Good balance.
- McCaslin.

Scenario C: How well does this scenario align with your values for the City of Louisville?

- 4,000+ new dwelling units is 50% of our current 8,000. So ridiculous!
- Better. Needs more mixed use. Housing is still too segregated. Focus on existing arterial roads is limiting.
- No more than 3 stories.
- We move here for the low-density housing and high quality of life. We are against higher density housing as it would change the town for the worse. This is not why we chose to live here.
- Rather than putting housing in Redtail Ridge, put housing in the lot on S Boulder in the North End.
- It doesn't seem like a nice building next to highway 36 and metro districts are not affordable.
- Louisville has become dense enough. Stop!
- Agree with the plan. Although it is nice to be not crowded. We need younger people and diversity.
- Love it for the climate, place-making, and economic vitality.
- Needing housing does not mean more apartments or condos. People are here for space. Otherwise, would live in Denver /NYC.
- Higher density facilitates inclusion, economic viability, sustainability! Only downside NIMB.
- Higher density really helps fight climate change.
- No to a sprawling Redtail Ridge.
- No. There are many other places that look like this. Keep our character.

Scenario C: Why did you choose this scenario?

- Most likely to help reach vision and goals.
- Scenario C takes the middle ground to add jobs and housing.
- Climate change.

- Intentional green space and path connections in McCaslin corridor.
- More open space area and connection throughout McCaslin to Davidson.
- Mix of both jobs and housing.
- Public transit and clustering people near transit.
- We need economic diversity.
- Louisville is not diverse, just upper middle class.
- Work in town.
- Climate change, diversity, economic vitality, housing.
- RTD and transit frequency. Access from DT and McCaslin.
- Focused areas.
- Redtail Ridge.
- Louisville would be a more vibrant and diverse town. And we would play a positive role in addressing population growth in a sustainable way.
- Support mixed use development and more density by transit. More height and density to be more efficient with utilities.
- Increased affordability.
- Like housing to help with commercial businesses.
- Like higher density centers. Too much commuting.
- Winning formula for an outstanding community.

Tell us your preferred scenario.

- **Scenario A: 9 Votes**
- **Scenario B: 18 Votes**
- **Scenario C: 23 Votes**

Add a dot to let us know what land uses you would like to see more of or less of.

- **Mixed Use Retail**
 - More of this: 24 Votes
 - Just right: 4 Votes
 - Less of this: 7 Votes
- **Low Density Residential**
 - More of this: 12 Votes
 - Just right: 7 Votes
 - Less of this: 22 Votes
- **Mid Density Residential**
 - More of this: 20 Votes
 - Just right: 1 Votes
 - Less of this: 9 Votes
- **Mixed Use / Mid Density Residential**
 - More of this: 40 Votes
 - Just right: 1 Votes
 - Less of this: 2 Votes
- **Mixed Use / High Density Residential**
 - More of this: 20 Votes
 - Just right: 4 Votes
 - Less of this: 15 Votes
- **Commercial**
 - More of this: 12 Votes
 - Just right: 9 Votes

- Less of this: 9 Votes
- **Industrial Mixed Use**
 - More of this: 10 Votes
 - Just right: 8 Votes
 - Less of this: 4 Votes
- **Industrial Office / R&D**
 - More of this: 5 Votes
 - Just right: 13 Votes
 - Less of this: 13 Votes
- **Office**
 - More of this: 0 Votes
 - Just right: 11 Votes
 - Less of this: 16 Votes
- **Park / Plaza / Open Space**
 - More of this: 31 Votes
 - Just right: 20 Votes
 - Less of this: 1 Votes

Survey Responses and Comments

Tell us your preferred scenario.

- **Scenario A: 23 Votes**
- **Scenario B: 1 Votes**
- **Scenario C: 3 Votes**
- **Other: 37 Votes**

Scenario A: Why did you choose this scenario?

- No more development it is too crowded and too much traffic! Keep small town feel!!
- Quality of life, traffic, overcrowding, destruction of the environment, air pollution, where will the water come from?
- I really appreciate the focus on mixed-use - I would love to see Louisville have more of the European-style feel of having commercial and residential mixed for easier access and walkability.
- Louisville does not need to grow larger. We have no obligation to house everyone who would like to live here.
- Lowest additions should be South Boulder and Downtown. Way lower than proposed in any scenario. Increases should be McCaslin and Red Tail.
- Because I do not want to see Louisville become a mini-city- I give thanks every day that I chose to purchase a home off South Boulder Road with light traffic rather than the cluster-fucks that Baseline and Arapahoe have become- if people want that much growth and density, let them move to Superior, Broomfield, Westminster, Aurora, Denver, Boulder, etc...
- Louisville has no obligation to house more people. It is big enough already.
- We need to preserve commercial zoned areas because commercial supports our fiscal health. Housing doesn't pay its own way.
- The city should come up with a new scenario to preserve our small town character, affordability, and economic and environmental sustainability.
- This is poor planning and there is a need to create a better scenario because there is a need to preserve small town character, affordability and economic and environmental sustainability.

- The local construction activity over the past 2 years has been intense. Staying the Course allows for continued activity in all corridors. Scenarios B and C both amplify this construction activity - noise, dirt & dust, etc. The right merchants along McCaslin will pull in shoppers from the new Superior housing along Hwy. 36. The new housing along 95th will benefit downtown merchants. Finding uses for the existing vacant downtown properties will also benefit the existing merchants and pull in more visitors. Redtail Ridge's intended commercial development will pull in more shoppers & diners to local merchants.
- The city should come up with a new scenario to preserve our small town character, affordability, and economic and environmental sustainability. Scenario A is reasonable, but doesn't address affordability or sustainability.
- I'd also like to see Louisville work within its existing space to address concerns with empty buildings and the incredibly slow process for new businesses to open (for example, Relish and the old Waterloo renovation).
- Louisville is an award-winning small town. Open space and trails and parks and community events are what people love about living here. Scenarios that propose massive growth and change are a solution looking for a problem and would destroy our small-town quality of life.
- As a place to live the city cannot support the current population. The police response is inadequate as well as snow removal and street repair. We need to encourage more business and less residential to help our tax base. Pretty much all housing in the metro area is unaffordable, it is not only our town. Prefer to keep small-town feeling rather than over-developing our town.
- Because our current home will be paved over.
- It is also the one that will allow time to absorb the state mandates towards development as they develop and become detailed. It is the one my neighbors all agree on.
- I don't see a plan addressing existing services to accommodate the growth.
- Even the slowest scenario is 17% growth for Louisville, which is a lot of growth. Water prices have tripled in the last 3 years, and with our warming planet, our glaciers are melting. What are all those people going to drink?
- We do have enough growth on this course. We do not need more traffic. The other scenarios are economically unrealistic and will horrifically crowd Louisville as developing housing at RTR.
- Louisville has grown from a nice little town in the 40 years I've lived here to a busy, congested place. Too much high-density housing.

Scenario B: How well does this scenario align with your values for the City of Louisville?

- N/A

Scenario C: Why did you choose this scenario?

- We are too landlocked and too close to Boulder to ever be able to provide a "home for everyone"...but, we can and should focus our efforts on creating attainable, market-rate housing.
- I am opposed to "inclusionary zoning" which shifts the burden and cost of our morality to people who do not yet live here.
- The City gave \$1,000,000 to help build Kestrel. That's the model we should embrace.
- I voted against the Red Tail development. Leave the natural world out there alone. New buildings can easily go in the existing boundaries.
- Lived here 20+ years and love the small town feel. Not too much growth but just enough to be sustainable.

Other: Why did you choose this scenario?

- Hi, I'm writing to let you know that I attended your comp plan open house on November 7th. While I was there, I chose option B but I now realize that's not the one I wanted to choose. It was a lot of information and I was confused. I realize now that option B is the highest density option. I actually wanted to choose an option that was more middle of the road density-wise. I'm still not sure which option that is. Choosing option B does make me concerned about high volume traffic.
- we don't need more invasive project red tail ridge, preserving wildlife. The horse farm replaced by the shopping center is no a pleasant site to see on 95th and Dillon.
- I want Louisville to maintain its small town status. I understand growth is fine for developers and entrepreneurs, but for people who live here and whose first priority is not development, I oppose it.
- I welcome more housing in Louisville, of all types! But I strongly object to the destruction of climate-balancing green space and wildlife habitat for it. New commercial buildings and housing should be INFILL only.
- Why is there not a scenario here that limits new development to the already built-up areas of the McCaslin corridor and downtown? That I would have voted for.
- Plowing up the land now known as Redtail Ridge to build roads, parking lots, commercial buildings, and houses would be the most vile and immoral thing this city could do. That land has been a sanctuary for wildlife for ages -- and they need it. We should leave it alone and create more density throughout the already developed parts of the city: McCaslin, downtown, and everything in between and north up to South Boulder Rd and south to the areas now rebuilding after the fire.
- Please, let's make Louisville a city we can respect and be proud of, not another sprawled-out, over-developed Denver suburb.
- Why do all of these options involve developing a greenfield on the outskirts of town? Louisville should hold the line against urban sprawl. Who wants to look like Thornton?
- To protect the environment and less traffic.
- Many years ago the Comp plan detailed a population of 20,000 with the intent to keep downtown Louisville vibrant and keeping open space viable. Now it seems that the hope is to keep promoting building places for folks to live without putting resources into our economic basis. Keeping Louisville with the feel of a small town is what has been stated year after year by the residents. I don't want to see that change.
- It seems that Lafayette is working hard at becoming the town with the small town feel and Louisville is moving in the direction of Boulder.
- We live in Louisville because we like living in a small town. We don't live in a city for a reason. We don't have the infrastructure for thousands of new homes. With more people, we will have more crime and more traffic and decreased safety and quality of life. Already, parking is a challenge. We have a comprehensive plan for a reason and should keep it that way.
- Our existing infrastructure will not support all the new residences, what has already been approved, what's State required by HB 1313 and required zoning for ADU's.
- The values stated by residents in the large survey did not change from the values stated in 2013. However, council has scrapped small town character in favor of massive rezoning.
- None of those accurately describe or maintain the precious small town atmosphere that so many people live here for and come here for.
- I see nothing about traffic within the community. I do want to see more retail in the area and restaurants. Currently I shop outside of Louisville (including groceries) about 80% of the time. I do try to go to restaurants within Louisville about 50% of the time. Lafayette more often than not gets my attention for both restaurants and shopping. Superior gets my attention for shopping.
- Want to limit traffic (getting very congested) and secure open spaces to preserve our small town community.
- Continued growth at an unchecked rate is not sustainable for our community, the environment, or for our infrastructure. We are very disappointed in the City Council and our mayor.
- Too little or too much. Need something in between.

- The City needs to come up with a new scenario to preserve our small town character and affordability, along with economic and environmental sustainability. "Back to the drawing board" is always a good option, when there are elements in current suggestions that don't meet these criteria. There's no imperative need to rush what will come next. As I wrote above, if we (Louisville) act precipitously and it means the loss of our current quality of life, nothing can bring that back. We need solutions that preserve and protect our open space, retain our small town character, plan carefully for commercially zones areas to support our city's long-term health -- and consider the fact state law requires commercial areas around transit be rezoned for high-density housing. We also need to make sure any future plans maintain high-level of service for city services, such as recreation, police, fire, library, parks, open space, city office space and traffic flows.
- The city should come up with a new scenario to preserve our small town character, affordability, and economic and environmental sustainability.
- I think input should be solicited separately for each opportunity area. The best scenario for Redtail Ridge may not be the best scenario for the McCaslin Corridor or Downtown. The results of this survey will be misleading and could be misused if, for example, a large number of people provide answers based on their opinion of the opportunity area they are most interested, when in fact their opinion may have had no consideration for the other opportunity areas. These four opportunity areas are all different. I think it is wrong to assume that the same scenario would be best for all opportunity areas.
- I like aspects of scenarios B and C, especially the better balance between housing and employment growth of scenario B and the greater variety of housing options of scenario C. I would prioritize housing in more developed areas like the McCaslin Corridor, but I would support well-planned housing development at Redtail Ridge.
- The other scenarios include too much development.
- Keep out small town vibe. We don't need to become a little Boulder that is overcrowded and less pleasant to live in.
- Louisville is a great place to live and raise a family because it has retained its small town identity. This is why we live here. This is what we cherish. This is what we appreciate and enjoy every day. Do not ruin it.
- Louisville needs to focus on bringing more jobs, companies and retail before worrying about more housing. In the 35 years that I have lived here, it started as a bedroom community to Boulder, made an attempt to bring companies to the area (with the exception of the CTC, I would grade Louisville's success in this area as a D), and has watched its retail corridors get wiped out while Superior and Lafayette grow theirs.
- Adding more residential shouldn't be a priority until Louisville can build up a strong retail and commercial base to provide needed sales tax revenues (starting by stopping the hemorrhaging of large box retailers and large anchor businesses like Medtronic).
- If it moves to Redtail Ridge as planned, it provides a key anchor for jobs, businesses and retail.
- Finally, think about ways to make housing less expensive, like rolling back some of the more extreme building codes that were put into place over the past 3 years.
- It is the one the city is most likely to develop slowly and intelligently without the rush to construct without sustainable or livable aspects.
- I chose none based on a couple things. The scenarios presented have multiple implications on our small town that I've called home for 42 years. Redtail Ridge is still not what the citizens want to see. We haven't even begun to address the CU takeover on McCaslin.
- Just curious if anyone making these decisions actually lives and drives in Louisville? Traffic congestion is real. Do we actually need to develop every vacant piece of land? It's very sad to realize I actually struggle with living in my hometown.
- I think instead of pushing through so many changes, listen to some that are begging to see no growth.
- All the scenarios add residential areas that are not on transit corridors. TOD should be prioritized in the next decade.
- What are our goals for rental vs. for sale properties so folks have a path from rent to own?
- Can we be serious about the 12% permanently affordable housing goal? Maybe raise the fee in lieu for inclusionary housing.
- We should prioritize the McCaslin area for change and emphasize affordability.

- Let's be real and say what the ideal population size would be for our town, given the capacity of our water, air quality, infrastructure, and public services.
- Louisville is essentially built-out when it comes to housing. Cramming more housing in a small space will not enhance our quality of life.
- All of the growth scenarios are pretty much uncontrolled urban sprawl. The emphasis on developing the fringes of the City (McCasin and Redtail Ridge) devalue the City Center. Louisville is already intertwined with Superior and is now on course to become intertwined with Broomfield -- with no buffers and no beauty.
- I like the look and feel of Louisville as it is, and it is sad to see it become part of the undifferentiated suburban sprawl.
- It's such a poor way to describe option 1. "Stay the Course." The other options don't define housing other than it's thought to be more dense and somehow more friendly to the city. People want to own homes, houses, in Louisville. It's not staying the course so much as re-imagining housing as outlined in scenarios B and C.
- Scenario A is nearest to being reasonable but is still far too much growth for the limited space and infrastructure in Louisville. There are already significant portions of each day where Hwy 42, S. Boulder Rd, and McCasin are total gridlock. Continuing to add housing just further exacerbates the problem.
- The developers continue to push this idea that if we just build more housing, then it will somehow become "affordable" to live here. Louisville and the surrounding area have lots of great things to offer its citizens, making this an extremely desirable place to live, thereby driving up costs associated with living here.
- The only way this area (Boulder County in general) will ever be 'affordable' to the entire population is to make the place so undesirable of a place to live that people begin moving away from rather than to here.
- Adding all this additional housing would be a giant step towards making this a place people no longer desire to move to and live in.
- Please keep Louisville special. We need affordable housing for the people who work in Louisville.
- Mixed-use development will cut back on commuting and is necessary to address climate change.
- The McCasin Blvd and South Boulder Road areas are already retail but have large vacancy rates.
- It is important to protect wildlife habitat at Redtail Ridge, so I'm not in favor of adding residential units there.
- I would like to see the city have a new scenario to preserve small town character, affordability and environmental sustainability.
- Because I do not want to see that much growth in Louisville - I have been here 33 years and prefer the small town feel that we currently have!
- I want my kids to be able to live and work here, if they want. I do not want Louisville to be out of reach for the next generation.
- Housing prices are too high now and new jobs will make that worse. I also do not want to pay for more growth.
- Louisville is already large enough with congested roads in peak hours. Most of us moved here for the small town atmosphere but adding more housing will create something entirely different with very little tax basis.
- None of the scenarios preserve our small town character and the environment. Why does scenario A propose an outrageous increase of 16k+ jobs? Our infrastructure does not support our current traffic flow, let alone the increased traffic associated with 16k new jobs.
- The presented scenarios are blatantly biased. The choices being either choose more housing or more jobs.
- How about a scenario that preserves our small town character, preserving open space, and which minimizes an increased demand on city services?
- Our city services cannot support any of the proposed scenarios.
- The quality of life of current residents will be drastically diminished by all the proposed scenarios.
- I can't tell which plan supports affordable housing, multiple family apartments, sustainably? I support moderate infill of growth along South Boulder Rd. and Macasin with access to public transport. I support business along So. Bld. Rd. and Macasin. I support slow development at RTR until the city has a larger tax base to provide additional services to this outlier. I support conservation of open space land within RTR and sustainable multistory development with walkable amenities, groceries, restaurant, coffee shop, gym/yoga studio, bike path to town, etc. similar to "Prospect New Town" in Longmont.

- Redtail Ridge is minimally connected to Louisville and any housing development allowed at Redtail Ridge will not positively impact Louisville. Redtail Ridge shares many Broomfield attributes due to location and accessibility to Broomfield merchants and shopping districts and will never be more than an isolated warehouse/office park

What strategies or actions would you like to see to enhance **COMMUNITY CHARACTER in Louisville?**

- Enhance infrastructure in Downtown with the focus on Main Street. NOT Front Street.
- Find ways to connect the new CU housing to the rest of the McCaslin Corridor
- Enhance the entry from US 36 to create a sense of place and arrival that extends to Home Depot to the West and the golf course to the East.
- Revitalize Street Faire to its original form with national bands
- A more responsive city council and city leadership generally.
- Follow Scenario A - low growth and have all of this growth in the form of affordable and/or net zero housing only. We want a diverse and inclusive town, we have enough expensive, high carbon footprint housing. We need housing to attract young people, families and seniors.
- Stop making stupid decisions regarding our roads and the way the lanes are painted. Stop lessening lanes which makes traffic worse and more dangerous. Give tickets for those who are speeding or not stopping at lights or stop signs instead of these lane changes. Do something about the new safety challenges with EV bikes, scooters and go-carts on streets and paths. Support our police department.
- Continue to maintain paths and parks as well as our downtown area. Don't ruin what we have all enjoyed for years.
- Community Character: continue hometown events downtown
- Strive to maintain the community character by limiting new development and focusing on improving existing developments. More open space, parks and trails can enhance the community more than adding people to a setting where the existing infrastructure is overburdened.
- Keeping it simple and small town atmosphere. We are losing this character by having those elite white privileged taking over this town. We may be the last small town standing and will eventually lose the battle to this elitism. We are not like Boulderites!
- There is no EDI, equality, Diversity and inclusion.
- This begs a question for you to ponder on: How programs/projects/policies unintentionally burden the marginalized people?
- Open space
- Preserve our small town character. We should stop the race to grow everywhere and all at once. We need to consider sustainability and affordability. We are not Boulder, Not Broomfield, Not Lafayette.
- Our downtown and historic neighborhoods define our character. How about more incentives for preservation? Could the city purchase historic houses for small business rentals or affordable homes?
- Preserve buffer between Louisville and Broomfield at RTR. You will dismiss this idea because it is not in approved plat. But this idea is no more radical than suggesting housing which is also not approved under current zoning.
- At the open house, the board on community character presented a jobs housing imbalance – leading to residential development as the answer. Many residents are going to continue to commute to Denver and Boulder for work. New housing won't make a dent in these stats. This only works if specific industries provide housing (as ski resorts provide housing for employees)
- More preservation of the smaller older homes, fewer pop-n-scrapes. More homes for the middle-class, including nurses, firefighters, and teachers. Pause the growth until there's an affordable housing strategy in place that actually works.

- Maintain visual buffers between Louisville and nearby communities of Superior, Lafayette, and Bloomfield so that we don't become one big, undifferentiated suburb.
- Restoration and preservation of habitat for critters, through strategies such as mandatory open space dedications and the conscious creation of corridors. Cap the number of alcohol joints.
- Attractive fencing and functional native landscaping that is also fire-wise.
- Maintain small town feel.
- The overall strategy I would like to see is to sustain the small town character that has come to define Louisville, and to avoid strategies that attempt to make Louisville into something that it is not. For example, in the growth scenarios I've been reading about, there's an implied suggestion that Louisville could grow, but only in the sense of denser housing, more vertical and with less single family homes. While the idea is called growth, what this will do in effect is create temporary housing in the form of apartments or condos that typically have high residential turnover rates. We don't want to become a bedroom community anymore than we already are, where residents are typically young but who nonetheless aspire to own homes rather than rent. Available land to provide developable single family homes is extremely limited in Louisville and vertical housing begs to be temporary with increasing turnover of residents. Best idea is to identify ways to get more houses built.
- Keep us a small town, both residentially and commercially. You can not expect growth on the level of a town like Boulder (~110K population) in a village like Louisville population ~20K. LIMIT Growth.
- Stop building additional high-density housing.
- More restaurants and stores downtown
- Support Diversity, Inclusion and Equality
- Less focus on new business development outside of existing unoccupied business locations. More alternative transportation options and no new roads and intersections just to locate gas stations that add to trip times in Louisville. It is not just Louisville congestion that hurts quality of life but the urban and ex-urban infill happening simultaneously throughout Boulder County that creates a huge increase in traffic and congestion in Louisville and surrounding communities. All major thoroughfares into Louisville suffer greatly from drive time congestion.

What strategies or actions would you like to see to enhance **COMMUNITY PLACES** in Louisville?

- Investment in the McCaslin corridor, land use and multimodal transportation expansion for the CU Boulder/Cinnebarre location,
- Quit killing trees. Abandon the awful new median designs. Restore Via Appia to its original configuration. Focus on enhancing, maintaining and expanding Parks. Increase access to Open Space. Flowers, Flowers, Flowers. Incentivize neon signs downtown. and finally, for once, create LEGIBLE signage.
- The senior population is severely underserved in Louisville. There is a severe shortage of ranch style condos where seniors can age at home. The ones that are available have exorbitant HOA fees. I would love to see a plan to address the senior population with affordable senior living condos.
- We need to increase the Open Space Budget to restore wildlife habitats, protect riparian zones, plant native species, reduce adhoc social trails and formalize a dirt trail system that does not erode or divide the native habitats.
- Encourage residents to support local businesses. Encourage family restaurants Don't make parking worse while doing this.
- 1. Not sure where to place my interest and concerns with the Redtail Ridge property. While the property is highly sought after currently, how the property is considered for business and housing will be key to a make-it or break-it for enhancement of place in Louisville. While growth needs to be managed, this large property can help achieve a balance between new growth and what we already have as a city. So far, I have not seen our city council really take a stand for what the citizen's want or desire of the property. I plan to continue to remain engaged with happenings of the property. I am NOT opposed to growth. What is needed is continued engagement with the community as to how the property is to be built-out - citizen vs. developer wishes. We live here, not the developers.

- Downtown needs work. Given the massive growth over the last decade, there is not enough free parking or enough room for bikes and pedestrians. There also need to be more parks and existing parks need upgrades.
- Create an open space along creating a new community park and dog park next to each other in the west side of the town in the McCaslin Coriander where there are vacant lots by the Davidson mesa trail. This will create a relief from the Davidson mesa dog park by the Harper Lake. Also this will create a balance between west and east side of the town because the East community park is always overrun, polluting parking woes, and not eco friendly. Also create a balance in the old town as well. In the Old town is very poorly set up for the people who lives in Louisville. I am constantly fighting the traffic and trying to get home. People don't respect around here anymore.
- We need to stop saying that we have 2x more parks than other places because this is pride speaking. We should be humbled and seeking more open space and following Boulder, they have a huge amount of open space for their size comparing to our size which it a speck of an eye.
- Parks and open space are good
- Revitalize the Steinbaugh pavilion area as proposed for downtown.
- Preserve and protect our open space where folks slow down and enjoy the beauty of nature.. Open space ranked as the top priority in your surveys. We should make it a top priority in the comp plan.
- Seems like the golf course could be used by more people if it were an open space or transformed somehow to be more useful to families. Does it currently serve mostly Louisville residents?
- A permanent indoor home for the Farmer's Market and other similar community activities.
- An Olympic size outdoor swimming pool.
- More shade.
- Transit options besides cars.
- Build inclusionary housing now.
- Mixed use spaces that sustain and enhance our existing open space. Up the required open space dedication for all developments from its meagre 12% to 25% and require dedicated open space for all developments.
- More open space and less parks that require irrigation like Community Park.
- Support the art center, library, museum, pop up events such as roller skating rink, Free Wheel limited can provide skates.
- More bike and E bike safe lanes to downtown from outlying areas. Cycling into Louisville downtown along Dillon Rd, 96 St and Arapahoe and 95 St is very dangerous due to high speed auto and truck traffic and poor to zero bike lanes or even adequate road shoulders. Alternative transportation is net zero and carbon neutral and takes up very little space compared to parked cars. We need to go Dutch and ride a bike and leave the SUV and full sized pickup at home.
- I would like to see the Memory Square pool open in the evening hours during in the summer. That is some of the most pleasant times to be by a pool and many people don't get home from work until after the pool has closed. I think it would greatly enhance a community place in the summer.

What strategies or actions would you like to see to enhance CIVIC LEADERSHIP in Louisville?

- Under Mayor Sisk, City Council meetings rarely ran past 9:30pm and virtually never past 10pm. Return to that so that folks with jobs can serve on City Council. Increase City Council and Mayor pay.
- Restore Council liaisons to Boards and Commissions
- I would like to see more cameras in town to catch speeders and criminals. I rarely see a police car. When I moved here 21 years ago, Louisville was well patrolled and it felt much safer. Also, more stop signs and traffic lights in the areas that have a high rate of accidents with cars and pedestrians.
- More collaboration and cooperation between advisory boards and City Council in the form of study sessions, regular quarterly presentations/agenda items, establish council/advisory board liaisons and town halls with Q/A.
- Would be nice to have leaders appreciate and wish to continue the charm that Louisville used to have. Don't bring in more commercial and residential buildings.

- Protect & fund our police and fire departments.
- Any changes to city boards and commissions should be more transparent. Why was a former member not renewed? Who is backing the new members? Exactly what are the criteria and who is making the decisions. All of this needs to be much more clear. Any votes by those making decisions should be made known to the entire city..
- The city council need to improve their communication with all of the board members and the community. They should take EDI training twice a year. In fact, on the city council, they are all white collars workers. There is no blue collars workers such as teachers , carpenters, farmers, firefighters, neuro- diversity workers and low income workers. This needs to be changed. We must follow both Federal and State laws in all aspects within our city. Also needs to be more transparent.
- This question applies to all of us: How this programs/projects/policies unintentionally burden marginalized people?
- No comments
- Communications and the website seem to be much improved since I've lived here. Staff and elected officials should communicate through government social media pages to get more residents involved. Partner with community organizations.
- Civic leadership focusing on the needs of the people of Louisville, not just the business community.
- Let's get real and bake Sustainability into the City Code.
- Civic leadership in Louisville has become something of an over-reaching growth mindset with limited understanding as to how Louisville can at once be business friendly and developmentally responsible. These ideas for whatever reason have become mutually exclusive to one another. Really poor and way too politicized relationships between what's thought to be a "business community" and the community of Louisville. The division between the community of Louisville and a loud minority pounding the drum for economic vitality is so detrimental to what our outcomes could be. Local politics is way too obsessive and un-neighborly. That is solved by better and increasing news coverage of city issues that don't get relegated to facebook.
- Send big issues that impact a majority to the vote of the people and NOT BE decided by Council.
- Require an even number of conservative/liberal members on the city council.
- Be aware of growth and when it is TOO MUCH!
- Coffee with the Mayor and or Council member(s)
- Less reliance on a pro-business City Council due to Louisville being largely built out into a single family home community. This happened almost thirty years ago and claing that it is a mistake and must be managed differently now due to other nearby communities filling out differently is just sour grapes. Sure embrace higher density development in the remaing space left undeveloped but recognize that these spaces were passed up bypast developers for good reasons including difficulties wwith access etc.

What strategies or actions would you like to see to enhance **COMMUNITY CONNECTIVITY in Louisville?**

- Investment in multimodal transportation, TDM ordinance approval of council, first and final mile connections funded.
- When Safeway closes...as it surely will...remove the barrier between that lot and the old Sam's lot.
- Focus on connection the new CU housing to the rest of the corridor...it sits in an island of concrete parking lots now.,
- Consider shuttle buses to connect the Tech Center with Downtown at lunchtime. Same strategy for RR
- Create a volunteer coordinator position so that folks can contribute to Open Space, Recreation, Sustainability and Parks programs, learn and participate in citizen science, add their sweat equity to Louisville. Create more events on the calendar. Restore the Diversity, Equity and Inclusion manager position to lead EDI efforts. Create a human rights or EDI advisory board and compensate the members. Provide childcare to advisory board and City council members including preparation time.
- Keep small town atmosphere with protection of our open space. Do not allow any building on this. Continue with low growth as well as no tall buildings.

- More bike paths and parks. Existing bike paths should be cleared better in the winter. They used to be until the massive growth.
- Less cars. We need to learn from other countries who are ahead of us which this makes us look like suckers. In Japan, they created gardens and small walkways between homes and businesses which there is no need for cars.
- Underpasses for bikes
- Light rail
- Better bus system
- We need an underpass at Main and S.Boulder Road to connect Steel Ranch with downtown.
- city-wide internet.
- New trail signs are helpful!
- Safer walking and bicycle options along the McCaslin Corridor and what will be Redtail Ridge. I personally will not ride my bike in those areas as the traffic moves quickly and discourteously in those areas, making them feel really dangerous.
- Create more physical conduits in Louisville that developers pay for. A development should burden the taxpayers to create connectivity for land that was segmented off by the development.
- Volunteer opportunities to create and maintain native gardens around the rec center, schools, arboretum, etc.
- Encourage people to leave their cars at home and ride a bike or E bike instead and then walk around.

What strategies or actions would you like to see to enhance **ECONOMIC VIBRANCY** in Louisville?

- Prioritization of the McCaslin corridor. Policy support for Redtail Ridge, allowing housing there.
- The blight in this town is really sad. We have so many empty buildings and Louisville must be more business friendly. We lose so much tax revenue to neighboring towns. We have a bad reputation for doing business and I would love to see that change.
- Concentrate on filling empty commercial properties instead of building new ones.
- Create an arts district in Louisville to support artists and the arts. Create low income housing for artists and performers. Recruit studios and galleries to main street. Create another walkable /rideable downtown area with small stores, galleries, studios, restaurants and parks in the McCaslin Corridor and East South Boulder Road - pocket downtown. Fix the parking problem in old downtown, build a structure for free parking to relieve the pressure on the neighborhoods. Create safe bike lanes and more trail wayfinding.
- Encourage family restaurants. Bring back the 'Taste of Louisville' which used to include the ability to sample local restaurants, and limited businesses such as windows, etc.
- How can empty properties with closed businesses be redeveloped or re-imagined. The CU purchase of Cinnebarre property is a good example of such imagination. For example, if we, as a city, would like more people who work here could live here, what would that look like - planning for housing, etc.
- There are a few regulations on downtown businesses that make it difficult to be profitable. But we don't need more people standing in line on Main St. It encourages businesses to offer lower wages to less skilled staff because the owners know there are enough people that poor service won't drive them all away.
- Same as above in the community places. The state law requires commercial area around transit to be rezoned to high density housing. State mandated the ADU's zoned for every single family lot and high density rezoning within 1/4 mile of transit stops, planned or in the pipeline.
- Create a farmer's market on the West side of Louisville to relieve the madness at the Old town.
- No comments
- Focus on bringing more jobs, companies, retail to Louisville. In the 35 years that I have lived here, it started as a bedroom community to Boulder, made an attempt to bring companies to the area (with the exception of the CTC, I would grade Louisville's success in this area as a D), and has watched its retail corridors get wiped out while Superior and Lafayette grow there's. Adding more residential shouldn't be a priority until Louisville can build up a strong retail and commercial base to provide needed sales tax revenues (starting by stopping the hemorrhaging of large box

retailers and large anchor businesses (like Medtronic). If it moves to Redtail Ridge as planned, it provides a key anchor for jobs, businesses and retail.

- Louisville looks vibrant on parade and farmers market days! Visitors love our small town
- How do you measure economic vibrancy? Occupancy rate of commercial area? Tax revenue? The city's fiscal health? Identify very specific problems to solve, prioritize them, and fund and work them one at a time!
- What about economic sustainability? Don't convert too much commercial to residential too fast. Residential will give a short term boost but will ultimately be unsustainable. Any new residential development should be mixed use. Give our commercial areas a chance to evolve.
- Attract more business providing core goods and services to downtown Louisville. We can only support so many restaurants -- hence the turn over.
- Growth does not equal economic vibrancy as evidenced in the last year with the median sale price of homes in Louisville decreasing almost 10%
- Support small business, attract new business to vacant Lowes
- Many of the current issues facing Louisville are due to the long tails caused by the COVID pandemic and Marshall Fire. These issues negatively impacted so many businesses and families who were displaced from Louisville. Louisville City Council and Boulder County has done so much to help fire displaced families move back home and new construction continues to revitalize these areas. Economic opportunities will continue to improve in Louisville regardless of various proposed projects designed to appeal to new businesses in Louisville. The problem is largely self correcting due to natural business cycle dynamics. Redevelopment becomes attractive when the cost of greenfield development in surrounding communities is too expensive for the intended returns projected.
- Continue to develop the McCaslin corridor. It already generates a lot of sales tax revenue. Continue with its development.

What strategies or actions would you like to see to enhance ENVIRONMENTAL SUSTAINABILITY in Louisville?

- We do enough in this area already.
- We're maxed out now. With one billion Indians using dung fires daily, Louisville can't solve the climate crisis on its own...let's dial back from 110% of what's possible to remove some of the burdens from business and new residential construction.
- We already pay a 25 cent bag fee and no one seems to know where that money goes. I think Louisville does a good job there, aside from the bag fee, that is 15 cents higher than every other town and we need more transparency there.
- Prevent urban sprawl.
- Put solar panels on all city buildings in 2025-26, so many residents have done it, the city is way behind. Convert the city heating and air conditioning systems to heat pumps and green systems. Implement and enforce the green building codes for all new and refurbished construction both residential and business.
- Protect our open space.
- Not sure where to place my interest and concerns with the Redtail Ridge property. While the property is highly sought after currently, I believe this piece of property would greatly affect sustainability in a negative way if allowed to proceed with current large-scale build-out.
- Recent news about grants received to help with sustainability is encouraging.
- The 2021 building codes do a good job. Limiting high density development will reduce the number of cars on our streets.
- We need to be forerunners in this. North Carolina is the first state created Circular economy. We need to learn from Europe's strategies and use them in our programs. We need to create a new ordinances/overthrow the old ordinances/bylaws to current status.
- We need to create Wild life protection Act and Raptors protection act which Lafayette and Broomfield already ahead of us and this make us looking stupid.

- This is important for us to step up and start doing a better job by finding resources and working with other states and parts of the world who are top leaders in the environmental sustainability.
- Solar on rooftops and city buildings
- More open space
- My wife and I lost our house in the Marshall Fire. In the course of rebuilding we have seen how Louisville move to become "greener" have added significant increases to the cost of building a house (or apartment). There are two key factors that will drive affordable housing: building more housing and making the each housing unit more affordable. The Comprehensive Plan talks a lot about the former, but, in the last decade, Louisville has significantly increased the cost of each housing unit by implementing some of the most extreme "green" building code requirements of any city. And that was before adding on the additional cost of making housing more "fireproof." Stop trying to "out Boulder" Boulder on the Environmental Sustainability front. Yes it's important, but like everything else, it needs to be balanced against the costs. Unless you just want Louisville to turn into a community for the top 10% (I'm in the top 10%, and I don't want this).
- Implement our municipal decarbonization plan. Create a decarb plan for the whole community. Make it a budget priority.
- Fund acquisition of some of the key parcels identified by OSAB before it's too late to protect biodiversity.
- We can do more to reduce SOV traffic to schools.
- Proud of our energy codes and cap on new gas stations.
- Pass dark sky ordinance and rodenticide ban.
- This really needs to be at the top of the list, not at the bottom. The City needs to encourage electrification, energy efficiency, water-wise plumbing, dark-sky compliant lighting and so much more. There's a lot of talk of loosening standards --
- Weird that a community profoundly impacted by the Marshall Fire isn't talking about wild-fire mitigation and resiliency.
- Finally, let's honor and cherish the green spaces that we have and acquire more as we grow so that the character of the City remains a bit pastoral.
- To reduce our carbon footprint citywide, include requirements to provide easy access to public transportation. Require retail near new housing, add parking maximums, add bike storage, ensure connectivity for pedestrians, bike or public transit. And for goodness gracious, discourage if outright eliminate sprawl. I don't know how the existing city council thought it best to pass the RTR final plat with such a weak developer and plan for developing sprawl at RTR. The city really lost an opportunity to build character, connectedness, inclusion, and environmental responsibility.
- Total Rodenticide ban as well as sales of rodenticides in Louisville. Fund open space by a slight raise in sales tax. Do not plant non-native grass and tree species. Help return open urban areas to short grass prairie (original habitat) and native Colorado trees as cottonwoods. Get open space advisory board and environmental sustainability advisory board input on all development.
- More emphasis on reducing use of plastics
- Make 30 percent of RTR open space to protect wildlife and ecosystems, create a Botanic Garden educational walk way using native plants modeled after Rocky Mountain Botanic garden in Lyons next to the arboretum, Enforce night sky policies to reduce light pollution mandating all lights be shielded, dimmed, etc., water less = mow less. allow grass to grow 3" must be taller before mowing.
- We built a NextGen 100% electric house with heat pump HVAC and water heater that will be completely netzero and carbon free emissions when the rooftop solar installation is completed this winter. The problem is the very large number of neighbors rebuilding using traditional natural gas fired heaters. Why did so many residences rebuilding post Marshall Fire not take advantage of the huge rebates offered and yet built back much larger and more expensive homes that have huge wintertime utility bills? Why was that messaging ignored?
- Remind people that they can switch to solar for no additional cost by using offsite solar farms such as with Sunshare Solar.



LOUISVILLE

COMPREHENSIVE PLAN

Louisville Comprehensive Plan
Community Open House Worksession
November 7, 2024

Today's Agenda

- Updates
- Vision & Values
- Scenario Alternatives
- What's Next?



What is a Comprehensive Plan?

A COMPREHENSIVE PLAN IS...

- A strategic guidebook to help guide citywide policy decisions and priorities
- A long-range tool for planning, legislation, financing and action
- A reflection of the community's vision and goals
- Required by State Statute

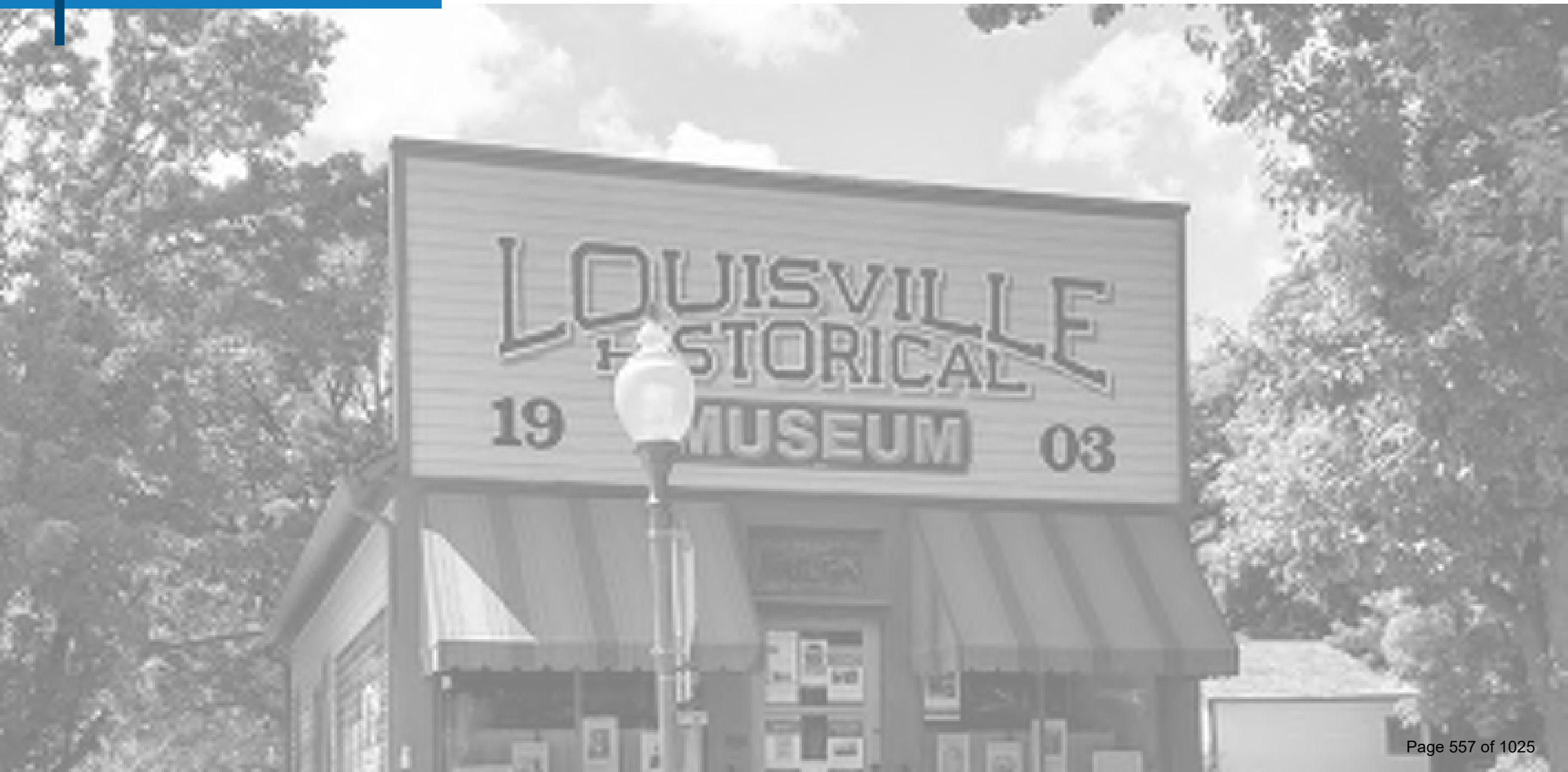
A COMPREHENSIVE PLAN IS NOT...

- Zoning
- A set of land use code standards
- Detailed budget document
- Specific regulations, requirements or ordinances

Schedule



Community Engagement Updates



What have we done so far?

Project Launch

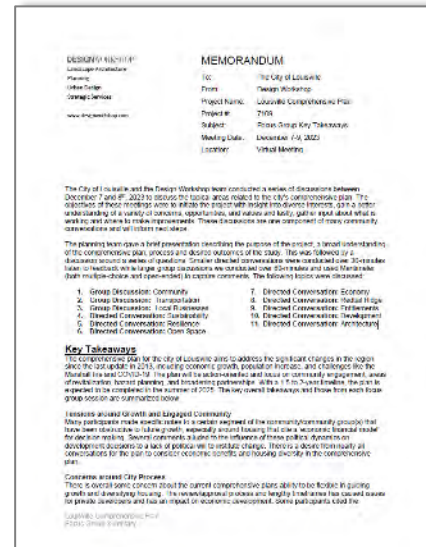


Typography and Templates. The typography aligns with the City brand strategy and will be used for all documents and external materials.

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Section Title	Proxima Nova Bold, 20pt
Subtitle A	Proxima Nova Medium, 18pt
Subtitle B	Proxima Nova Regular, 16pt
Subtitle C	Proxima Nova Regular, 14pt
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Focus Groups



Past Plans Review

Plan Title	Downtown Louisville Framework Plan (1999)
Agency Issuing	City of Louisville
Reference	
Summary	The plan is organized into nine sections: General Streetscape Proposals (pg. 6); Gateways, Parks & Public Spaces (pg. 10); Pedestrian, Bicycle & Transit Systems (pg. 13); Automobile Circulation (pg. 15); Parking (pg. 20); Public Sign System (pg. 24); Public Art Plan (pg. 26); Architectural Scale & Character (pg. 27); Residential-Commercial Mixed Use Component (pg. 32). Key Issues (pg. 3): 1. Lack of development vision 2. Balancing traditions with new development 3. Preservation of historic resources 4. Zoning resolutions 5. Potential parking demand 6. Circulation constraints 7. Increased regional traffic 8. Public information (wayfinding and marketing) Project Goals (pg. 4): 1. Downtown should develop in a manner that enhances its traditional character 2. Finance downtown for all users 3. Create a positive climate for investment 4. Be inclusive of the varied community interests and interest groups 5. Balance livability concerns and economic viability 6. Balance the interests of public and private groups Key Recommendations (pg. 5): 1. Develop formal urban design and architectural guidelines for the downtown commercial area 2. Review city's current zoning ordinance for mixed-use development 3. Adequate public spaces to define the character of downtown 4. Adequate access to downtown without allowing traffic to become a detriment to downtown character 5. Enhance alternative modes of access into downtown (transit, trail connections, ped access) 6. Develop downtown parking strategy 7. Establish an improvement district to implement key recommendations (and fund construction of parking facilities) 8. Prioritize historic preservation
Strategies and Recommendations	

Existing Conditions Memorandum



Community Engagement Summary



Survey was available March 15-April 15, 2024, on EngageLouisville.com



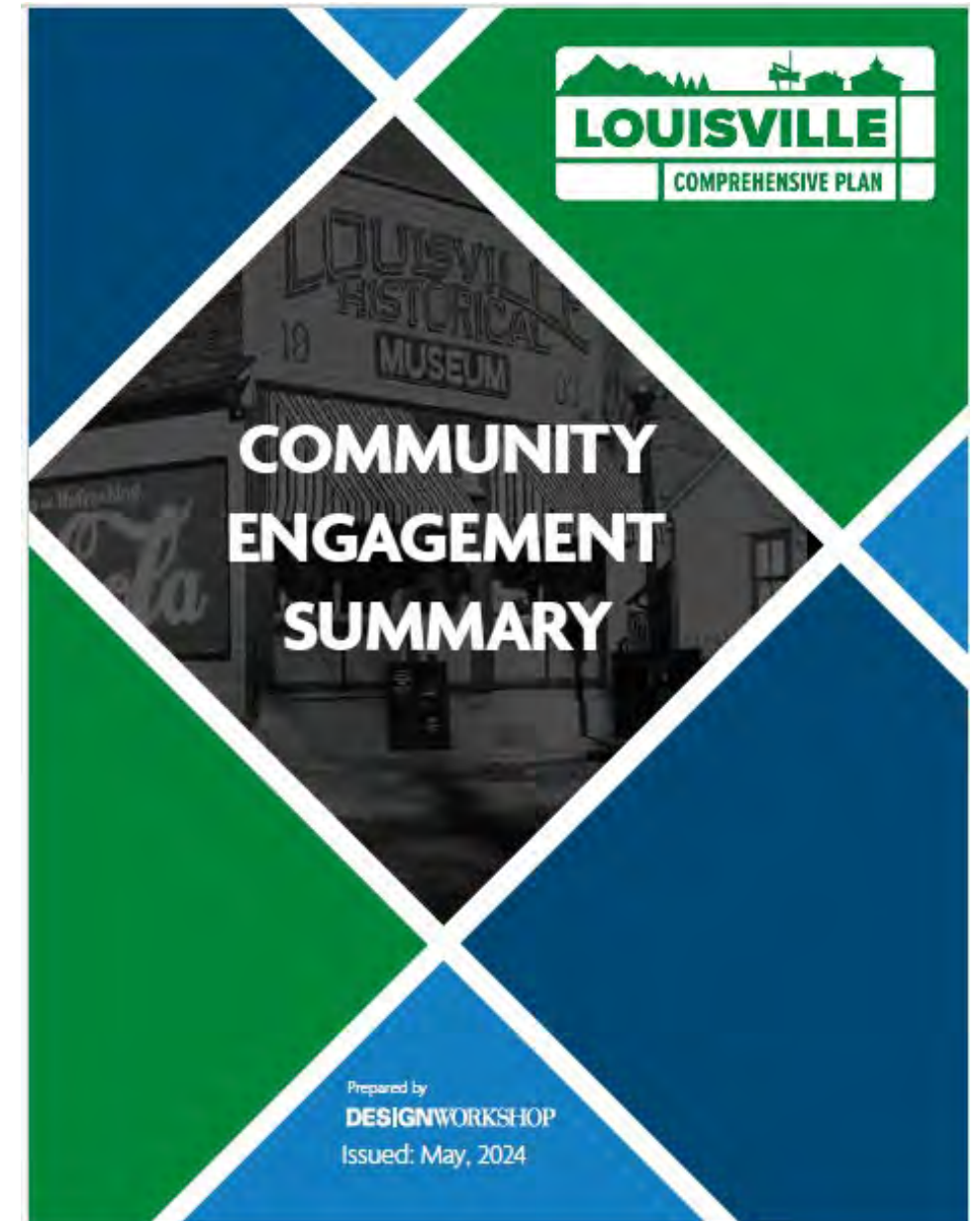
1,917 Responses to Survey



Open House on March 21, 2024, with over **200 Participants**



Self-paced responses at Library, Recreation and Sr. Center, Chamber of Commerce



Community Engagement 1.5 Summary

What is it?

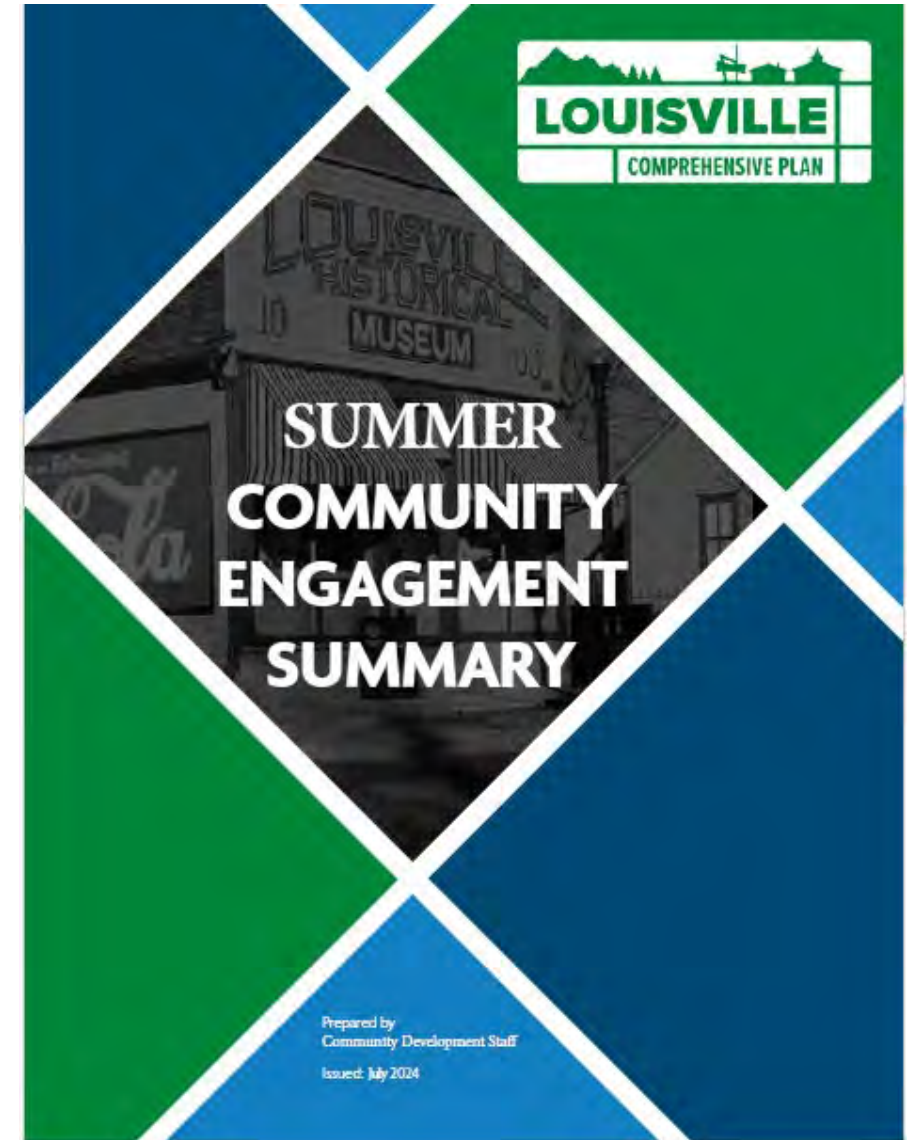
In Person “intercept” events to engage with over **200 Participants**

Where Did These Events Occur?

- Street Faire
- Summer Concert Series
- Bike to Work Day
- Hecla Lake Trailhead
- Ridge Place Trailhead on the Power Line Trail

Virtual Engagement

Online survey that to provide feedback on all 12 draft values and a mapping exercise with over **40 Participants**



VISION AND VALUES



Vision Statement

Louisville is committed to being an equitable, resilient, and sustainable community where everyone has the opportunity to thrive – now and for future generations. We strive for a vibrant future where Louisville will evolve and adapt to change in ways that respect our past and support our high quality of life.



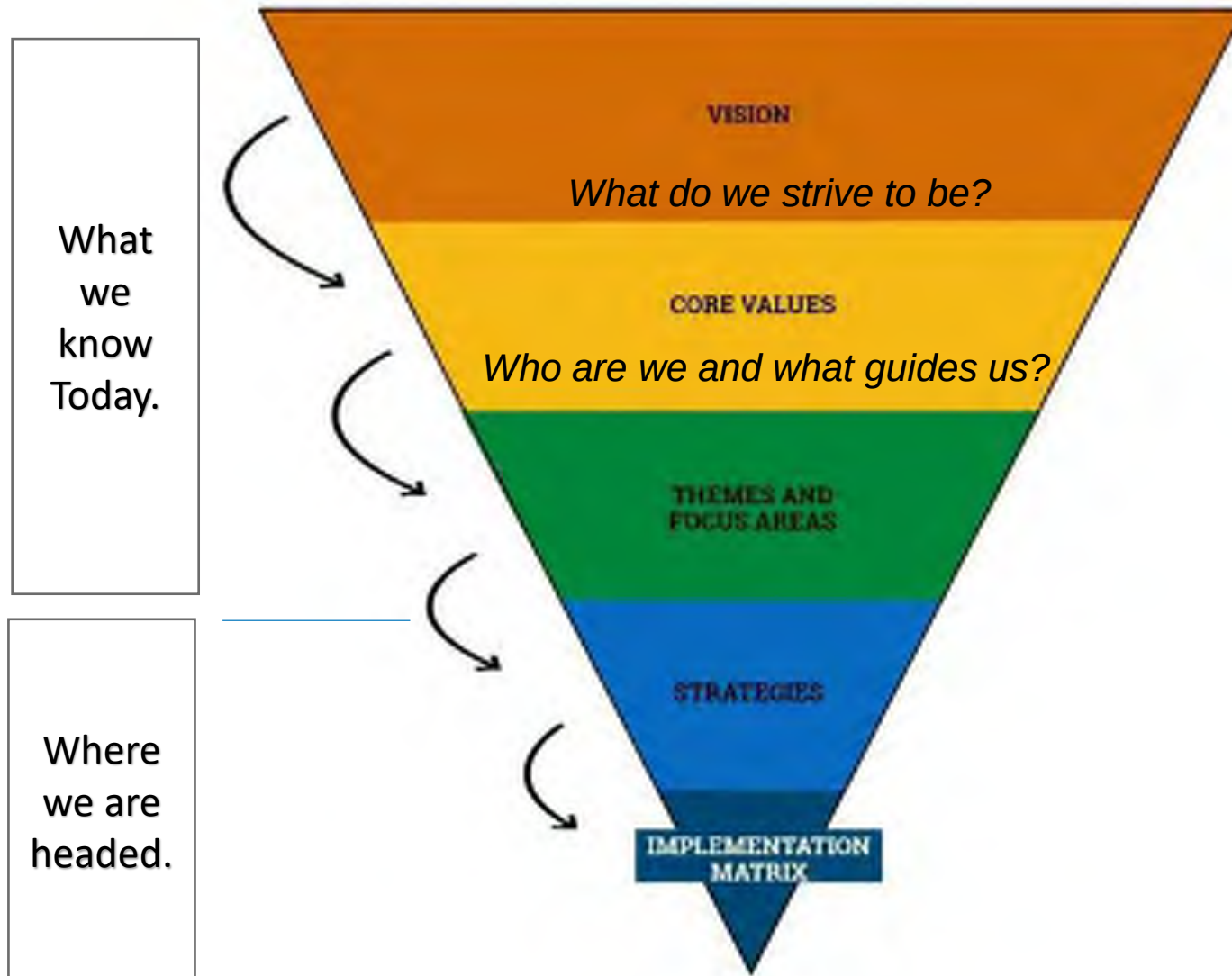
Core Values

At the center, Louisville is Equitable, Resilient, Sustainable and Vibrant.

These words come from the vision statement and are part of each of the core values.



Plan Framework



Vision: A vision statement serves as an aspirational future statement, speaking to what the Louisville community hopes to achieve.

Core Values: A core value is a community ideal to guide decision-making.

Themes and Focus Areas: Each core value is aligned with a Theme and supporting Focus Areas. These are an effort or desired result to provide direction for how to achieve the community's vision

Plan Elements

These core values will serve as the foundation of the Plan.

The boards around the room offer an opportunity for you to provide feedback and suggestions for the future of Louisville.



ECONOMIC VIBRANCY

KEY FACTS

- Local Louisville businesses capture about **41% of total retail spending** of Louisville residents. This means nearly 60% of Louisville resident retail spending leaves the city.
- The City of Louisville budget relies heavily on retail spending in the form of sales tax. Sales tax revenue accounts for about **40% of the City's overall revenue**. The City's open space programs are **100% funded by sales tax**.
- Of the City's total retail sales in 2022, **47% occurred on McCaslin Boulevard**, 34% occurred on Highway 42, and 15.1% occurred in Downtown Louisville.

THEMES AND FOCUS AREAS

Downtown Vibrancy: This may include strategies to promote a dynamic downtown Louisville such as attraction and retention of a mix of businesses and land uses, pedestrian-friendly streets and active street life, events, public spaces, and catalysts for redevelopment.

Supportive Business Environment: This may include strategies to support the growth and sustainability of businesses along commercial corridors like McCaslin and South Boulder Road while balancing local business, incubators, R&D spaces through workforce retention, business development programs, and initiatives that encourage entrepreneurship and innovation.

Placemaking and Public Realm: This may include strategies to design and enhance communal spaces to be vibrant, accessible, and attractive areas for people to engage in community life and to support local business vibrancy by bringing people to shop, eat, and play in core commercial and mixed use areas.



ENVIRONMENTAL SUSTAINABILITY

KEY FACTS

- In 2024, Louisville City Council established several innovative environmental sustainability goals including **100% of the City's electric** needs to be 100% carbon free by 2025 and to achieve **carbon-neutrality by 2050**.
- The City completed a Wildfire Risk Assessment in 2023. This developed **valuable new wildfire hazard and vulnerability information** following the Marshall Fire for public lands in and around Louisville that is aiding decision making.
- The Marshall Fire burned more than **6,000 acres of land** and **destroyed 1,084 homes**.

THEMES AND FOCUS AREAS

Recovery and Resilience: Address natural and human-made disaster preparedness and hazard mitigation. Examples include open space hazard mitigation (e.g., mowing practices to address wildfire risk), strategies to protect private property, and public communications.

Open Space and Habitats: Protect or enhance natural areas including forests, grasslands, wetlands/river corridors, and other undeveloped lands to ensure habitat preservation for biodiversity, environmental health, and providing residents with access to natural landscapes.

Sustainability and Decarbonization: Reduce greenhouse gas emissions including but not limited to renewable energy, electrification of buildings and transportation systems, air quality improvement, energy efficiency measures, water usage and conservation, waste diversion, and the creation of a circular economy.

Equitable Resilience and Adaptation: Develop and implement strategies to support all of Louisville, especially vulnerable and underserved populations, in withstanding and adapting to climate impacts. This includes deploying sustainable infrastructure, implementing nature-based solutions, prioritizing inclusive community engagement, and ensuring access to resources and services that promote environmental justice and social equity.

ACTIVITY

4% take public transit, and

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hoods, and there is **no**
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ages **1,225**

neighborhood

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**YOU LIKE TO SEE TO
IN LOUISVILLE?**

**YOU LIKE TO SEE TO
IN LOUISVILLE?**

WHAT STRATEGIES OR ACTIONS WOULD YOU LIKE TO SEE TO ENHANCE ECONOMIC VIBRANCY IN LOUISVILLE?

Add a sticky note with your ideas!

WHAT STRATEGIES OR ACTIONS WOULD YOU LIKE TO SEE TO ENHANCE ENVIRONMENTAL SUSTAINABILITY IN LOUISVILLE?

Add a sticky note with your ideas!

VISION AND VALUES
LOUISVILLE
COMPREHENSIVE PLAN

SHARE YOUR IDEAS!

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ALTERNATIVE SCENARIOS



COMMUNITY CHOICES

What is Scenario Planning?



Scenario planning explores and evaluates potential future developments and outcomes in a city by creating multiple possible scenarios based on driving forces about key factors like population growth, economic trends, and the community vision. The City is asking for Louisville community input on three future growth and development scenarios to inform the Comprehensive Plan.

COMMUNITY CHOICES

What is Scenario Planning?

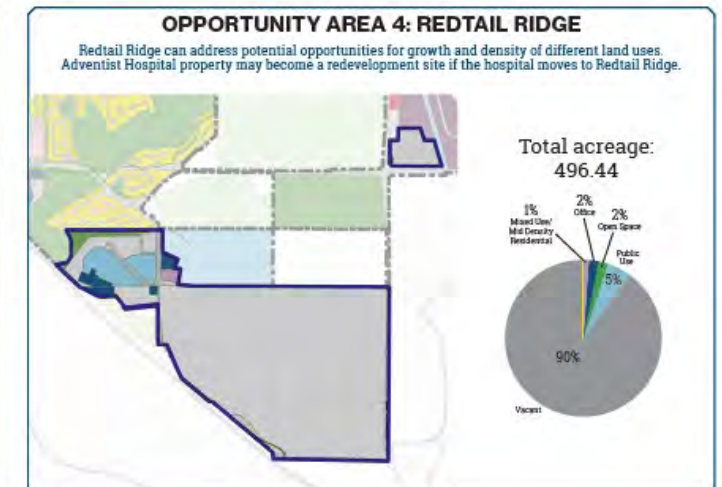
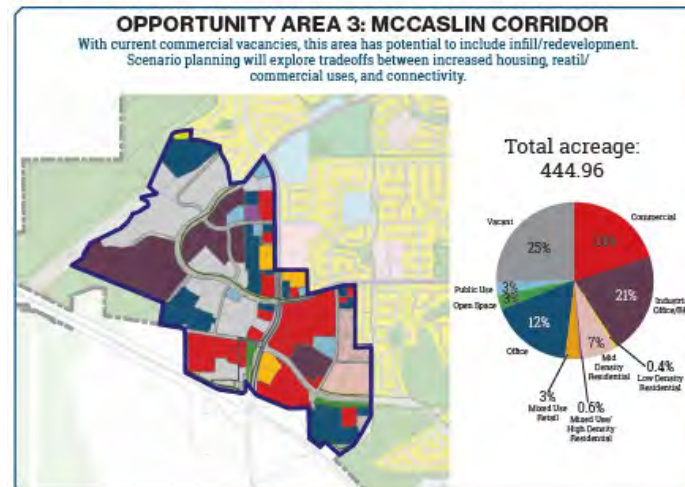
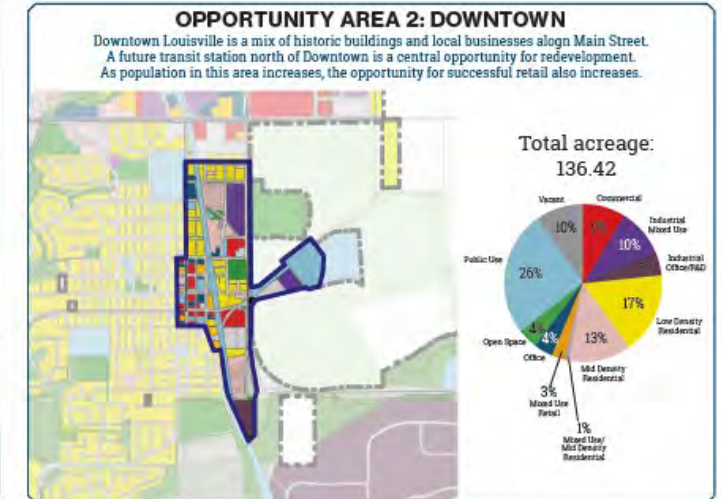
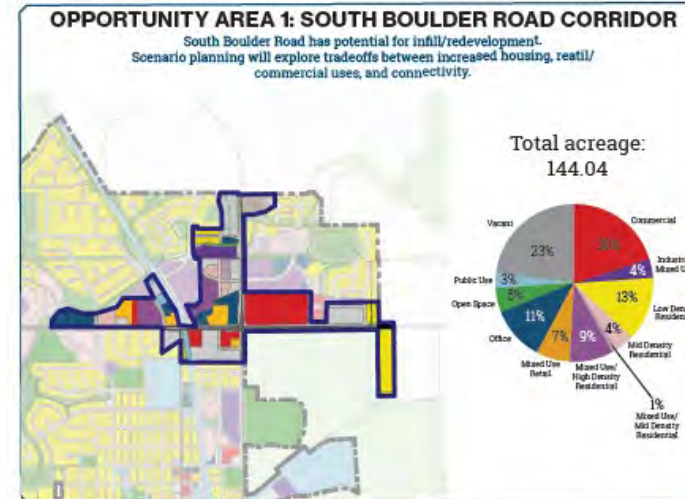
OPPORTUNITY AREAS

Areas of Stability and Areas of Change

Scenario planning will focus on specific areas that are more likely to change, referred to as Opportunity Areas.

For this exercise, other areas of Louisville less likely to change are referred to as Areas of Stability.

We are asking the Louisville community - what should change look like within these Opportunity Areas.



Driving Forces



COMMUNITY CHARACTER

Population is both declining and aging.



Louisville's population peaked in 2008 and decreased by 1,789 residents (8.4%) from 2000 to 2020.

Population is projected to decline with out new housing development (Source: Colorado Dept of Local Affairs)



Median Age: 43 years. Highest in Boulder County.



Age: Residents ages 25-44 dropped 27% 2011-2021

(Source: Louisville Housing Plan, 2024)

Housing is increasingly unattainable.

FOR MORE INFORMATION REFER TO THE LOUISVILLE HOUSING PLAN (2024)



Louisville lacks a diversity of housing choices with about 70% of the City's housing stock single family detached units.

The median price of a home in 2023 in Louisville is \$896,000, an increase of 155% over the last decade.

74% of Louisville households would not be able to afford the current median home sales price.

About 2,500 new housing units would be needed in Louisville to maintain its current share of Boulder County's population by 2047.

THE GOALS OF THE HOUSING PLAN ARE TO:



Goal 1: Increase Residential Development Opportunities in Louisville



Goal 2: Expand and Maintain Access to Affordable Housing



Goal 3: Diversify Louisville's Housing Stock

(Source: Louisville Housing Assessment, 2024)

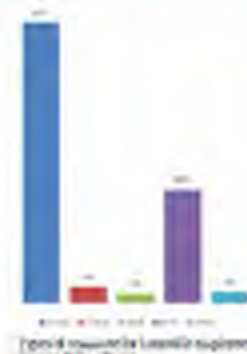


COMMUNITY CONNECTIVITY

Residents commute out, the workforce commutes in.

40% of Louisville employed residents leave the city for work.

Most employees live in surrounding areas such as Boulder, Lafayette, Longmont, and Breckenridge.



(Source: Louisville Housing Assessment, 2024)



ECONOMIC VIBRANCY

Employment is Strong.

Employment growth will be significant, as Louisville projects as many as 17,349 more jobs in the next 20 years.

Residents spend \$ outside of Louisville.

Louisville retail businesses capture only about 40% of total Louisville resident spending, largely due to significant retail development in surrounding cities.



ENVIRONMENTAL SUSTAINABILITY

Hazard mitigation, biodiversity, and decarbonization are high priorities as Louisville evolves.

Habitat restoration and Wildland Urban Interface (WUI) mitigation are needed to reduce hazards and maintain biodiversity. The City of Louisville continues to be a leader in establishing aggressive clean energy and carbon emission reduction goals. As the community changes, these goals need to be monitored closely.



COMMUNITY PLACES

Louisville has 2x more parks than neighboring communities.

98% of Louisville residents live within a 10-minute walk of a park.

45 parks in Louisville (835 acres), which is nearly double neighboring municipalities of Lafayette (20 parks) and Superior (26 parks).

(Source: Louisville Parks and Rec, 2024)

The community continues to highly value these places, which also means any new development in Louisville is redevelopment or something like this.

Downtown is the Heart of Louisville

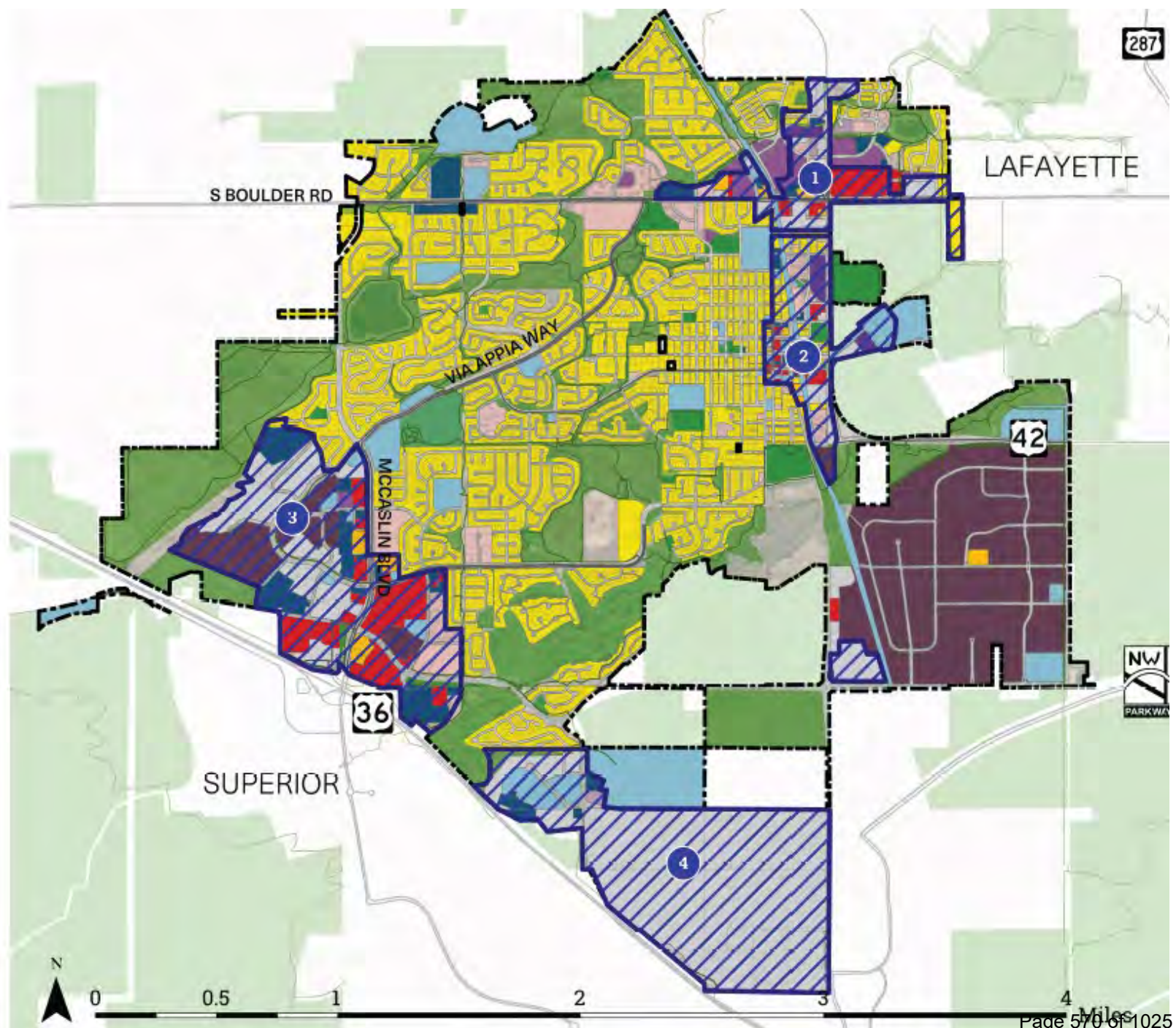


BASELINE

Louisville Today

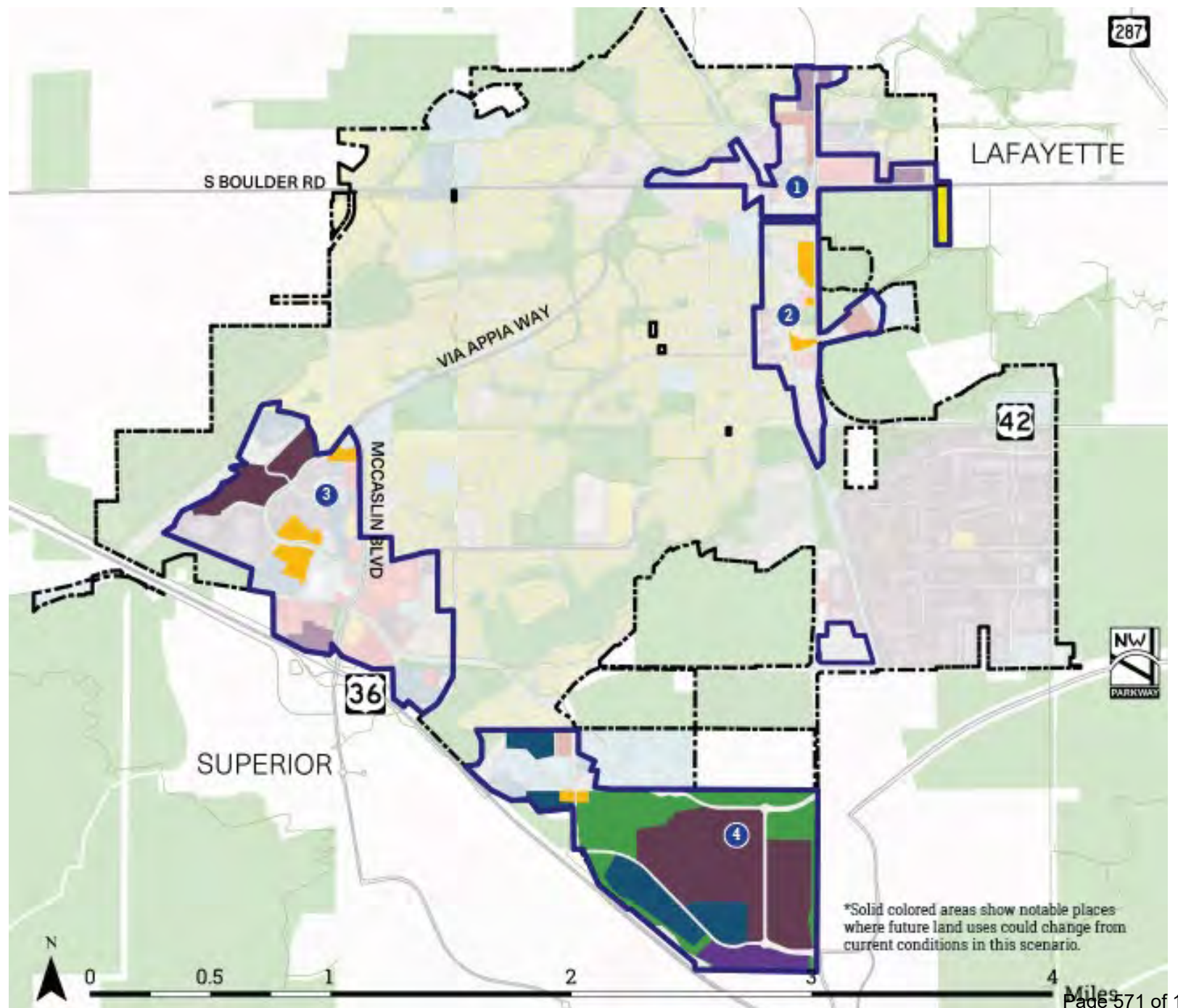
Existing Place Types

- Commercial
- Mixed Use Retail
- Low Density Residential (1-10 DU)
- Mid Density Residential (10-20 DU)
- Mixed Use/
Mid Density Residential (20-30 DU)
- Mixed Use Center/ Higher
Density Residential (30-40 DU)
- Park/Plaza/Open Space
- Public Use
- Industrial Mixed Use
- Industrial Office/R&D
- Office



STAY THE COURSE

Scenario A looks at a potential future where current trends continue with minimal intervention or change within the community. Based on these existing trends, jobs will continue increasing, but the population will grow minimally.



STAY THE COURSE

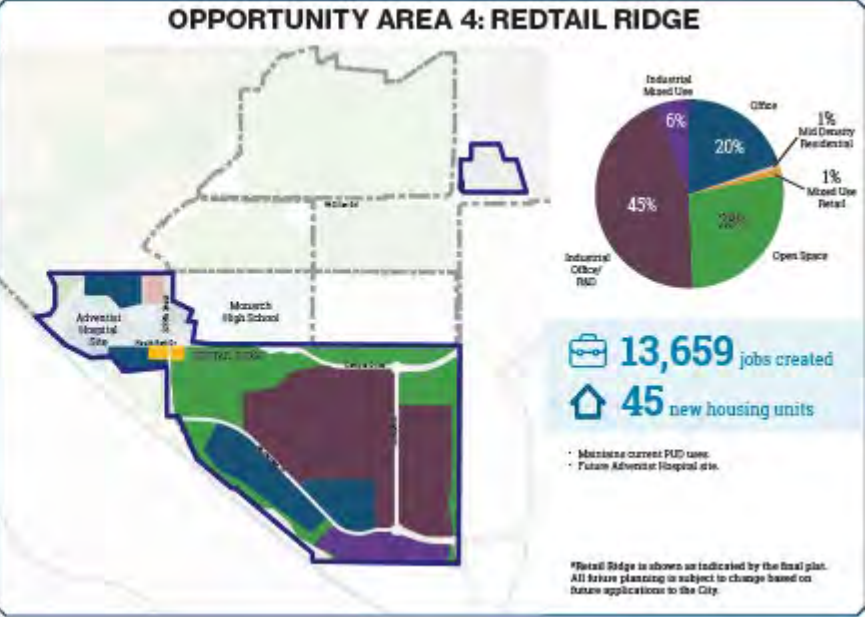
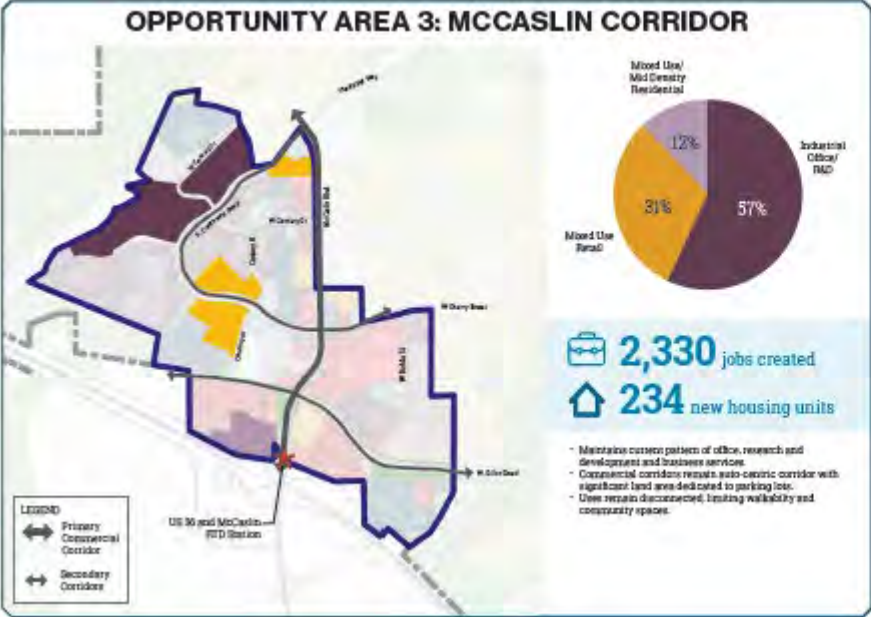
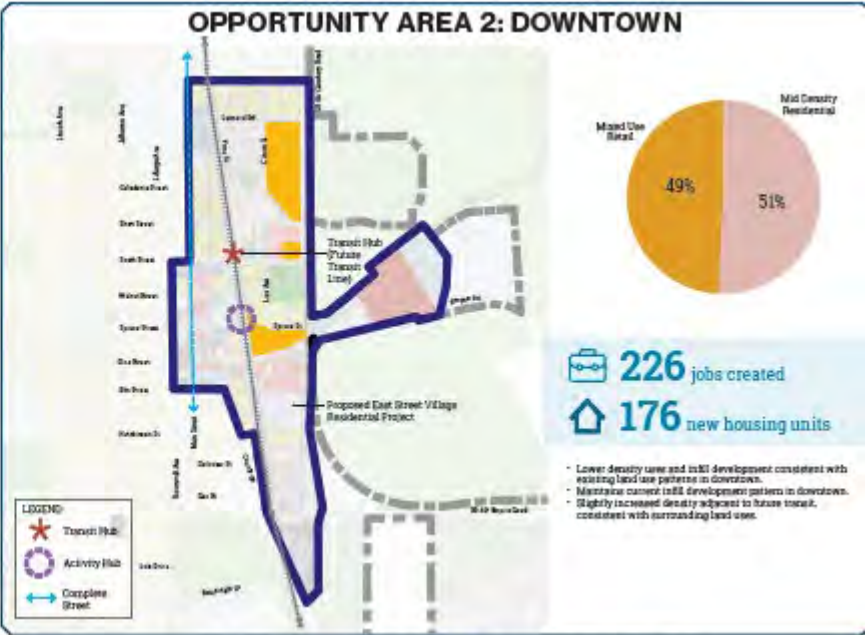
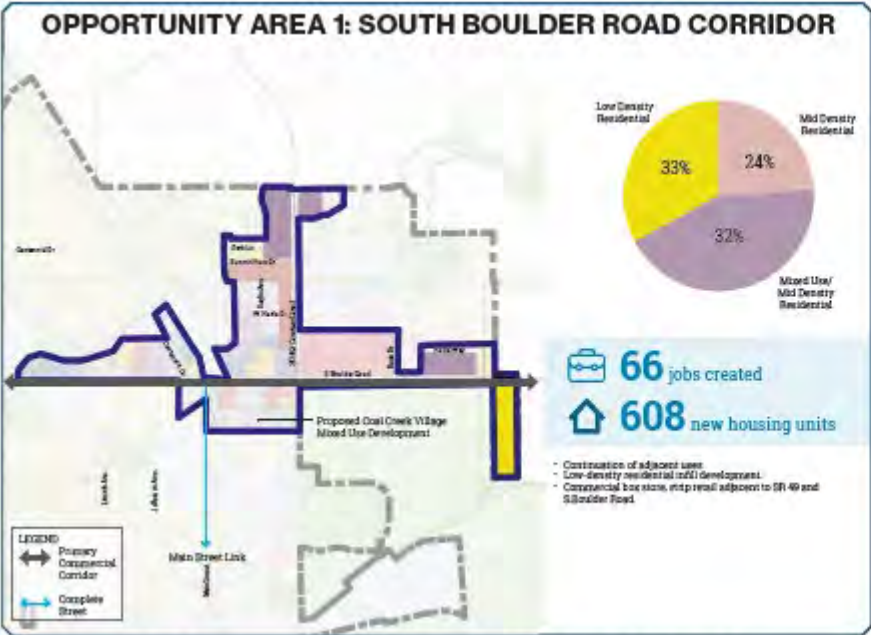
Scenario A

Scenario A: Stay the Course
1,150 new housing units

Area 1 South Boulder Road Corridor	Area 2 Downtown	Area 3 McCaslin Corridor	Area 4 Redtail Ridge
695 units	176 units	234 units	45 units

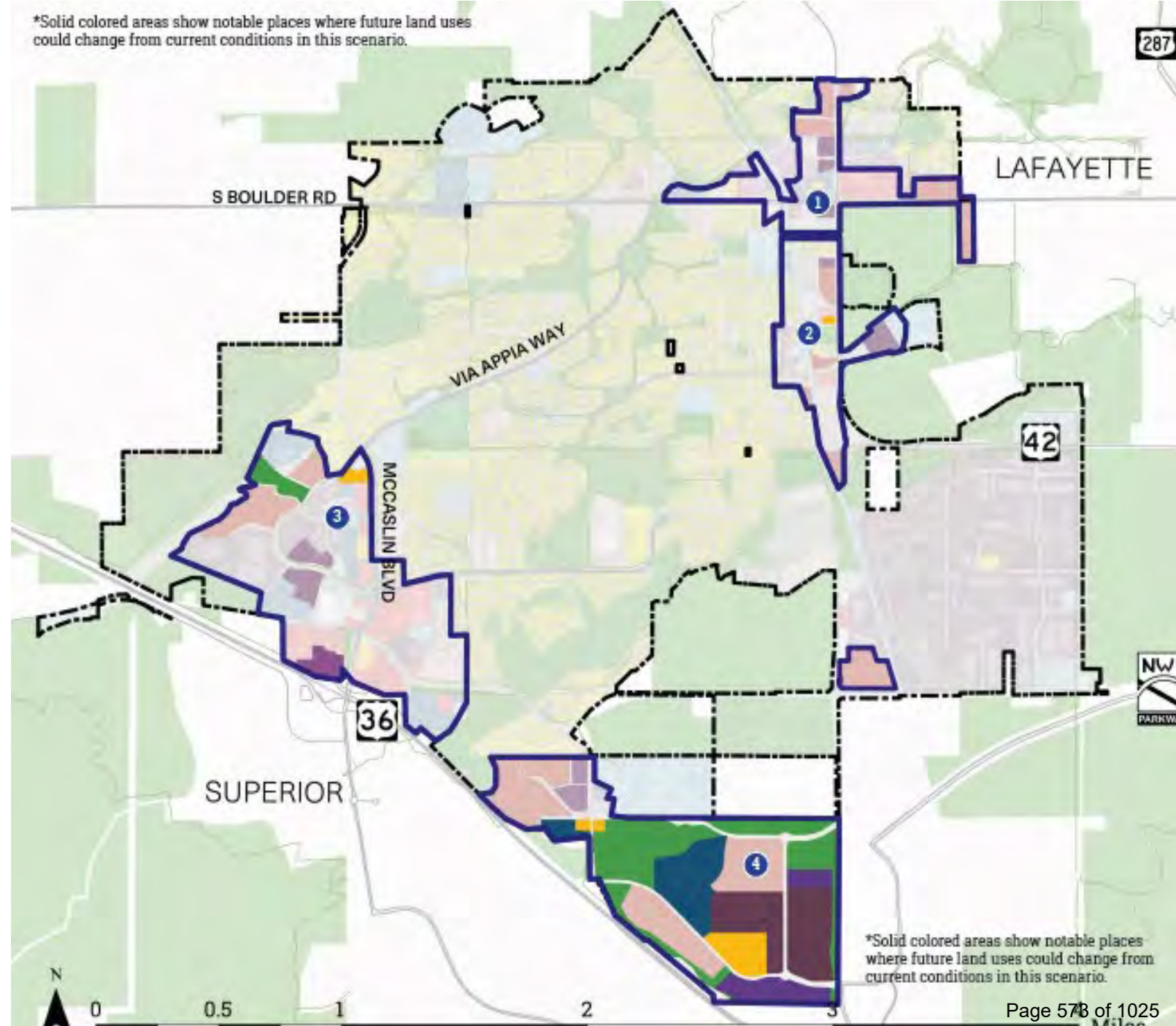
Scenario A: Stay the Course
16,281 new jobs total

Area 1 South Boulder Road Corridor	Area 2 Downtown	Area 3 McCaslin Corridor	Area 4 Redtail Ridge
66 jobs	226 jobs	2,330 jobs	13,659 jobs



A HOME FOR EVERYONE

Scenario B proposes the largest housing supply increase and highest population growth, providing affordable housing options for the workforce. Mixed-use commercial centers along McCaslin Blvd and South Boulder Road will focus on retail, while Downtown Louisville will see local commercial growth.



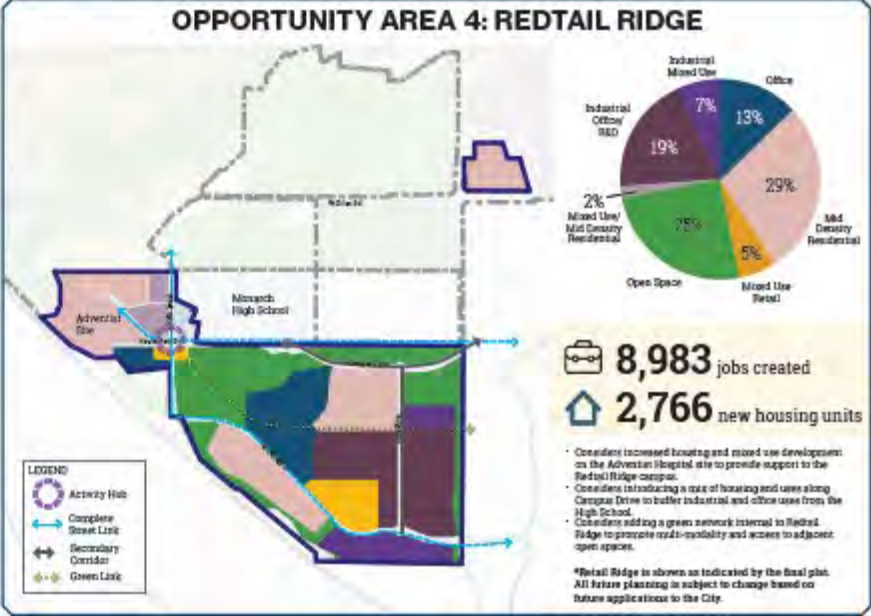
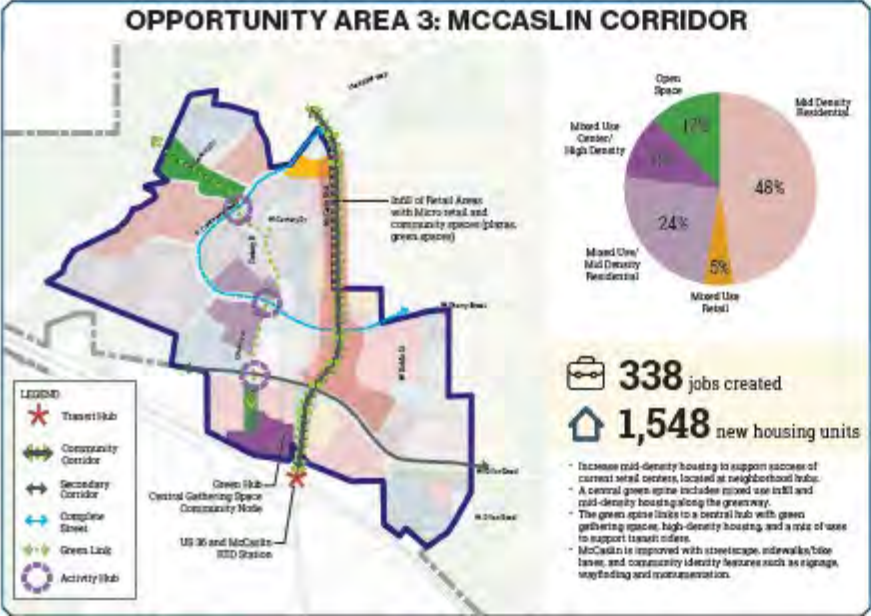
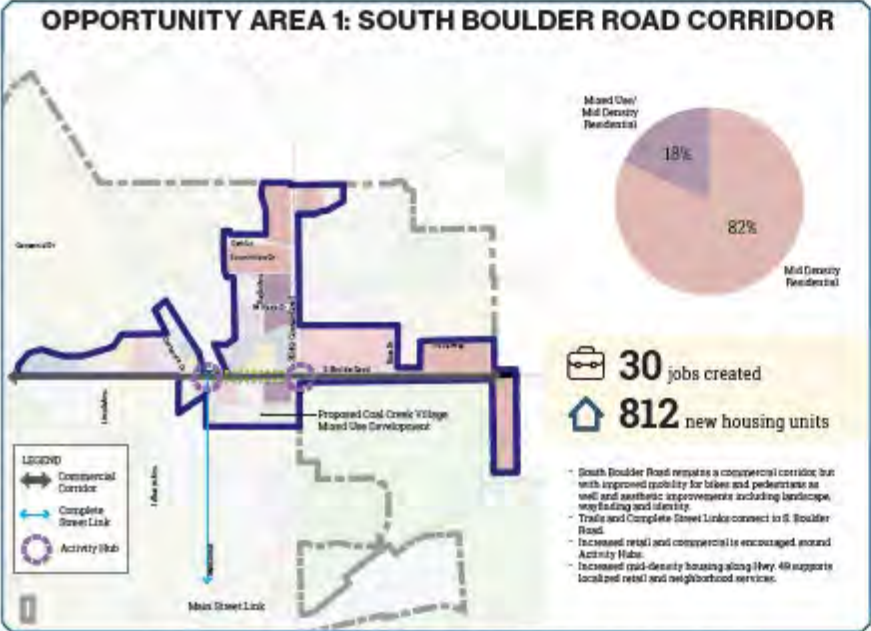
Scenario B

Scenario B:
A Home for Everyone
5,608 new housing units

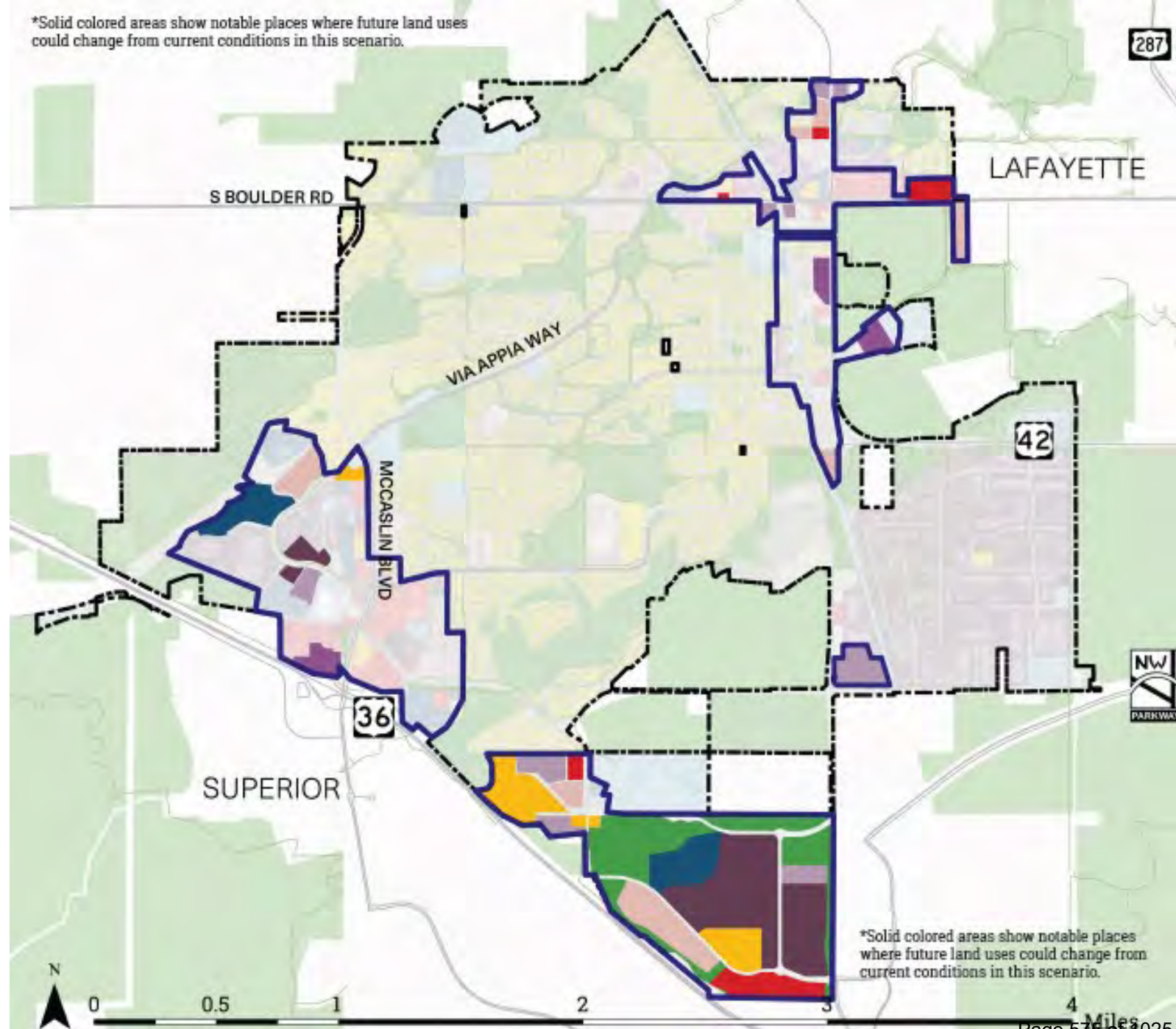
Area 1 South Boulder Road Corridor	Area 2 Downtown	Area 3 McCaslin Corridor	Area 4 Redtail Ridge
812 units	482 units	1,548 units	2,766 units

Scenario B:
A Home for Everyone
9,414 new jobs total

Area 1 South Boulder Road Corridor	Area 2 Downtown	Area 3 McCaslin Corridor	Area 4 Redtail Ridge
30 jobs	63 jobs	338 jobs	8,983 jobs



Scenario C, focuses on economic stability that envisions less commuting as Louisville's job market and housing supply grow, with diverse housing types and densities along McCaslin Blvd, Highway 42, and South Boulder Road, encouraging mixed-use districts. It emphasizes Transit-Oriented Development (TOD), missing middle housing, and sees Redtail Ridge as a key area for expanding housing, improving affordability, and attracting younger generations to Louisville.



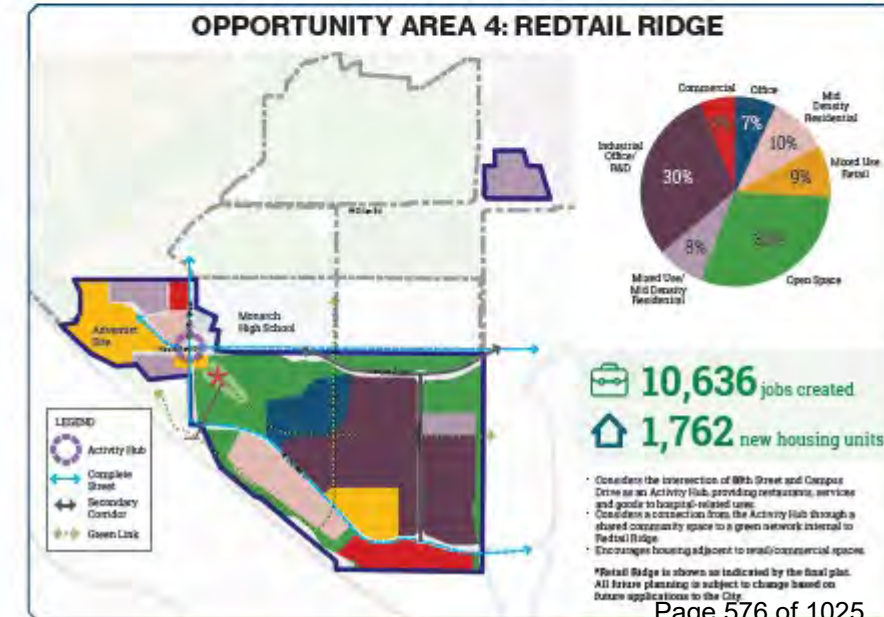
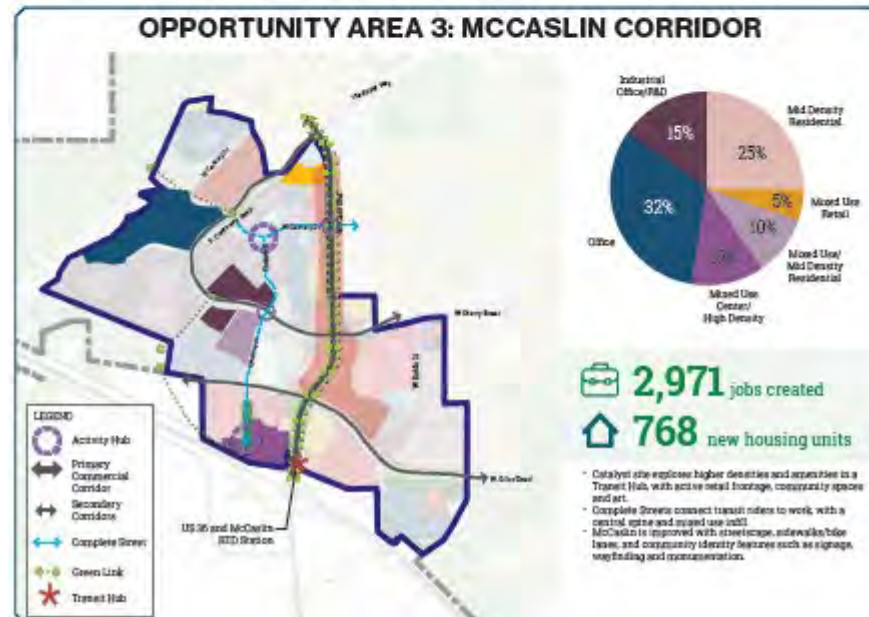
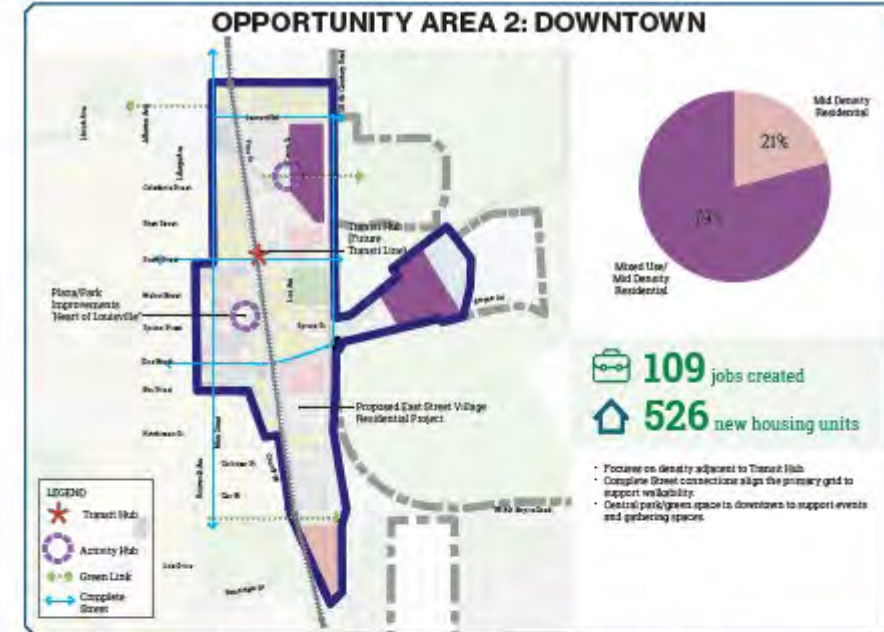
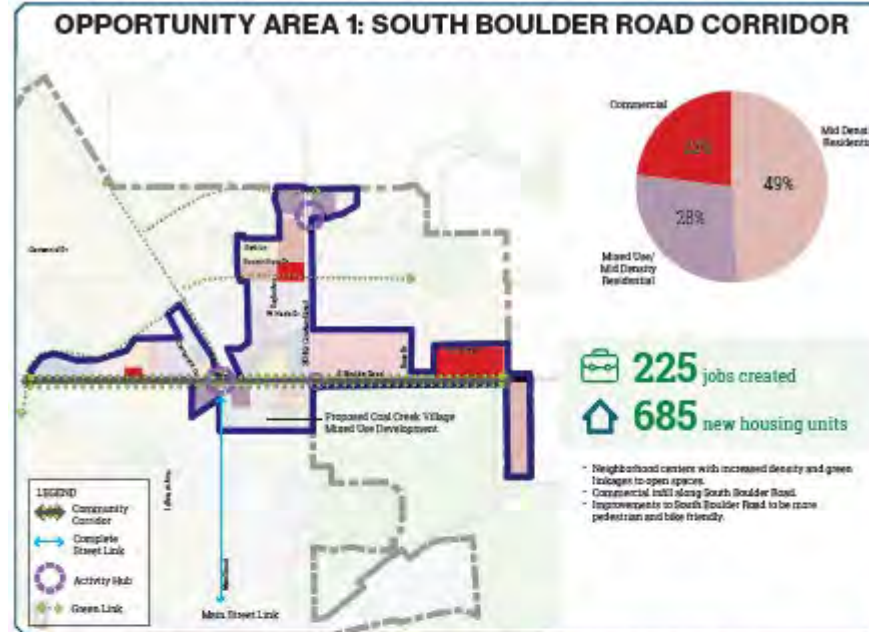
Scenario C

Scenario A: Stay the Course
3,741 new housing units

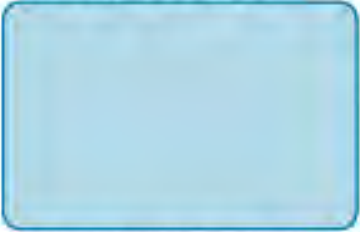
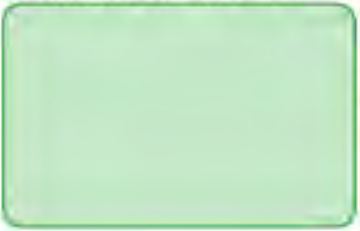
Area 1 South Boulder Road Corridor	Area 2 Downtown	Area 3 McCaslin Corridor	Area 4 Redtail Ridge
685 units	526 units	768 units	1,762 units

Scenario C: Live and Work
13,941 new jobs total

Area 1 South Boulder Road Corridor	Area 2 Downtown	Area 3 McCaslin Corridor	Area 4 Redtail Ridge
225 jobs	109 jobs	2,971 jobs	10,636 jobs



SCENARIOS AND VALUES ALIGNMENT

	 COMMUNITY CHARACTER	 COMMUNITY PLACES	 COMMUNITY CONNECTIVITY	 ECONOMIC VIBRANCY	 ENVIRONMENTAL SUSTAINABILITY
SCENARIO A: STAY THE COURSE  Place a dot in the box if this is your preferred scenario!	Maintain slow population growth through continued development of single-family and lower density homes, but may also continue trends of population decline, declining school enrollment, and higher retail vacancies that puts this character at risk.	Current parks, trail systems, recreation amenities are maintained.	More vehicle-oriented travel.	As housing growth remains low, retail is less thriving. Office and Research and Development continues to drive job growth. Minimum growth of good and service businesses without additional population to support retail.	Lower density housing maintains high commutability and reliance on personal vehicles, increasing carbon emissions.
SCENARIO B: A HOME FOR EVERYONE  Place a dot in the box if this is your preferred scenario!	Increased focus on a mixture of housing types to address housing attainability challenges and offer more options for families and the local workforce. Changes are focused on select areas with densities and building types that are sensitive to existing neighborhood character.	Improve downtown plazas and parks to support more active street life. Opportunity for increased events and gathering.	Increase transportation options with a focus on overall connectivity for walkability and bikeability.	Increase in mid-density housing supports workforce and entry level housing options. This in turn supports neighborhood centers with access to retail, goods and services.	Missing middle and more compact housing choices can support in a reduction of vehicle miles traveled and support and increase to transit connection, decreasing carbon emissions.
SCENARIO C: LIVE AND WORK IN LOUISVILLE 	Focused areas of medium and higher density housing to create vibrant places with retail centers and transit access, increasing proximity to goods and services while supporting retail vitality and transit options. Changes are focused on select areas with densities and building types.	Increase overall parks system, trails and linkages to support new development densities. Ability to support additional programs, services, and events for all ages (from youth to seniors).	Increased transit frequency with higher density housing centers and provide multimodal linkages to access housing and jobs within the community.	Higher-density centers also serve as a hub for jobs and services. With higher employment growth, there is a need to increase housing for all incomes and ages beyond the current gap.	Higher density centers support increased transit, a reduction of commuting and an overall decreasing carbon emissions. Mixed use centers allow for goods and service available by walking or biking to support increased community health and more vibrant places.

QUESTIONS?



Your Turn to Play!



How to Play the Game.

Welcome to the Sticker Game! Your participation will help shape the future of Louisville! Follow these steps to create your vision for the future. The objective of the game is to balance the number of housing units and the number of jobs to meet the requirements for a vibrant, resilient, and sustainable Louisville.

Step 1: Review the Map

Familiarize yourself with the map which indicates 4 areas of opportunity to influence future development.

Step 2: Understand the Stickers

Each sticker represents a different type land use. The color and number of jobs or units are shown on the legend on the left. Take a moment to think for yourself and then discuss as a team how you want these areas of the city in the future. Discuss your ideas as before placing your stickers.

Step 3: Place Your Stickers

Place the stickers on the map according to your vision. You can place as many or as few stickers as you want. You do not need to use all the stickers. The minimum number of jobs and units to meet the growth requirements is 100,000.

Step 4: Consider Trade-offs

Remember that there are trade-offs in land use decisions. Consider how less dense housing takes more space and how close housing is to jobs. Balance your choices to create a scenario that reflects your vision for the future.

Step 5: Discuss and Adjust

Work as a group to place your stickers. Discuss why you choose certain types of development? Be open to feedback and adjustments.

Step 6: Name and Present Your Scenario

Once your group agrees on the final placement, we will present your scenario to participants and explain your choices.

Your Turn!
Use the stickers below to create your own scenario.

Commercial
100 units, 100 jobs

Low Density Residential (1-10 DU)
100 units, 0 jobs

Mid Density Residential (11-20 DU)
100 units, 0 jobs

Mixed Use/ Mid Density Residential (21-30 DU)
100 units, 0 jobs

Mixed Use/ High Density Residential (31-40 DU)
100 units, 0 jobs

How to Play the Game.
This is a game that will help you understand the future of Louisville. It is a game that will help you understand the future of Louisville. It is a game that will help you understand the future of Louisville.
Step 1: Review the Map
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Each sticker represents a different type land use. The color and number of jobs or units are shown on the legend on the left. Take a moment to think for yourself and then discuss as a team how you want these areas of the city in the future. Discuss your ideas as before placing your stickers.
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Work as a group to place your stickers. Discuss why you choose certain types of development? Be open to feedback and adjustments.
Step 6: Name and Present Your Scenario
Once your group agrees on the final placement, we will present your scenario to participants and explain your choices.

Community Character

Environmental Sustainability

Community Connectivity

Community Places

Economic Vibrancy

Civic Leadership

On a scale of 1 to 5 how well does your plan align with the community values?

1	2	3	4	5
1	2	3	4	5
1	2	3	4	5
1	2	3	4	5
1	2	3	4	5
1	2	3	4	5

LOUISVILLE
COMPREHENSIVE PLAN

COMMUNITY OPEN HOUSE - STICKER GAME ACTIVITY

Driving Forces

Develop range of Potential Scenarios

Evaluate Trade offs

Preferred Scenarios

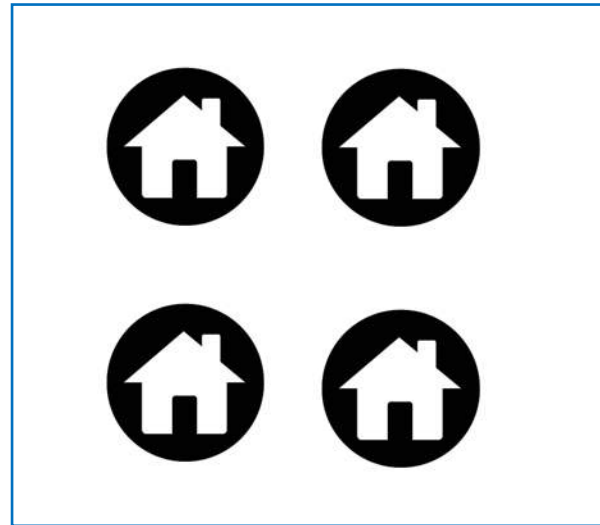
WE ARE HERE

1

RULE: You may place 1 park per every 200 Units and

Each sticker represents a certain number of units and jobs. Add these up to reach a total number for your plan. You must place the minimum number of stickers.

UNDERSTANDING 'DU'



1 Acre

= 4 DU/ Acre

EACH STICKER IS
APPROX. 10 ACRES

Dwelling units per acre (DU/ac) is a measurement of residential density, or the number of dwelling units on area of land.

COMMUNITY CHOICES

Consider Trade-offs → Discuss and Adjust

Consider the Driving Forces...

- Where can you add family and workforce units?
What does this housing type look like?
- How can you reduce commuting in and out of Louisville?
- Where do you capture job growth?
- How do you add housing to support retail vibrancy?

Discuss and work together as a group to develop your own scenario. Each table will have a facilitator to answer questions.



COMMUNITY CHOICES

Name and Present your Ideas!



How Many Units?

Count the number of UNITS you have and fill in the box.

Total #

Minimum 1,000 Units

Maximum 5,000 Units

How Many Jobs?

Count the number of JOBS you have and fill in the box.

Total #

Minimum 10,000 Jobs

Maximum 20,000 Jobs

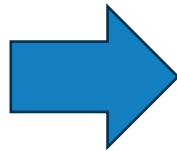
Name your Idea!

Your Idea Here!

On a Scale of 1 to 5 how well does your plan align with the community values?

	Community Character	1	2	3	4	5
	Environmental Sustainability	1	2	3	4	5
	Community Connectivity	1	2	3	4	5
	Community Places	1	2	3	4	5
	Economic Vibrancy	1	2	3	4	5
	Civic Leadership	1	2	3	4	5

Make sure
you meet the
minimum
requirement!

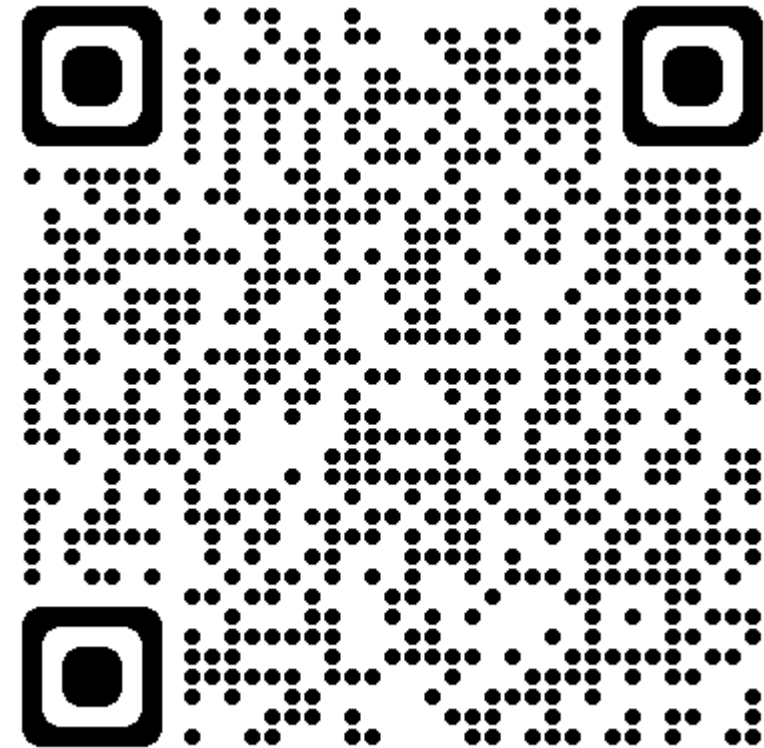


When you are done, select someone to share your ideas back to the larger group.

Questions?



Keep in Touch!



www.engagelouisvilleco.org/comp-plan

APPENDIX C

EXISTING CONDITIONS REPORTS



LOUISVILLE

COMPREHENSIVE PLAN



EXISTING CONDITIONS MAP ATLAS

FINAL DRAFT APRIL 2024

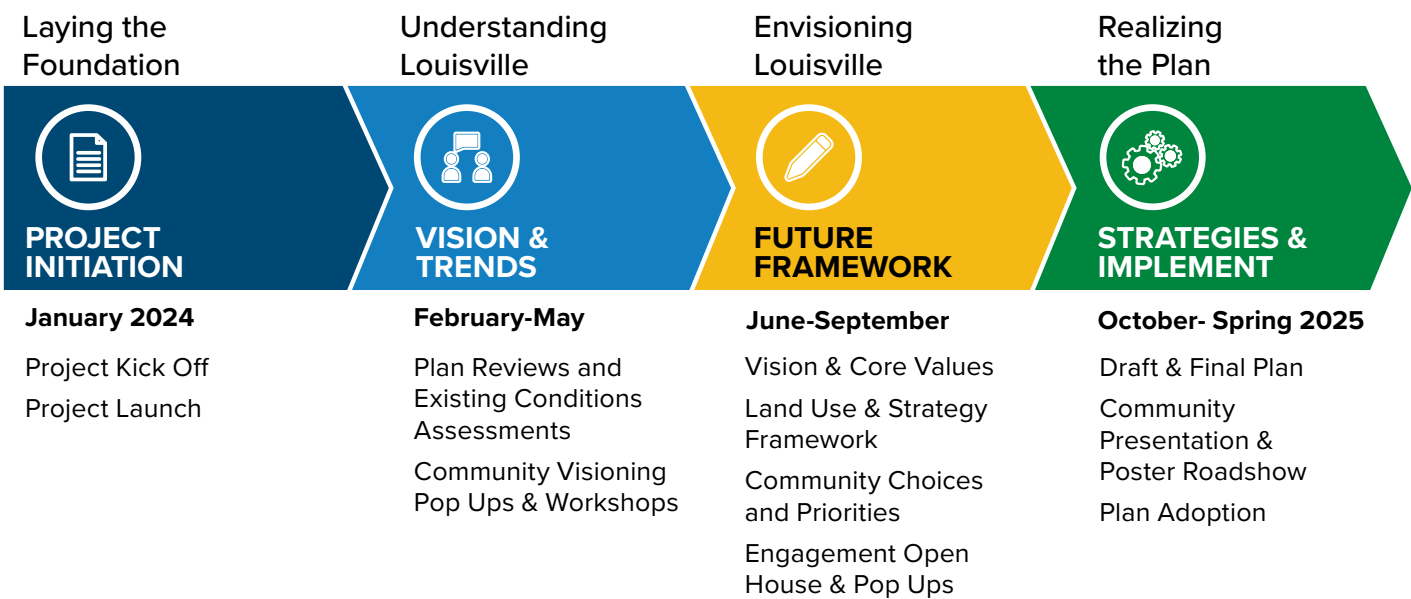


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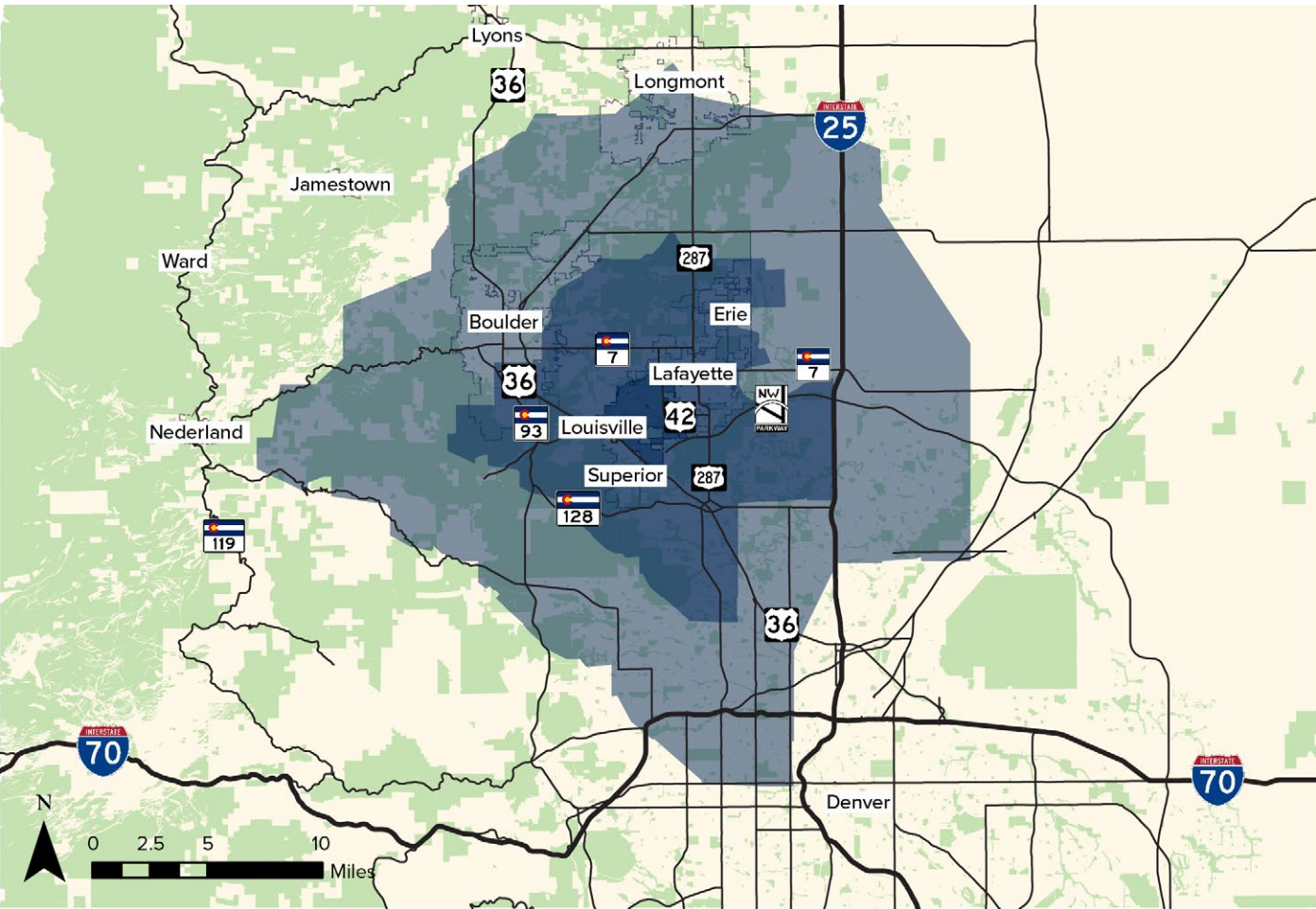
INTRODUCTION

This existing conditions map atlas is an initial assessment of the current conditions in Louisville. This provides a preliminary foundation of understanding for the Louisville Comprehensive Plan, including a summary of existing planning documents and maps describing existing conditions.



CITY OF LOUISVILLE

Located in southeastern Boulder County, Louisville is at the base of the Rocky Mountain Front Range. Within the overall region, Louisville is located between the major metropolitan areas of Denver and Boulder. Louisville is connected to these surrounding areas by US Route 36, also known as the Denver-Boulder Turnpike. Surrounding municipalities of Louisville include Superior, Lafayette, and Erie.



LEGEND

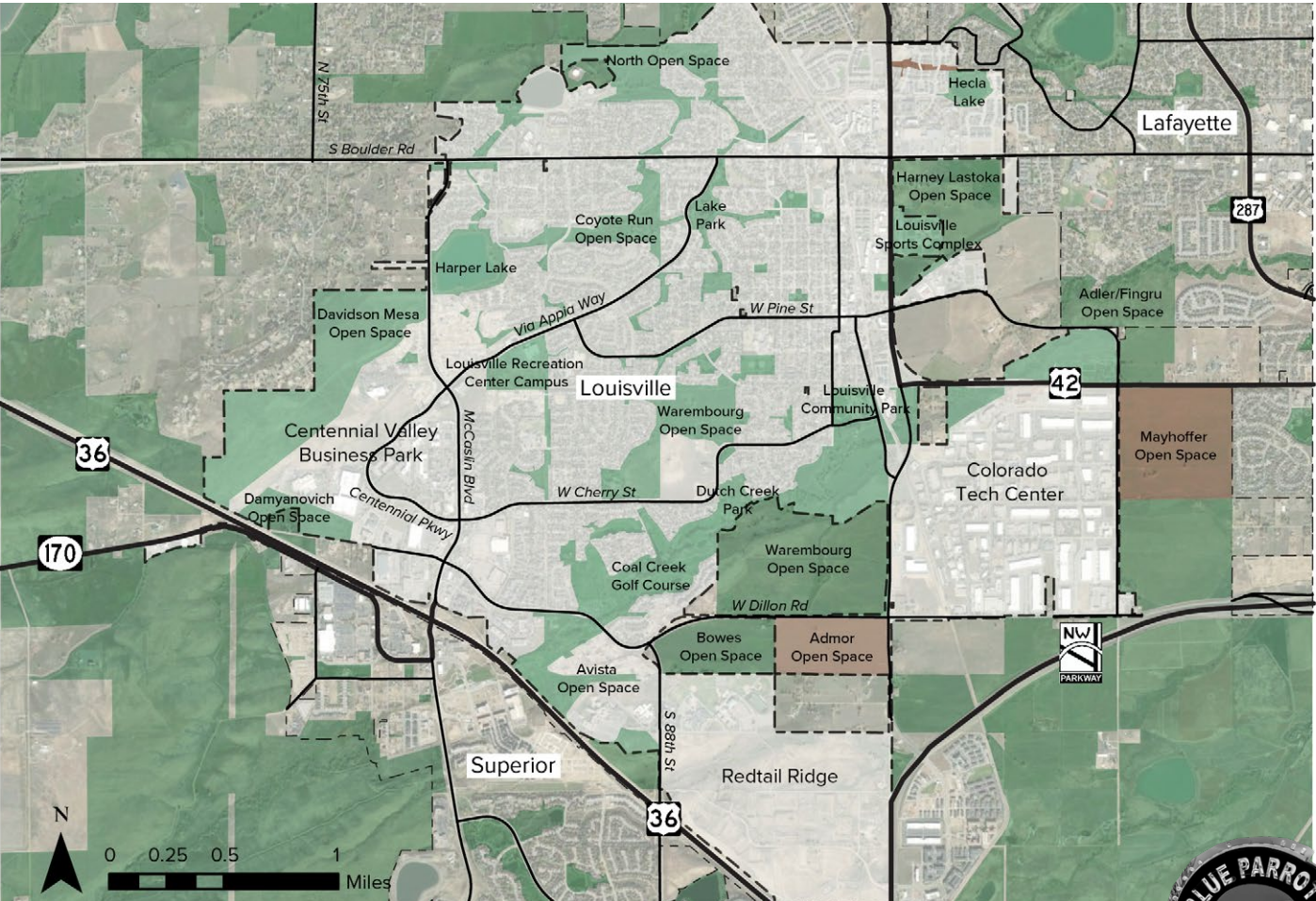
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|----------------|------------|-----------------|
| Open Space | Arterials | 10-Minute Drive |
| Municipalities | Collectors | 20-Minute Drive |

Figure 1: Regional Map (Source: City of Louisville)

CONTEXT MAP

The City of Louisville is located between the Town of Superior and the City of Lafayette. There is a mix of public lands within the City of Louisville and the adjacent cities and towns. Public land types range from open space with wildlife conservatory areas to parks with active playgrounds. Public lands, are owned either by the City of Louisville, in partnership with Boulder County and/or City of Lafayette, and private entities

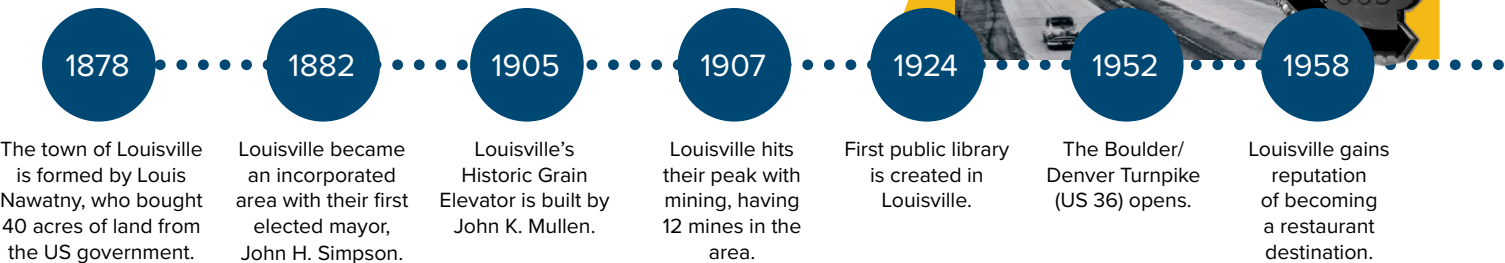
South Boulder Road and US Route 36 border Louisville, and the main arterial roads throughout include Centennial Parkway and McCaslin Boulevard.



LEGEND

- Open Space
- Jointly Owned Properties
- Municipality Boundary
- Collectors
- Arterials

Figure 2: Context Map (Source: City of Louisville)



Source: City of Louisville

History

Louisville, Colorado, has a rich history and rich cultural contributions. The first coal mine, the Welch Mine, was opened in 1877 by Louis Nawatny. Louisville became known as the Northern Coal Field, which was noted to earn high wages for miners. Between 1890 to 1928, the area produced nearly two million tons of coal. Since then Louisville has become a middle-class haven, with manufacturing plants opening in recent years.

Notable contributions include having a vibrant downtown, which in the 1950s became a destination area for restaurants, particularly for its notable Italian cuisine. Carrying that legacy, Louisville became recognized by others as one of the top small towns to live in. In 2001, Louisville was adopted as a home rule city, which allowed more flexibility in its city government as well as funding through city collection of sales tax.

[Click to learn more.](#)



Figure 3: Spruce Street, 1881 (Source: Downtown Louisville)



Figure 4: Workers at the Gorham Mine (Source: Downtown Louisville)



EXISTING PLAN REVIEW



Downtown Louisville Framework Plan (1999)

City of Louisville

This plan identifies key areas of challenge and opportunity for the downtown area, and identified specific implementation tasks.

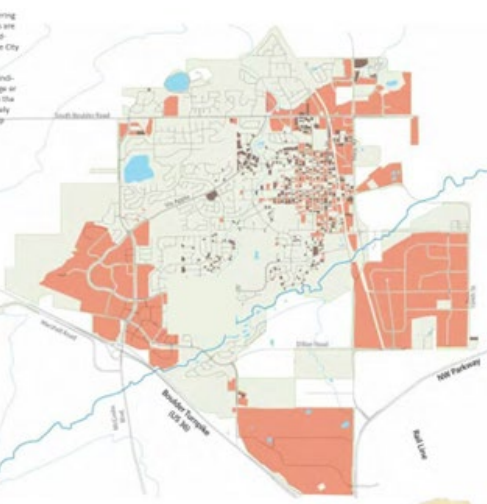
This plan is concurrently undergoing an update.



Highway 42 Urban Renewal Plan (2006)

City of Louisville

Purpose of the plan is to reduce, eliminate, and prevent the spread of blight within the 230 acre Urban Renewal Area (URA). A URA is intended to stimulate growth and reinvestment within the area and to promote local objectives related to land use, private investment and public improvements.



Louisville Comprehensive Plan (2013)

City of Louisville

The 20-year plan is guided by a vision statement and core community values. Recommendations for future land use were supported by a framework plan and three distinct development types. This plan is a direct predecessor to current planning process.



Preservation Master Plan (2015)

City of Louisville

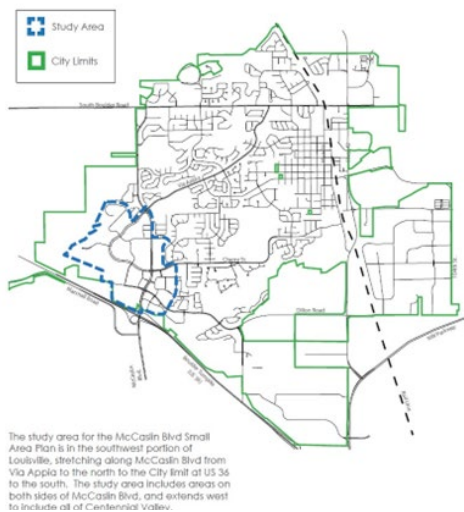
This plan identifies the goals and vision for the City's preservation program; award winning plan related to community engagement, so the process could be used to inform the Comprehensive Plan's work.



South Boulder Road Small Area Plan (2016)

City of Louisville

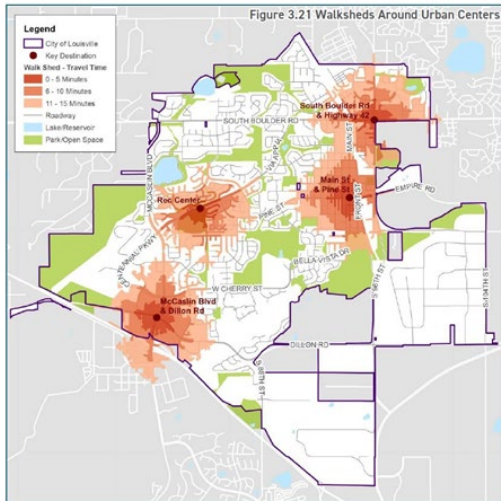
This plan is the direct result of the 2013 Comprehensive Plan, which recommended neighborhood and small area plans for various parts of the city.



McCaslin Boulevard Small Area Plan (2017)

City of Louisville

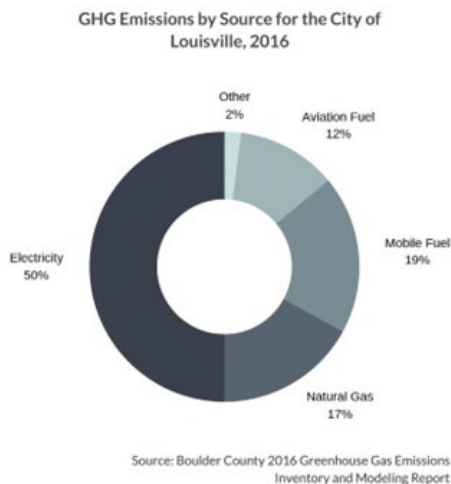
This plan is the direct result of the 2013 Comprehensive Plan, which recommended neighborhood and small area plans for various parts of the city. The plan calls for the creation of new design guidelines.



Transportation Master Plan (2019)

City of Louisville

The Transportation Master Plan (TMP) consolidates previous planning efforts into one coordinated, city-wide plan (rather than incremental and corridor-specific). It is the city's first comprehensive look at transportation.

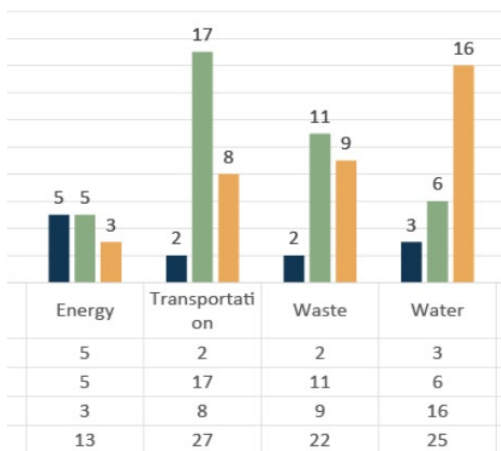


Louisville Sustainability Action Plan (2020)

City of Louisville

The SAP's goals are relevant to the city's overall planning efforts. The plan is organized around seven sustainability topics: climate, energy, transportation, waste, water, ecological health, and local food and agriculture. Each topic includes goals, internal and external objectives, and near to mid-term strategies.

Overall Progress



Resolution 25: Clean Energy and Carbon Emission Reduction Goals (2019)

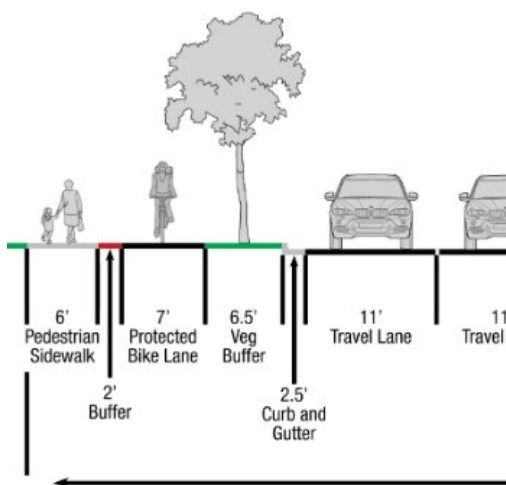
City of Louisville

Sustainability goals included in the Comprehensive Plan should reflect those included in Resolution 25.

Future 42 Study (2022)

City of Louisville and City of Lafayette

Colorado Highway 42 (CO 42) is a main corridor for both intra and inter-city traffic in Louisville. The reformation of the road will have significant impacts on residents and could influence future land uses.



THREE-MILE PLAN

Colorado’s annexation law restricts annexations to three miles beyond the current municipal boundary. As a part of the plan effort, Louisville must prepare a three-mile plan before annexing property.

Within a three-mile radius around Louisville are portions of Superior, Lafayette, Erie and Boulder municipalities. Parts of Erie to the Northeast and Boulder to the Northwest also fall into this three-mile buffer. US Route 36 bisects the area, which connects metropolitan areas of Denver to Boulder. US Route 287 also travels through this buffer, connecting municipalities from Denver to Fort Collins.

Louisville currently has 12 intergovernmental agreements to work with Boulder County for long-term land use. These IGAs include: Lafayette/Louisville buffer, Northwest Parkway, and US 36.

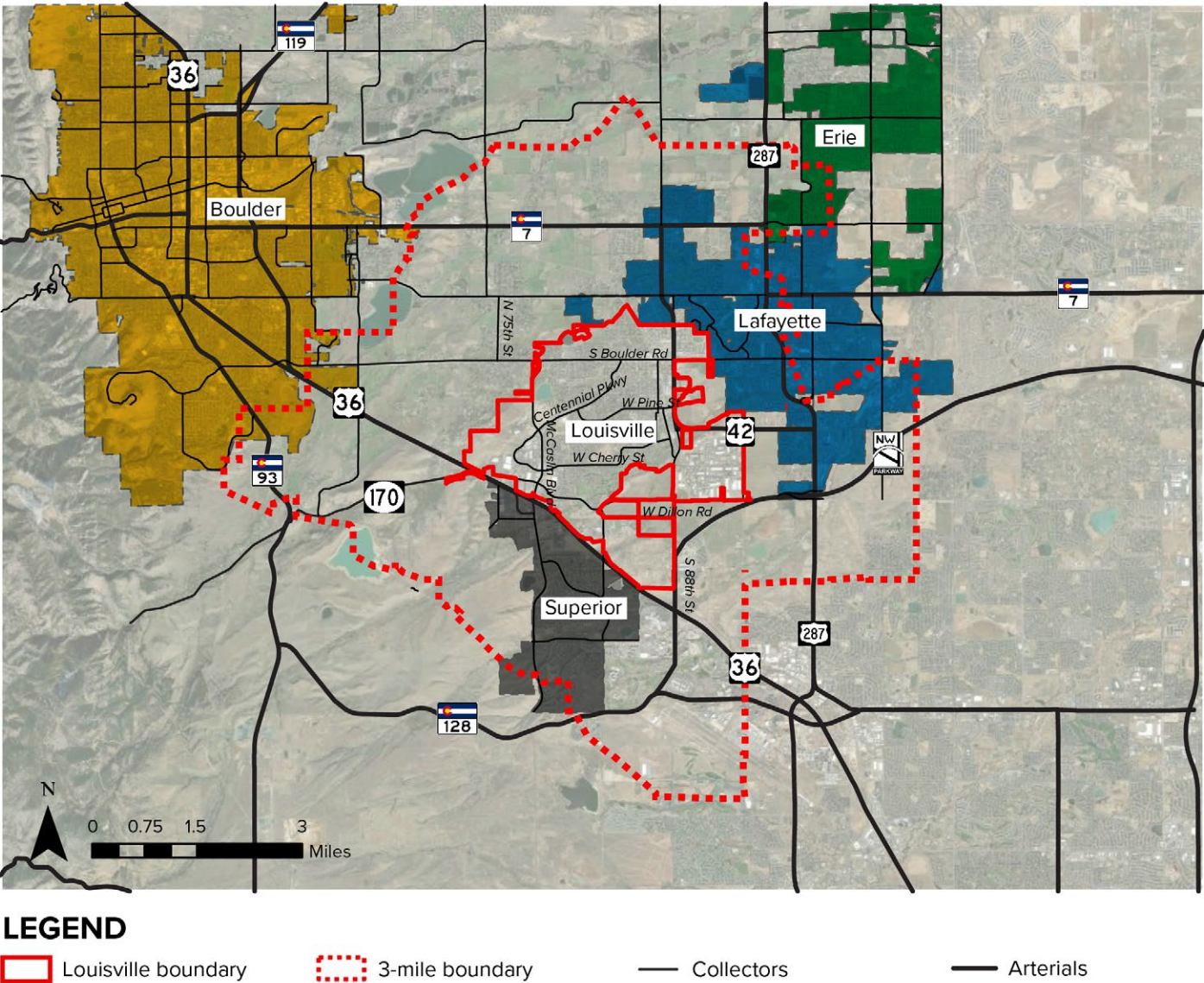


Figure 5: Three-Mile Map (Source: City of Louisville)

FIRE RECOVERY

Since the Marshall Fire on December 30, 2021, Louisville has committed to work with everyone to recover and rebuild.

Learn more about the recovery plan details [here](#).

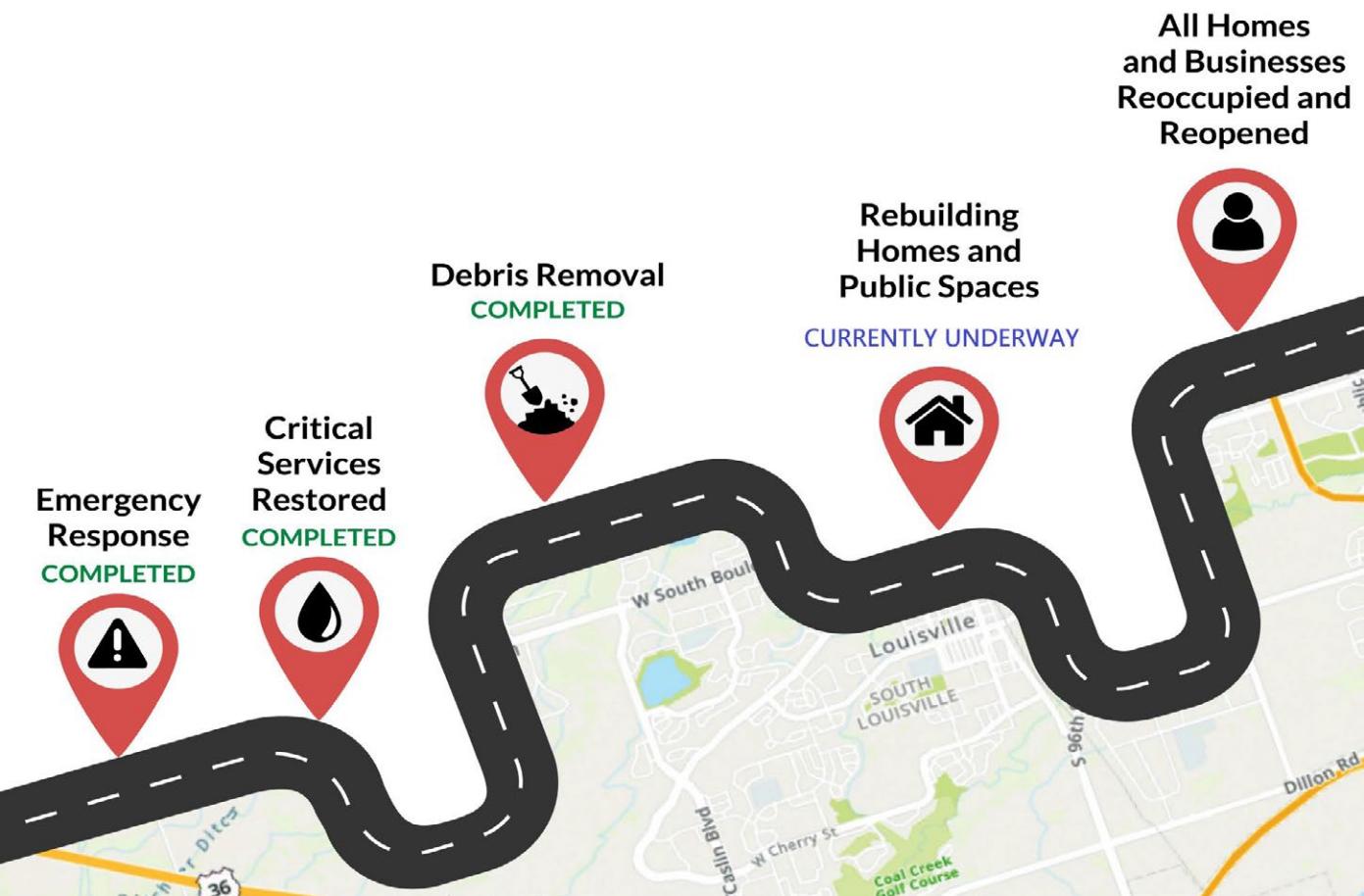
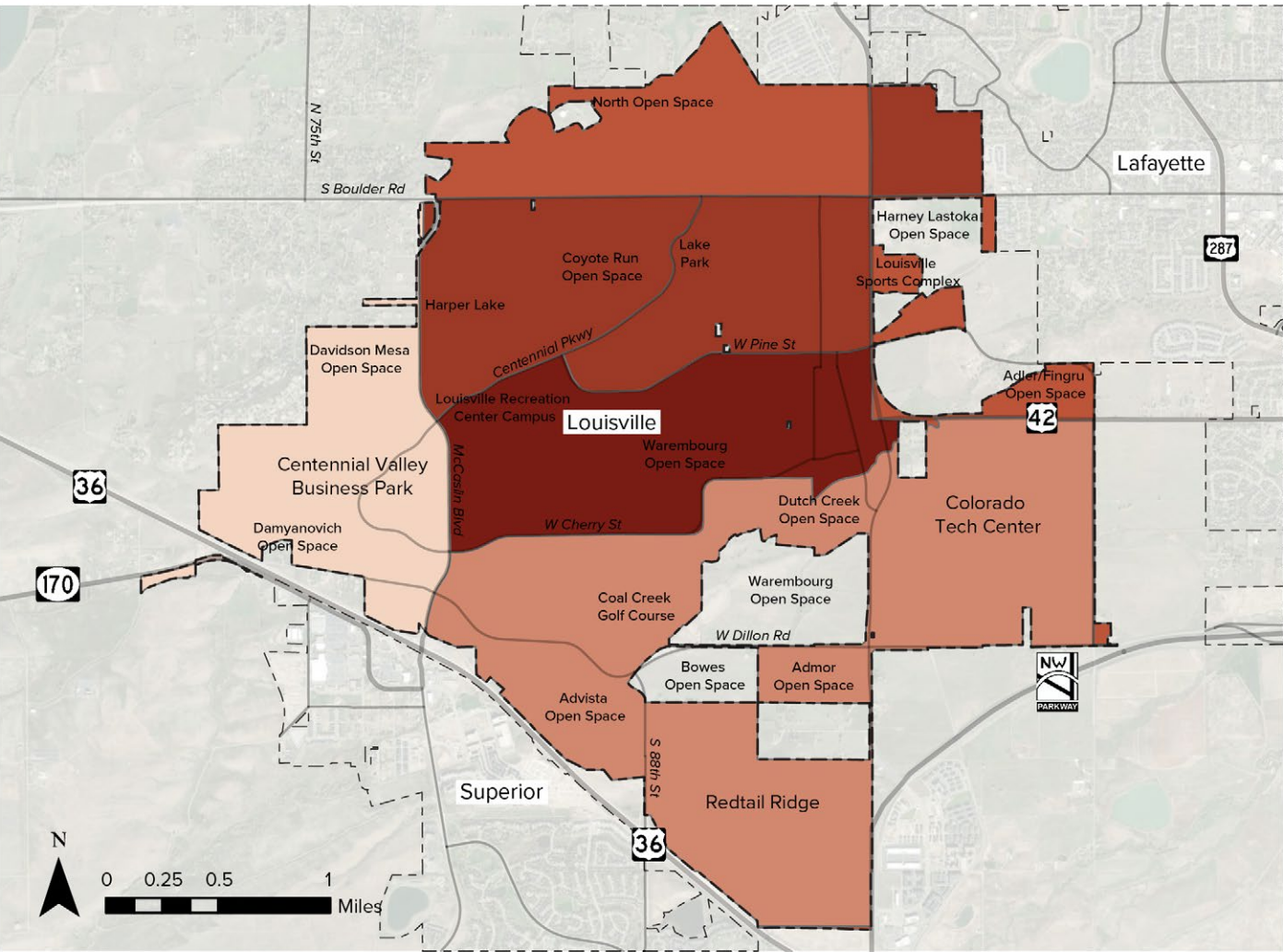


Figure 6: Recovery Roadmap from the Marshall Fire (Source: City of Louisville)

DEMOGRAPHICS

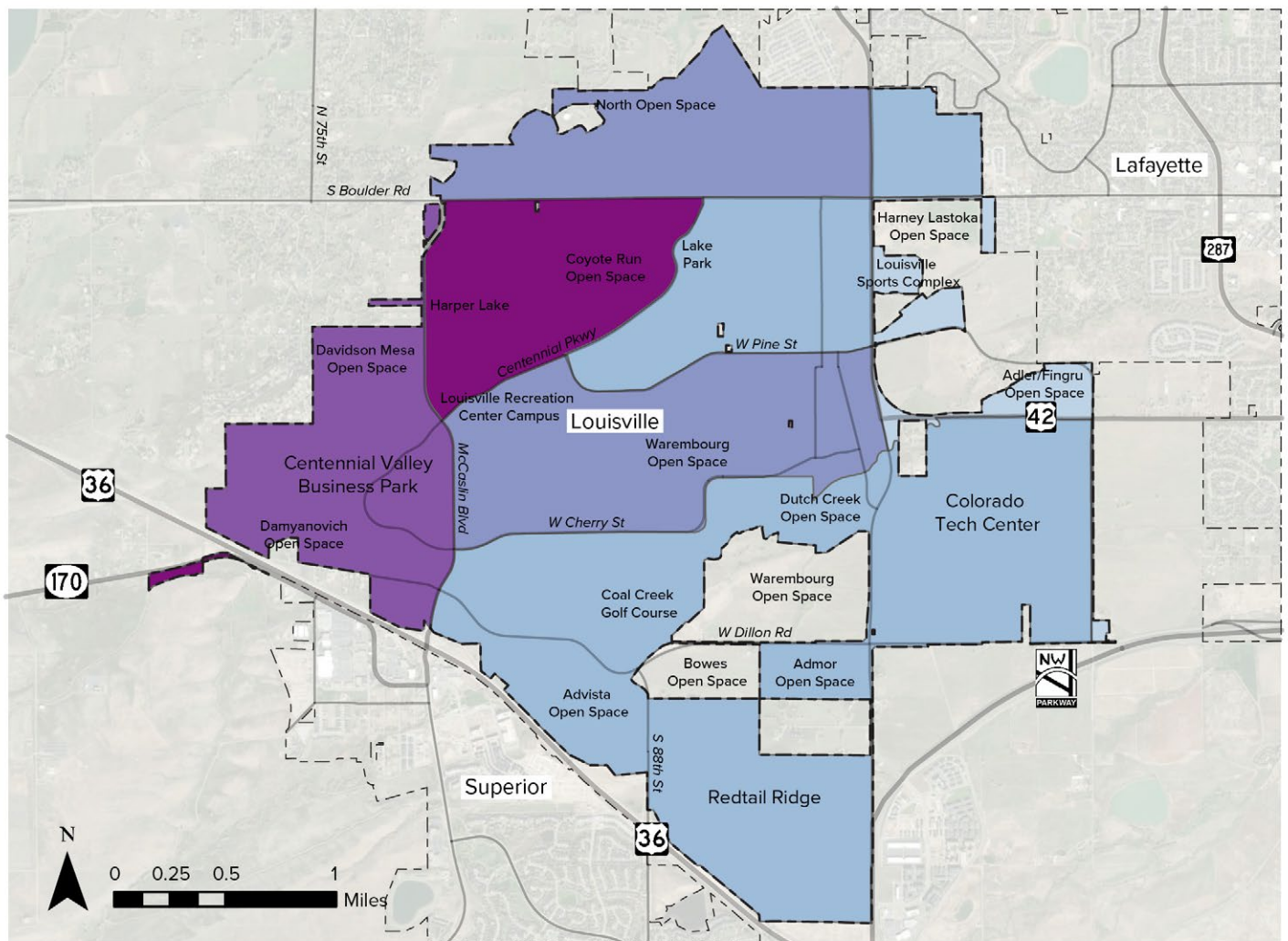
Several census tracts make up the City of Louisville. Conducting demographic spatial analysis, central Louisville has the highest population density, followed by northern Louisville. When examining the median income, northeast Louisville is in the highest bracket, consisting of the Davidson Mesa and Hillside neighborhoods (see also the Demographic Report completed by Economic and Planning Systems).



LEGEND

Municipality Boundary	Collectors	Arterials
418.5 - 488.0 people/sq mile	809.4 - 1557.1 people/sq mile	2073.3 - 4563.1 people/sq mile
488.1 - 809.3 people/sq mile	1557.2 - 2073.2 people/sq mile	4563.2 - 4896.8 people/sq mile

Figure 7: Population Density Map (Source: City of Louisville)



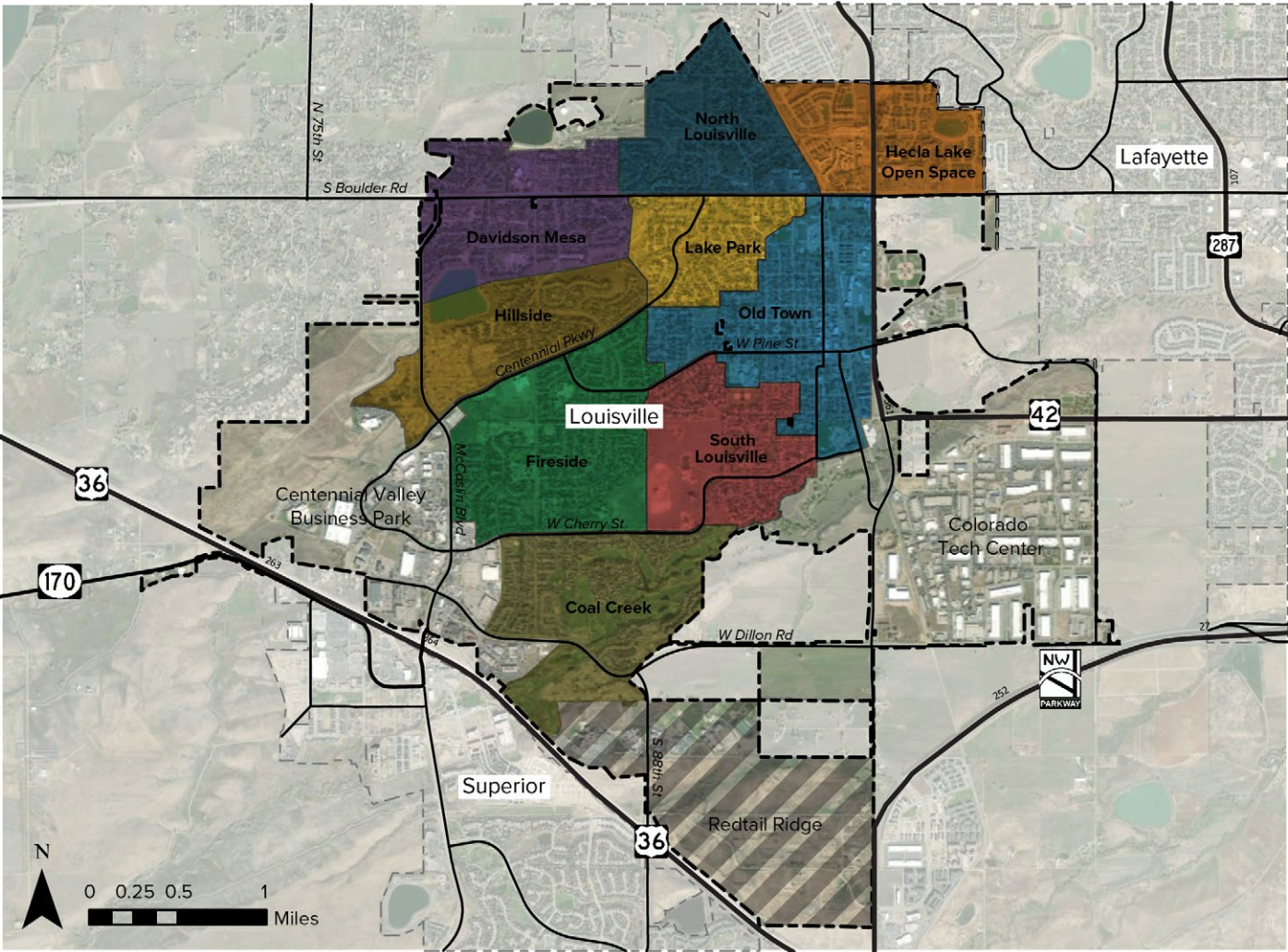
LEGEND

Municipality Boundary	Collectors	Arterials
\$71,310.00	\$101,168.01 - \$115,469.00	\$125,007.01 - \$136,838.00
\$71,310.01 - \$101,168.00	\$115,469.01 - \$125,007.00	\$136,838.01 - \$183,456.00

Figure 8: Median Income Map (Source: City of Louisville)

NEIGHBORHOODS

Louisville consists of nine neighborhoods: Coal Creek, Hecla, North Louisville, Davidson Mesa, Lake Park, Old Town, Hillside, Fireside, and South Louisville. Home prices for each neighborhood are referenced from BEX Realty.



LEGEND

- | | | | |
|----------------------|--------------------|-------------------------|--------------------|
| — Collectors | ■ Coal Creek | ■ Fireside | ■ Old Town |
| — Arterials | ■ Davidson Mesa | ■ Hecla Lake Open Space | ■ South Louisville |
| - - - Municipalities | ■ North Louisville | ■ Hillside | ■ Lake Park |
| ▨ Future Development | | | |

Figure 10: Neighborhood Map (Source: City of Louisville)

Hecla Lake Open Space

Named for the area around the area surrounding Hecla Lake, this neighborhood consists of single-family residential, retirement communities, and retail. Retail includes small businesses, restaurants, ARC Thrift and King Soopers. Single-family homes range between \$599,999 to \$3,500,000. Hecla provides recreation opportunities of walking paths for everyone to use.



Figure 11: Hecla (Source: Compass)

North Louisville

North Louisville is located just south of the Indian Peaks Golf Course. The neighborhood contains single and multi-family residences on large lots. Homes range in price from \$424,900 to \$975,000. The area contains small parks and open space throughout and restaurants and retail are accessible on the south end on Boulder Road.



Figure 12: North Louisville (Source: Boulder Home Source)

Davidson Mesa

Named after the Davidson Mesa Open Space, the neighborhood consists of large single-family residential and local churches. Single-family homes range between \$950,000 to \$1,695,000. Just north of the neighborhood is the Louisville Reservoir. In the Davidson Mesa Open Space, there are plenty of hiking trails as well as an off-leash dog park with views of the Flatirons.



Figure 13: Davidson Mesa Open Space (Source: Colorado Hometown Weekly)

Lake Park

The Lake Park neighborhood contains both single-family and multi-family homes. There is no presence of commercial, however there are plenty of local parks, including Lake Park and Cottonwood Park, along with walking paths throughout the area.



Figure 14: Lake Park
(Source: Boulder Real Estate News)

Old Town

Old Town Louisville is the heart of Louisville known for its small-town charm, quaint history, and local main street. Today, the area has a strong community and provides amenities for modern downtown living. Many local businesses and restaurants are located on Main Street. Single and multi-family homes range in between \$465,000 to \$1,285,000.



Figure 15: Main Street (Source: Great Plains)

Hillside

The Hillside neighborhood contains primarily single-family housing. While there is no presence of commercial, the area office buildings for Global Healthcare Exchange and Inflection. Local schools and Harper Lake is also in the area, providing recreation opportunities for residents. Homes range in the price of \$325,000 to \$1,795,000.



Figure 16: Harper Lake Open Space
(Source: Uncover Colorado)

Fireside

The Fireside neighborhood is heart to Louisville's recreation, as it contains the Louisville Recreation and Senior Center. The area is also composed of single and multi-family housing. While the neighborhood itself not contain commercial, its bordering street of McClasin Blvd has commercial, office and medical uses. Housing ranges from \$365,000 to \$1.475,000.

South Louisville

The South Louisville neighborhood surrounds the large open space areas of Warembourg Open Space and Daughenbaugh Open Space. The neighborhoods consists primarily of single-family housing, ranging in price from \$749,500 to \$2,900,000.

Coal Creek

The Coal Creek neighborhood borders US Route 36, which connects Denver to Boulder. This neighborhood contained a large golf course surrounded by single-family and multi-family housing. Unfortunately, the neighborhood was heavily affected by the Marshall Fire on December 30, 2021 and has been rebuilding its community.



Figure 17: Recreation and Senior Center
(Source: Athletic Business)



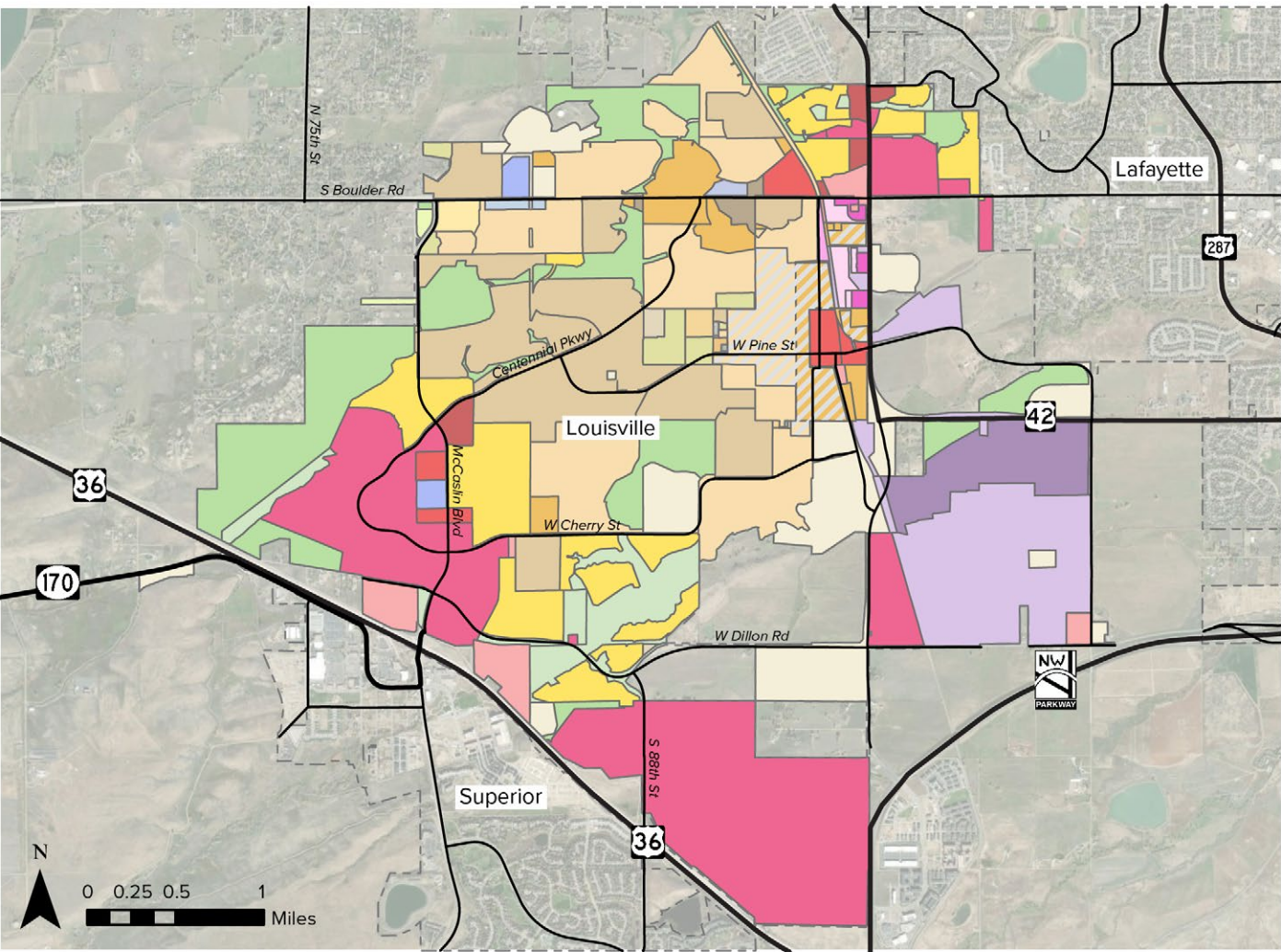
Figure 18: Warembourg Open Space
(Source: City of Louisville)



Figure 19: Rex Theater (Source: 9News)

EXISTING ZONING

Louisville’s planning and development have been based on factors such as existing land use, zoning, improvement districts, annexation, and historic areas. To access the city’s interactive map, click [here](#).



LEGEND

Collectors	Commercial Community - Mixed Use	Residential Estate
Arterials	Commercial Neighborhood	Residential High Density
Municipalities	Industrial	Residential Low Density
Old Town Overlay District	Mixed Use Residential	Residential Medium Density
Administrative Office	Open Space	Residential Rural
Administrative Office Transition	Planned Community Commercial	Restricted Residential Rural
Agriculture	Planned Community Commercial/Residential	Single Family Estate
Business Office	Planned Community Industrial	Single Family Low Density
Commercial Business	Planned Community Residential	Single Family Medium Density
Commercial Community	Planned Community Zone District	Single Family Rural

Figure 20: Existing Zoning Map (Source: City of Louisville)

Current Zoning

Louisville's zoning plan defines regulations and districts to manage growth to promote coordinated and sound development to provide for higher quality site and land planning.

Louisville's land use regulations and zoning districts are defined in Title 17 of the Code of Ordinances. The following definitions are taken directly from Title 17.

A – Agricultural

The purpose of agricultural district to utilize the growing of crops and plant materials, as well as practice similar farming activities appropriate for very low density residential use.

R-R – Residential Rural

The purpose of the residential rural district is to provide rural character for single-family areas that are primarily on the fringe areas of the city planning area.

R-E – Residential Estate

The purpose of the residential estate district is to provide an alternative to typical urban density single-family residential areas with larger minimum lot areas.

R-L – Residential Low Density

The purpose of the residential low density district is to provide typical urban density in single-family residential areas.

R-M – Residential Medium Density

The purpose of the residential medium density district is to permit multifamily development at

duplex or townhouse densities for appropriately sized lots.

R-H – Residential High Density

The purpose of the residential high density district is to provide multi-unit residential development at apartment densities. It is a district to provide a high range of housing types to meet diversities in the housing market.

C-N – Commercial Neighborhood

The purpose of the commercial neighborhood district is to accommodate mixed residential and commercial uses. Uses in this district shall be strictly reviewed to ensure compatibility.

C-C – Commercial Community

The purpose of the commercial community district is to provide a restricted range of retail sales and services, including opportunities for a limited variety of comparative shoppers' goods.

C-B – Commercial Business

The purpose of the commercial business district is to provide a full range of retail sales and services, including opportunities for a complete variety of comparative shoppers' goods.

I – Industrial

The purpose of the industrial district is to provide non offensive types of industry, processing and manufacturing activities.

A-O – Administrative Office

The purpose of the administrative office district is to provide nonretail use, mainly of a personal

service nature. It is intended to have less impact than commercial uses in terms of traffic, types of use, advertising, and hours of operation and shall not have significant adverse impact upon residential uses.

B-O – Business Office

The purpose of business office district is intended for a broader range of uses than the administrative office zone, and possibly limited commercial activities. Activities would be suitable for location in areas of higher intensity of use.

R-RR – Restricted Rural Residential

The purpose of the restricted rural residential district is to provide very large lots of a rural character for very limited single-family development.

AO-T – Administrative Office Transition

The purpose of the administrative office transition district is to allow for low intensity, nonretail commercial development on parcels which adjoin residential districts.

SF-LD – Single-Family Low Density

The purpose of the single-family low density district is to provide for low density urban lots by medium to larger single-family dwellings.

SF-MD – Single-Family Medium Density

The purpose of the single-family medium density district is to provide for medium density urban lots by average sized single-family dwellings.

SF-HD – Single-Family High Density

The purpose of the single-family high density district is to provide for high density urban lots by smaller sized single-family dwellings.

SF-R – Single-Family Rural

The purpose of the single-family rural district is to provide low density single-family dwellings in a rural setting away from the urban core.

SF-E – Single-Family Estate

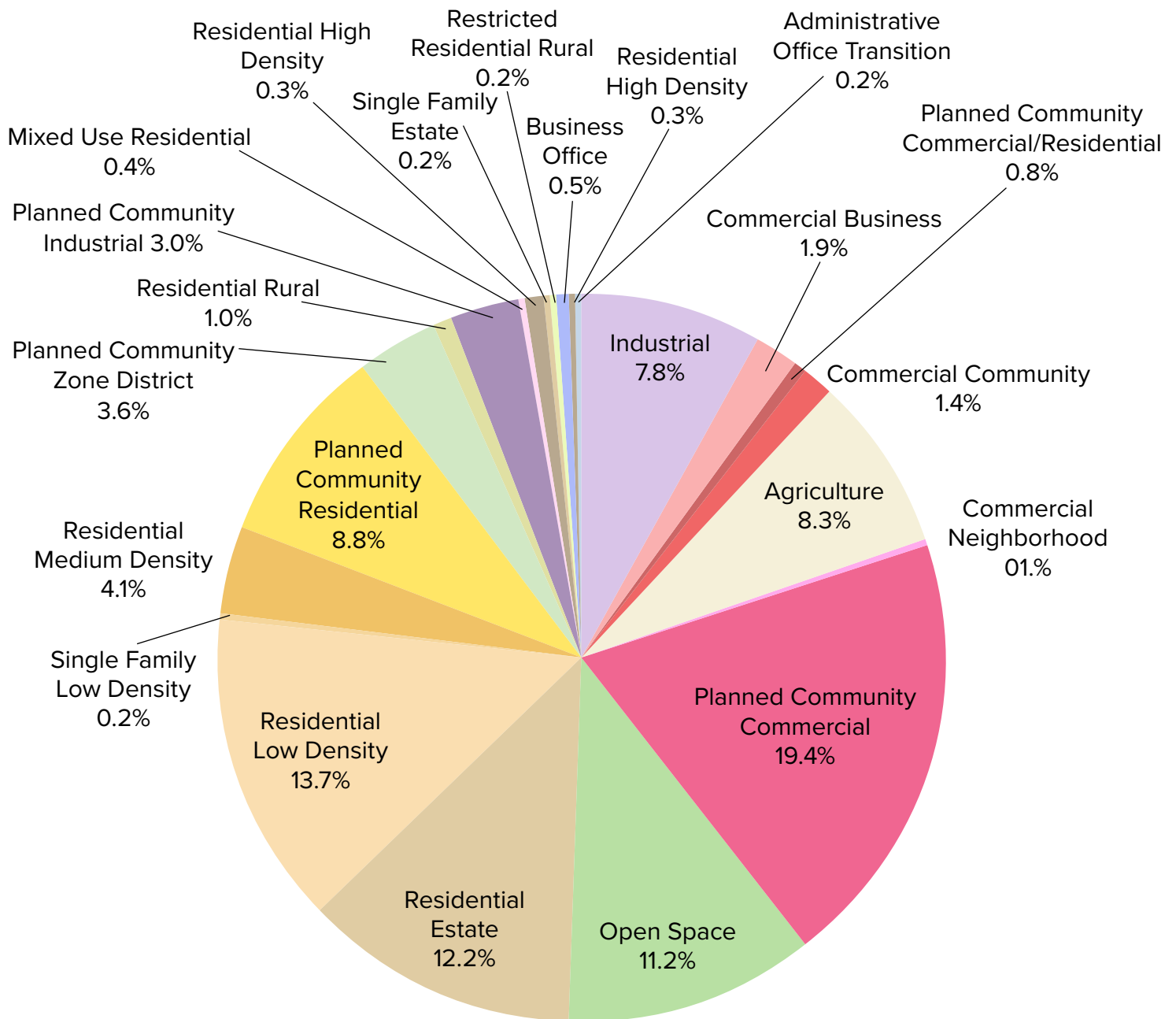
The purpose of the single-family estate district is to provide low density estate lots intended for larger single-family dwellings common in suburban estate developments.

PCZD –Planned Community Zone District

The purpose of the planned community zone district is enhance city residents' health, safety and welfare through coordinated community design. It recognizes the economic and cultural benefits of integrated community development, providing housing, retail, recreation, schools and public facilities.

OS - Mixed Use

The purpose of open space is intended to be preserved in a undeveloped manner.



LEGEND

- | | | |
|------------------------------------|--|------------------------------|
| — Collectors | Commercial Community - Mixed Use | Residential Estate |
| — Arterials | Commercial Neighborhood | Residential High Density |
| - - - Municipalities | Industrial | Residential Low Density |
| ▨ Old Town Overlay District | Mixed Use Residential | Residential Medium Density |
| ▤ Administrative Office | Open Space | Residential Rural |
| ▥ Administrative Office Transition | Planned Community Commercial | Restricted Residential Rural |
| ▦ Agriculture | Planned Community Commercial/Residential | Single Family Estate |
| ▧ Business Office | Planned Community Industrial | Single Family Low Density |
| ▨ Commercial Business | Planned Community Residential | Single Family Medium Density |
| ▩ Commercial Community | Planned Community Zone District | Single Family Rural |

2013 COMPREHENSIVE PLAN FUTURE LAND USE FRAMEWORK

The 2013 Louisville Comprehensive Plan divided the City into different zones based on three different development types: urban, suburban, and rural. The existing development patterns helped determine the look and feel for an area, including how the streets are laid out, how dense the area is, how public spaces are integrated, building characteristics, etc.

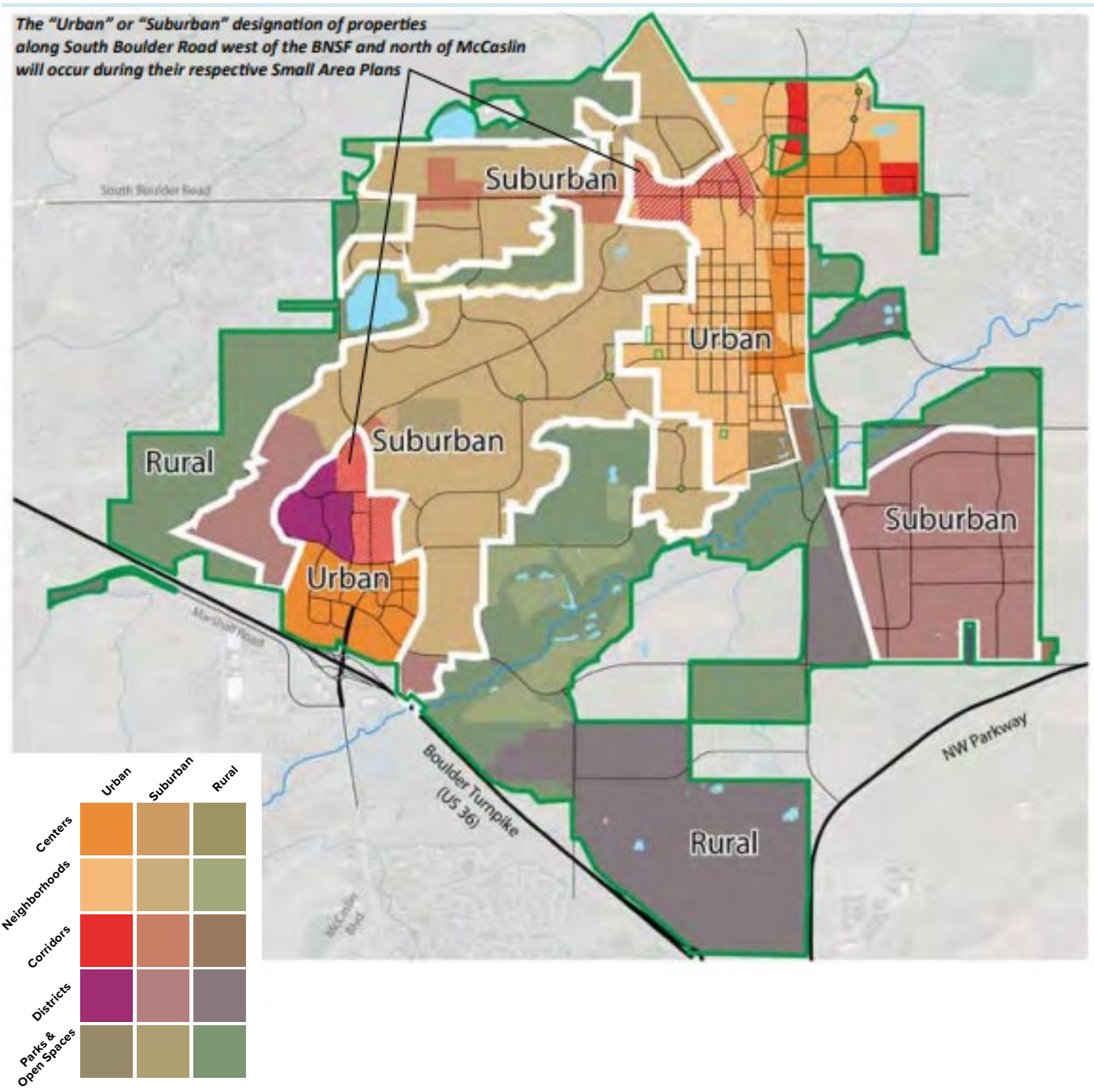


Figure 21: Future Development Patterns Map (Source: City of Louisville)

Urban

This development pattern tends to be more dense, compact, and walkable. Urban areas within Louisville include Downtown, Old Town, North End, and Steel Ranch.



(Source: Historic Downtown Louisville Facebook)

Suburban

This development pattern tends to be more spread-out and multimodal, unlike urban. Suburban areas within Louisville include McCaslin Boulevard, South Boulder Road, Centennial Valley, and the Colorado Technology Center.



(Source: Zillow)

Rural

This development pattern is found on the perimeter of the city and has large amounts of open space. Development patterns are more spaced out with heavy reliance on vehicles. Rural areas within Louisville include Coal Creek Golf Course, 96th Street, and Dillon Road.

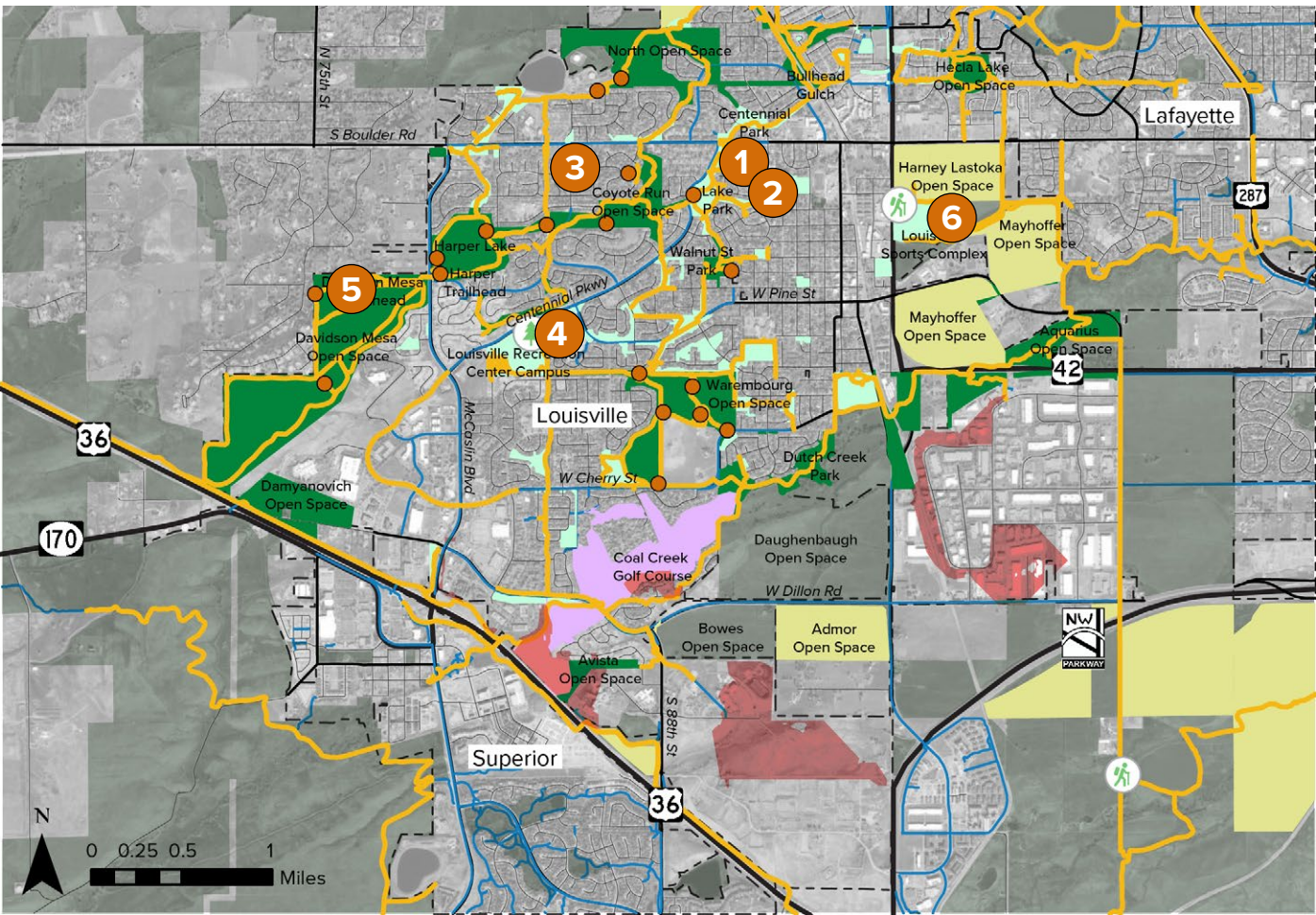


(Source: Zillow)

PARKS, RECREATION, AND OPEN SPACE

Parks are distributed throughout the majority neighborhoods within Louisville, with a golf course in South Louisville. According to the Trust for Public Land, 98% of Louisville residents live within a 10-minute walk of a park, which is over 20% higher than the US city average. Gaps in parks access are located in South Louisville and the Colorado Technology Center, as noted in the map as priority areas (areas that are not within a 10-min walk of a park). There currently 45 parks in Louisville, totaling 835 acres. The Louisville Recreation and Senior Center is located at the heart of the City, providing programs and facilities for residents of all ages.

Bordering Louisville are open spaces owned by Boulder and Boulder County. There is an extensive trail system throughout Louisville into bordering municipalities, adding up to almost 80 miles of trail. Louisville jointly manages approximately 1,060 acres of open space jointly owned with the City of Lafayette and Boulder County.



LEGEND

- | | | | |
|------------------------|-------------------|------------------------------------|----------------------|
| County Open Space | Recreation Center | Trailheads | Local Roads |
| City-Owned Open Space | Bike Lanes | Collectors | Arterials |
| City-Owned Parks | Trails | Parks Priority Area | Parks and Recreation |
| City-Owned Golf Course | Municipalities | Jointly-Owned Parks and Open Space | |

Figure 22: Parks and Open Space Map (Source: City of Louisville)



1 Cottonwood Park
(Source: Slides & Sunshine)



4 Louisville Recreation and Senior Center
(Source: Athletic Business)



2 Lawrence Enrietto Park
(Source: City of Louisville)



5 Davidson Mesa Open Space
(Source: The Denver Post)



3 Joe Carnival Park
(Source: City of Louisville)

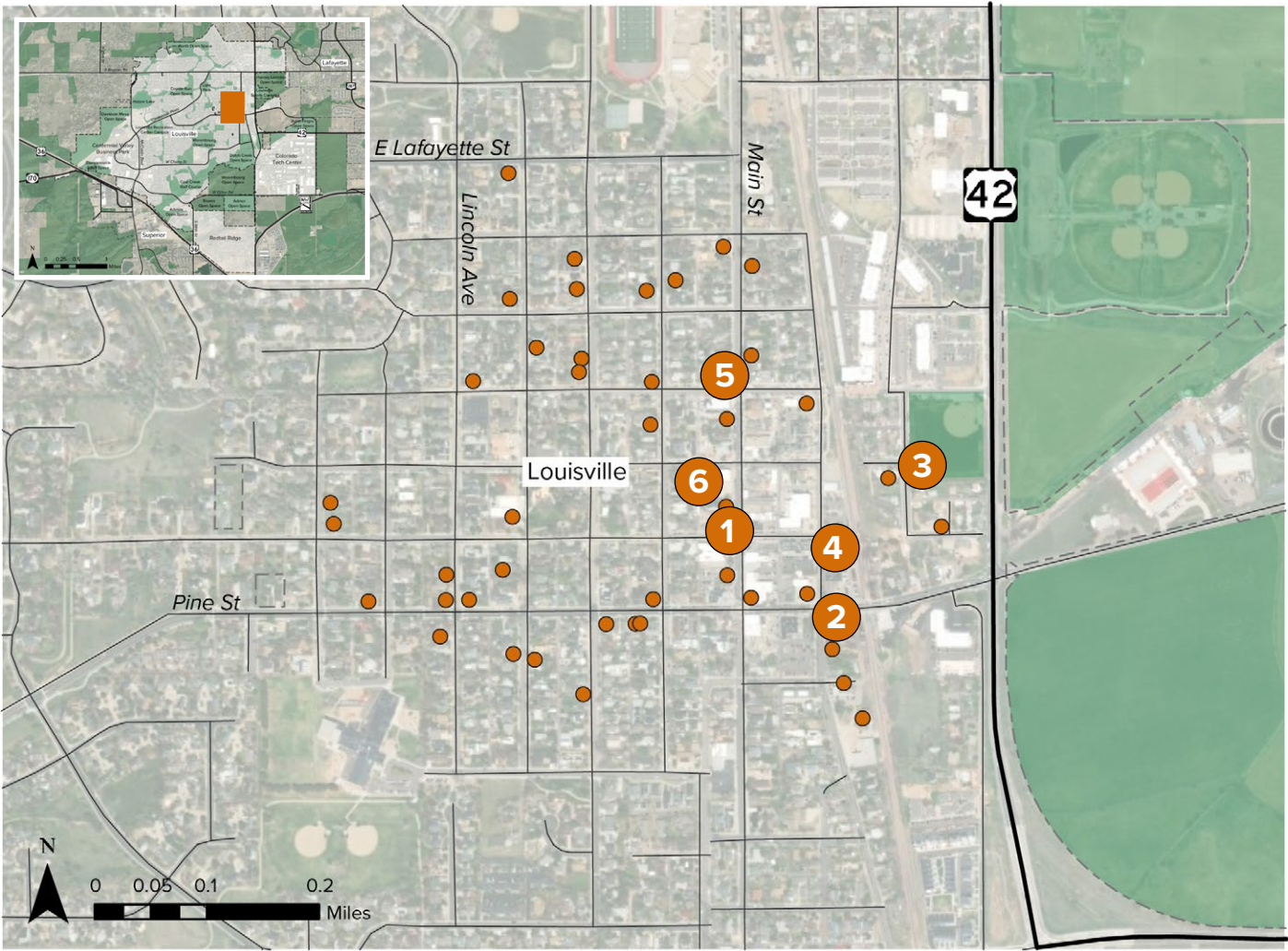


6 Louisville Sports Complex
(Source: City of Louisville)

HISTORIC AND CULTURAL RESOURCES

A majority of Louisville’s historic landmarks are within and surrounding the downtown area. Landmarks include historic homes, performing arts centers, theaters, iconic signs, and historical sites.

More information on historic and cultural resources can be found [here](#).



LEGEND

- Landmarks
- Local Roads
- Collectors
- Arterials
- Parks and Open Space
- - - Municipalities

Figure 23: Historic and Cultural Resources Map (Source: City of Louisville)



1 State Mercantile Building
(Source: BoulderCo)



4 Di Francia Saloon (Source: TripAdvisor)



2 Casa Alegre/Lackner's Tavern
(Source: Louisville History)



5 Louisville Historical Museum
(Source: City of Louisville)



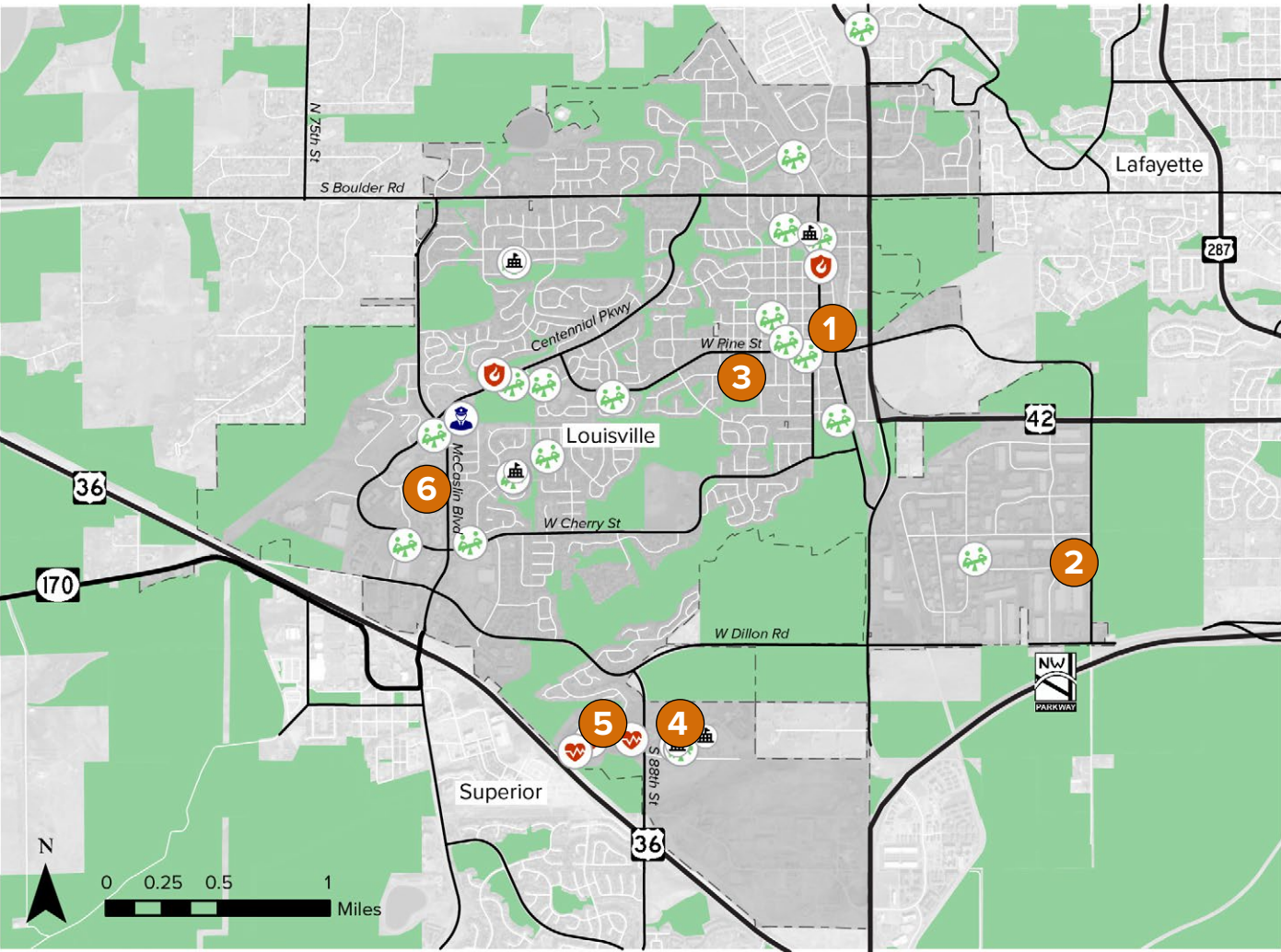
3 Trott-Downer Cabins
(Source: City of Louisville)



6 Rex Theater (Source: Cinema Treasures)

COMMUNITY PLACES

Louisville includes a number of services and resources to support community. Schools, ranging from pre-k to high school, along with childcare are placed in various residential neighborhoods. The hospital and medical facilities are in the southern area of Louisville, next to US Route 36. The public library is in the downtown area, providing education resources and programming for community engagement. For safety, three fire stations are located throughout Louisville by district area. Schools and childcare are in areas of more local roads and residential use, while safety resources (hopsital and fire) are on arterial roads for better accessibility.



LEGEND

- | | | |
|--------------------|------------|----------------|
| Libraries | Childcare | Local Roads |
| Schools | Police | Municipalities |
| Medical Facilities | Collectors | Open Space |
| Fire Stations | Arterials | |

Figure 24: Community Places Map (Source: City of Louisville)



1 Louisville Public Library
(Source: Louisville Public Library)



4 Monarch High School
(Source: Boulder Valley School District)



2 Louisville Fire Station 3 (Source: 5280Fire)



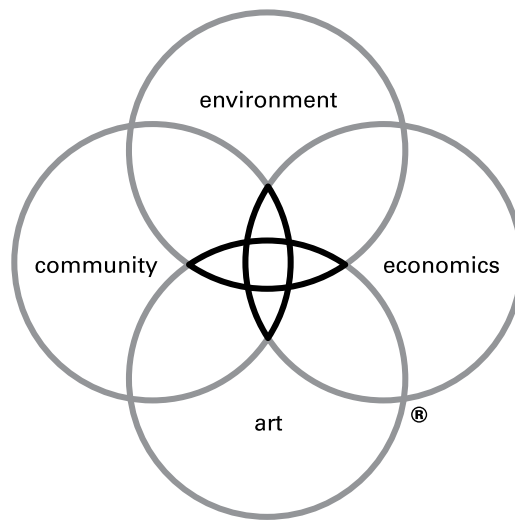
5 AdventHealth Avista Hospital
(Source: Daily Camera)



3 Louisville Elementary School
(Source: Boulder Valley School District)



6 Goddard School Daycare
(Source: The Goddard School)



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Legacy Design is the defining element of our practice. It is our commitment to an elevated level of design inquiry to arrive at the optimal solutions for clients. The process ensures that our projects reflect the critical issues facing the built environment and that they deliver measurable benefit to clients and communities. It is the



MEMORANDUM

To: The City of Louisville
From: Spirit Environmental: Conor Merrigan,
Bekah Bailey, Dylan Costelloe
CC: Design Workshop
Date: 2/8/24
Project Name: Louisville Comprehensive Plan
Project #: 7131
Subject: Environmental Assessment

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Purpose

This environmental assessment was performed on behalf of the City of Louisville (Louisville) to inform the current and anticipated environmental conditions in context with the Louisville community. The scope of this assessment encompasses a preliminary evaluation of surrounding landscape, lands managed by the City, and environmental hazards as well as an initial presentation of potential opportunities to be addressed within the context of the comprehensive planning process.

The City of Louisville has a robust open space and park system, a significant amount of wholly and jointly managed landscapes, both fragmented and connected wildlife corridors and several key natural features. While at this point much of the land within and adjacent to city limits has been built out, there are still opportunities for acquisition to enhance the natural environment as well as opportunities to manage existing lands intentionally and intensely towards specific land management outcomes. The ecosystems in Louisville are interdependent on adjoining lands and dynamic in their species that inhabit the areas. Working with the community to implement practices that mirror their values is likely to require a certain amount of education regarding trade-offs, appropriate uses, political obstacles, and what is possible within resource limitations on staffing, financing, and conservation.

Louisville Areas of Significance

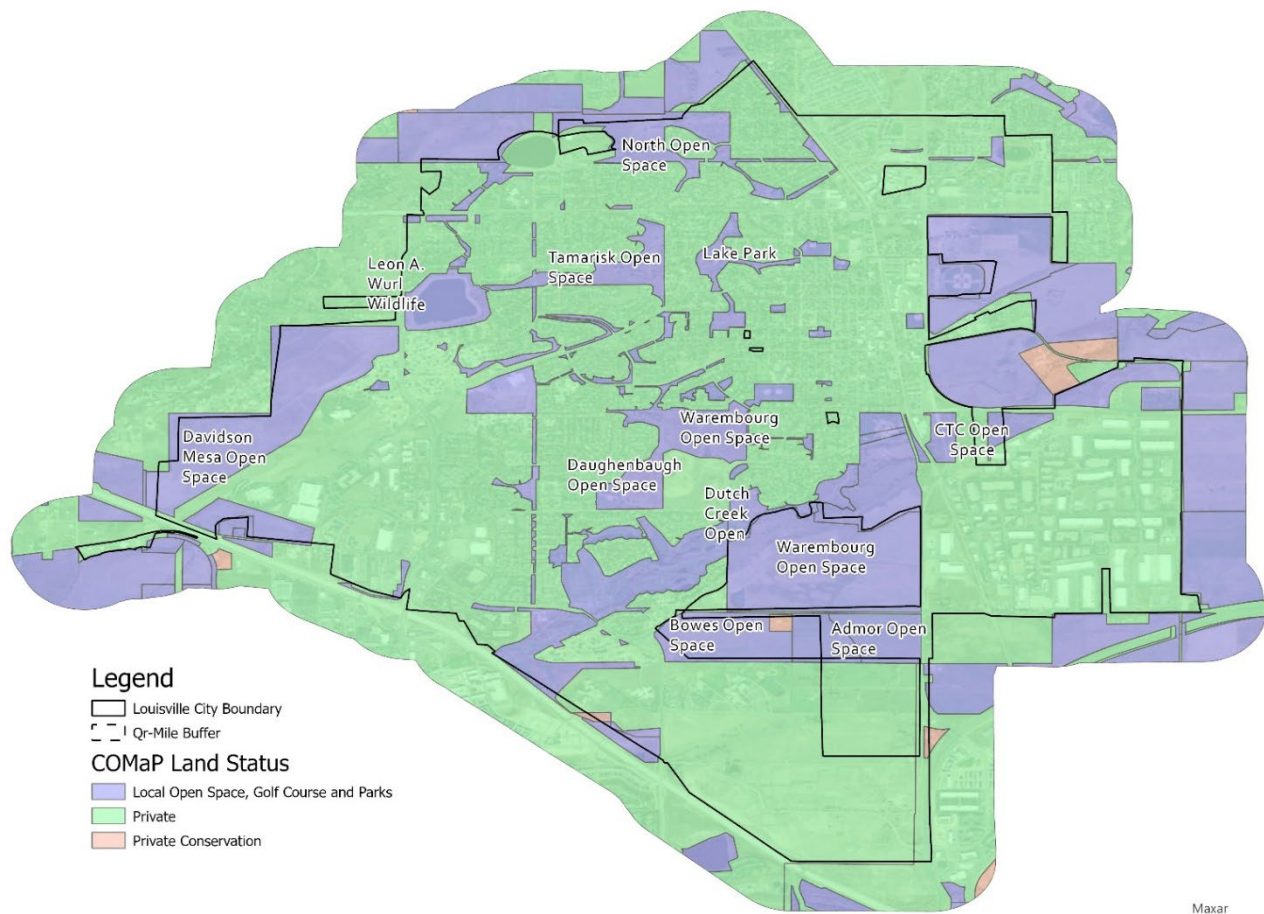
Open space lands are the most extensively represented of natural landscapes managed in Louisville. Areas with proximity to these lands as well as other private and non-open space lands such as parks and lands co-managed or managed by other jurisdictions also play important roles in the greater Louisville community.

Open Space Lands

Louisville boasts an extensive open space system that includes a variety of parcels serving different purposes. Large open spaces like Aquarius Open Space and Davidson Mesa Open Space act as buffers to adjacent communities and provide high quality wildlife habitats. More centrally located open spaces, such as Coyote Run Open Space and Hillside Open Space, are integrated into the city while smaller corridors within neighborhoods weave through the city, often following utilities or natural features like streams. In Louisville's open space system, each area is designated with one or more of the following classifications: Preserve, Protect, Visitor, and Other.¹

Figure 1 Louisville Land by Ownership

¹ Department of Land Management. (2004). *City of Louisville Open Space Master Plan*. City of Louisville.



Source: Map was prepared by Spirit Environmental using data from Colorado Ownership, Management and Protection (COMaP)

The Louisville Open Space parcels include¹:

- 34.5 acres referred to as the Aquarius Property
- 14.58 acres referred to as the Colorado Technology Center (CTC) Property
- 20 acres referred to as the Daughenbaugh Property
- 246.14 acres referred to as the Davidson Mesa Property
- 17.15 acres referred to as the Lake Park Property
- 68 acres referred to as the North Property
- 49.5 acres referred to as the Coyote Run Property
- 57.7 acres referred to as the Warembourg Property
- 16 acres referred to as the Leon A. Wurl Wildlife Sanctuary (Harper Lake) Property
- 143.53 acres of Miscellaneous Open Space Property

Additionally, Louisville jointly manages approximately 1,225 acres of open space jointly owned with the City of Lafayette and/or Boulder County.

Sensitive Species Habitat Areas



In December of 2023, the Natural Resource team at Spirit Environmental performed a review of databases of sensitive species maintained by the U.S. Fish and Wildlife Service (USFWS), Colorado Parks and Wildlife (CPW) and Colorado Natural Heritage Program (CNHP) to determine the potential of occurrence of state or federally listed species within the City of Louisville, Colorado. Additionally, this assessment included a field reconnaissance survey to review existing habitat within Louisville.

An Information for Planning and Construction (IPaC) report was obtained from the USFWS. No critical habitats or national wildlife refuges were encountered within the city limits of Louisville. The nearest wildlife refuge is the Rocky Mountain Flats Wildlife Refuge (RMFWR) located approximately 3 miles southwest. The IPaC report lists a total of ten regulatory species with potential to occur within Louisville. Eight were listed as threatened and endangered species, one candidate species, and one proposed endangered species. Additionally, the Colorado Conservation Data Explorer (CODEX) identifies one additional state candidate species. No federally listed species were observed during the field reconnaissance survey.

Of the species identified, five are highly likely to occur in Louisville due to the presence of potential habitat. The following table summarizes these species:

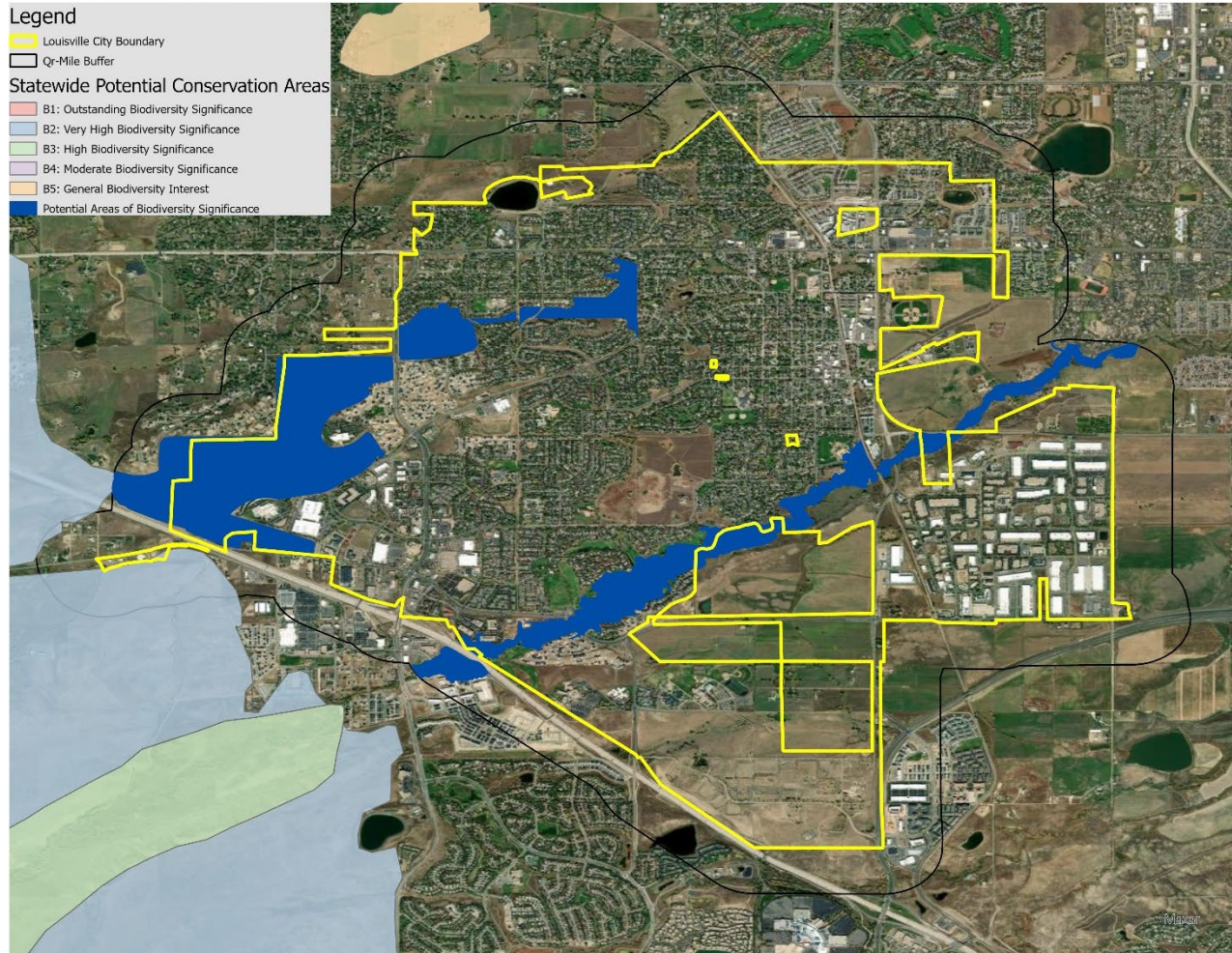
Table 1 Sensitive Species in Louisville

Species	Status	Description of Preferred Habitat	Determination of Potential Habitat Present
Preble's meadow jumping mouse (<i>Zapus hudsonius preblei</i>)	LT, ST	Shrub-dominated riparian habitats with adjacent, relatively undisturbed grassland communities and a nearby water source. Uses upland habitats as far as 330 feet beyond the 100 year floodplain	Potential habitat present within the Coal Creek floodplain.
Bald Eagle (<i>Haliaeetus leucocephalus</i>)	SC	Deciduous or coniferous forested areas near large bodies of water or rivers.	Potential habitat present within the Coal Creek floodplain, Davidson Mesa Open space and Harper Lake.
Burrowing Owl (<i>Athene cunicularia</i>)	ST	Wide-open, sparsely vegetated areas like prairies, deserts, grasslands and agricultural fields.	Potential habitat present throughout Louisville, particularly Davidson Mesa open space.
Whooping Crane (<i>Grus Americana</i>)	LE, SE	During migration, whooping cranes utilize cropland, shallow freshwater wetlands, and wide shallow rivers as stopover habitat	Potential stopover habitat present within freshwater wetlands and open waters throughout Louisville. Key areas include Harper Lake.
Ute Ladies'-tresses (<i>Spiranthes diluvialis</i>)	LT	Silty loam alluvial soils associated with wetlands or floodplains of perennial streams in intermontane valleys	Habitat present within the Coal Creek floodplain.
LE = listed endangered, LT = listed threatened, ST = state threatened, SE =state endangered, SC= state candidate			

The RMFWR and Boulder County open space located to the southwest of Louisville, presents a unique ecological situation. CODEX identifies both of these areas to have “very high biodiversity significance”. Areas with very high biodiversity significance are identified as important to the continued existence of ecological processes that support rare and imperiled species, subspecies and natural communities in Colorado. Louisville’s proximity to both RMFWR and Boulder County Open Space’s increases the likelihood of wildlife migration into Louisville.



Figure 2 Potential Conservation Areas in Louisville



This is particularly true for areas that mimic the natural habitats found in the refuge; Key areas of interest identified within Louisville include the Coal Creek 100-year floodplain and the Davidson Mesa open space. The Coal Creek floodplain's open water, riparian zones, natural wetlands, and uplands are ecologically important, as they have potential to provide important habitat for four of the five state and federally listed species identified in Table 1. However, habitat conditions observed during the field reconnaissance survey were seen as degraded due to factors such as pollution, agriculture, and development. A substantial amount of fill dirt with an unknown origin was observed on the eastern portions of Coal Creek within the Louisville city limits. The presence of fill dirt on the banks of a creek can have a negative impact on the natural structure of the banks and the vegetation within the riparian zones of the creek. Fill dirt is often composed of soil, sand, and other materials that are not native to the area. When fill dirt is introduced to a creek bank, it can change the composition of the soil and make it more difficult for native vegetation to grow. This can lead to further erosion of the creek banks and degradation of the habitat.

Ecosystems Represented In Louisville

General Climactic Classifications

The Louisville area is located ten miles east of the Front Range of the Southern Rocky Mountains, placing



the city in the plains life zone with a high plain, continental climate. This climate is significantly influenced by the proximity to the mountains, diverging from the typical climate expected in a high plains environment. The region's weather is also heavily influenced by winds that are channeled from the Continental Divide down the Front Range, often resulting in severe conditions. The prevailing winds predominantly come from the west.

Typically, Louisville experiences light rainfall and low humidity. The average high temperature in July is 88°F, while the average low in January is 14°F. Louisville receives an average annual precipitation of 16 inches. The relative humidity ranges from about 30- 35% in the summer to 40-50% in the winter, and periods of drought are common, usually in fall and winter. The growing season lasts roughly 140 days, with the first killing frost around September 28 and the last around May 11.

Topography

Louisville is located in the Colorado Piedmont Section of the Great Plains, and is characterized by generally flat lands with some gently rolling terrain. The topography trends toward Coal Creek and Rock Creek with elevations range from about 5,250 to 5,530 feet. Geologically, the area is primarily composed of Upper Cretaceous sediments, covered extensively by alluvium veneers from both the Pleistocene and Holocene epochs. The bedrock includes coal beds from the Laramie formation, which underlays Louisville. The coal beds played a significant role in the area's early human activity and subsequent ecological changes including habitat destruction, soil disruption, and cumulative effects on nutrient cycling and hydrology.

Many of the Open Space system areas of ecological interest align with surface exposures of Fox Hills sandstone or areas with thin alluvium veneers. Two linear exposures of Fox Hills sandstone cross the area, influencing the development of various sites due to slope steepness, shallow soils, and rockiness. The Coal Creek riparian communities are associated with young alluvium from flood events. The landform in the area is defined by Coal Creek, with uplands to the northwest and southeast forming drainage divides with the South Boulder Creek and Rock Creek basins, respectively.¹

Soils

The soils in the Louisville area are categorized into three main associations as per the Boulder County Soil Survey by Moreland and Moreland (1975). These include:

1. **Ascalon-Nunn-Manter Association:** Found northwest of Coal Creek (excluding the top of Davidson Mesa), this association comprises nearly level to moderately



steep, deep soils located on terraces, valley sides, and uplands. The surface texture of these soils is often sandy loam.

2. **Nederland-Valmont Association:** This covers the upper portions of Davidson Mesa and consists of nearly level to moderately steep, deep, very cobbly soils found on high terraces, alluvial fans, and benches.
3. **Nunn-Heldt Association:** Situated between Coal Creek and Rock Creek, it includes nearly level to moderately sloping, deep soils on terraces and uplands. These soils are primarily very fine, consisting of clays, clay loams, and sandy clay loams.

Additionally, terrace escarpment soils underlie relict grasslands at Davidson Mesa, Warembourg, and Colorado Technology Center (CTC) sites. These are characterized by a very cobbly and stony nature, derived from coarse alluvial parent material. The Ascalon- Otero complex is found in the North and Aquarius sites, featuring soils shallower than typical and transitioning into sandstone outcrops with nine to twenty percent slopes.

Valmont clay loam soils, typical of Pleistocene pediment surfaces, underlie the McCaslin area and parts of the Davidson Mesa relict grasslands. Lastly, along Coal Creek, riparian communities are found on miscellaneous alluvium with little soil development, classified as Soil Group Fluvents¹.

Anthropogenic Impacts and Management Practices

To fully characterize the environmental conditions in Louisville, the impacts of human inhabitants must be considered, both historically and as of the initiation of the plan.

Anthropogenic Impact on wildlife and habitat

The agricultural era of Louisville introduced practices that led to habitat fragmentation and the loss of ecosystems and the services they provided. As land was cultivated, native habitats were divided and isolated into increasingly smaller areas. The widespread planting of trees and colonization around water sources benefited some wildlife species but often degraded native riparian areas due to livestock that were attracted to streams and invasive woody vegetation encroachment. This period also introduced various alien plants, both deliberately (like Dalmatian toadflax (*Linaria dalmatica*) and inadvertently (such as leafy spurge (*Euphorbia esula*)), I would mention Smooth brome (*Bromus inermis*)

In Louisville, some grassland areas in open spaces continue to support historic prairie wildlife, especially in steep regions unsuitable for farming. Certain riparian areas also maintain their pre-settlement functions, though they've been altered by habitat loss, human activity, and competition from urban wildlife. However, other open spaces have been heavily modified or impacted by development, losing their habitability for non- urban species. The City of Louisville Open Space Master Plan indicates that future strategies will focus more on habitat evaluation for specific wildlife species and habitat enhancement through native plantings, invasive species removal, grazing, or prescribed burning.

Since the agricultural era, invasive vegetation has and continues to pose a significant and growing problem to Louisville like the rest of the Front Range. These invasives reduce productivity and ecological functions on public and private lands, impacting native ecosystems, agriculture, and recreational enjoyment of natural areas. Weed management is becoming an increasingly critical issue for both private and public land managers¹.

Open Space Management

Louisville's primary mechanisms for physical management of its open space system include several key strategies²:

1. **Noxious Weed Management:** The Department has adopted an integrated approach to control noxious

² City of Louisville. (2012). *Parks, Recreation, Open Space, and Trails Comprehensive Master Plan*.

weeds, as detailed in the 2009 Integrated Weed Management Plan. This includes monitoring weed populations and employing various control methods: mechanical, biological, chemical, and cultural. Additionally, the plan emphasizes providing educational outreach to the public, ensuring all actions comply with federal, state, and municipal laws and regulations. In 2020, the City discontinued the use of glyphosate and 2,4-D in City-maintained parks and Open Space in response to public concerns. As a result, managing noxious weeds and invasive species is more challenging in Louisville's public spaces.

2. **Black-Tailed Prairie Dogs Management:** Recognizing the ecological importance of prairie dogs in Louisville Open Space, the Department manages them using an ecosystem approach. This involves improving habitat components and controlling prairie dog populations to avoid exceeding the carrying capacity. Control methods include visual barriers, relocation, removal and donation, trapping, and flushing, and fumigation (if deemed necessary), all in compliance with legal requirements.
3. **Ecological Restoration:** The goal here is to transform degraded areas into landscapes resembling pre-settlement nativegrassland conditions. The Department focuses on preserving areas with existing native vegetation and restoring degraded areas. Management activities may include noxious weed and prairie dog management, grazing, prescribed burning, and re-vegetation with native species.
4. **Coyote Management:** The City uses educational outreach as the primary method for managing human-coyote interactions. This involves distributing educational materials, providing guidance on hazing techniques, reducing coyote attractants, and soliciting and analyzing citizen reports to understand coyote behavior. All actions comply with the regulations set by the Colorado Parks and Wildlife Division.
5. **Raptor Management:** The objective is to maintain awareness of raptor species diversity and abundance, identify nesting locations, protect raptors and their nests under the Migratory Bird Treaty Act, manage habitats, and engage the public in citizen science monitoring. Compliance with all federal, state, and municipal laws and regulations is ensured in managing raptors.
6. **Fisheries:** The City of Louisville collaborates with the Colorado Parks and Wildlife to identify appropriate and sustainable fish species for stocking in designated fishing areas. This collaboration aims to ensure that the fish species introduced are suitable for the local ecosystem and can be sustained in the long term.
7. **Encroachments:** According to Louisville Municipal Code, Sec. 4.04.010 R, it is unlawful for anyone to encroach on Open Space property owned solely by the City with private improvements or to store personal property. Such improvements include gardens, landscaping, fences, paths, or compost piles. The Department, in cooperation with Code Enforcement, is responsible for identifying such encroachments, notifying the offending parties, and seeking resolution. If a solution is not achieved, the City Attorney may intervene.
8. **Water Quality:** The City acknowledges the distinct needs of Open Space areas compared to developed parks and golf courses in terms of water quality management. The Department will track the use of chemicals in weed, turf, tree, and shrub management, determine appropriate aeration techniques, and monitor water levels to control water quality. Ensuring that water quality in these spaces meets the City of Louisville's standards is a key part of their strategy.

These management strategies highlight Louisville's commitment to ecological preservation, species management, and public education while adhering to legal and environmental standards.

Environmental Hazards and Vulnerabilities

As a city situated at the convergence of the Great Plains and the Rocky Mountain Front Range, Louisville is posed with several vulnerabilities that arise from the urban interface exposed to a spectrum of natural hazards intrinsic to its geographic and climatological context. Urban development, intersecting with these natural hazards, amplifies risk through the alteration of natural drainage systems, expansion into



wildland-urban interfaces, and the introduction of the urban heat island effect. There is an imperative need for integrated risk assessment and management strategies, considering the complex blending of environmental, climatic, and anthropogenic factors in shaping Louisville's hazard profile.

Water Availability

The Front Range is expected to face significant impacts from climate change including reduced snowpack in the Rockies, which is a major source of water for the region.

Snowpack acts as a natural reservoir, releasing water gradually during spring and summer. Less snowpack means less water is stored and released, disrupting traditional water availability patterns. This can lead to earlier and reduced spring runoff, impacting water supplies during the drier months.

As the community expands, Louisville will need to consider how future development will impact water availability. Urban development typically involves the addition of impermeable surfaces like roads and buildings, which impede the natural replenishment of groundwater. This affects the availability of groundwater for use in times of scarcity and can lead to longer-term depletion of these reserves. Reduced groundwater recharge, coupled with less reliable surface water sources, elevates the risk of drought. The consideration of the agricultural demands in the greater region is also important, as this industry can be a significant contributor to water consumption. Changes in agricultural practices or shifts in crop types could impact overall water demand.³ Maintaining public lands also requires water to irrigate green spaces and planted areas. To optimize water use, plant selection, efficient irrigation systems, and soil improvements should be considered.

Flooding

Most of the land encompassed in the Louisville city boundary has a minor risk of flooding, meaning that there is a relatively low probability of flooding occurring, and if it does occur, the expected impacts are minimal or manageable. The impact areas are expected to be smaller with quickly receding floodwaters. However, 324 properties, or 10% of all properties in Louisville, have a greater than 26% chance of being severely affected by flooding in the next 30 years.

Although the risk of flooding is low at large for Louisville, severe flooding is still experienced. In 2013, Boulder County was hit with 18 inches of rain in a four-day timespan, with 9 inches in just the first day. This amount is comparable to the total average annual precipitation for the county, an event with an annual exceedance probability as low as 0.1%. This rainfall event led to re-channelization of the Coal Creek, leading to annual flooding along a portion of the trail that follows along the creek.

Coal Creek introduces the greatest risk of flooding for Louisville, which is limited mostly to the banks with little to no impact on developments within the City. The city's infrastructure, particularly designed to handle the runoff from Coal Creek, plays an important role in mitigating flood risks. Louisville's stormwater management systems, including strategically placed culverts and retention basins, have been developed to effectively manage the water levels during heavy rainfall, minimizing the chances of overflow.⁴

Louisville has implemented comprehensive land-use policies and zoning regulations that discourage construction in flood-prone areas, particularly along the banks of Coal Creek. This ensures that residential and commercial developments are situated in locations with lower flood risk. The city also actively maintains its natural drainage systems, preserving the integrity of local creeks and streams to handle sudden influxes of water.⁵

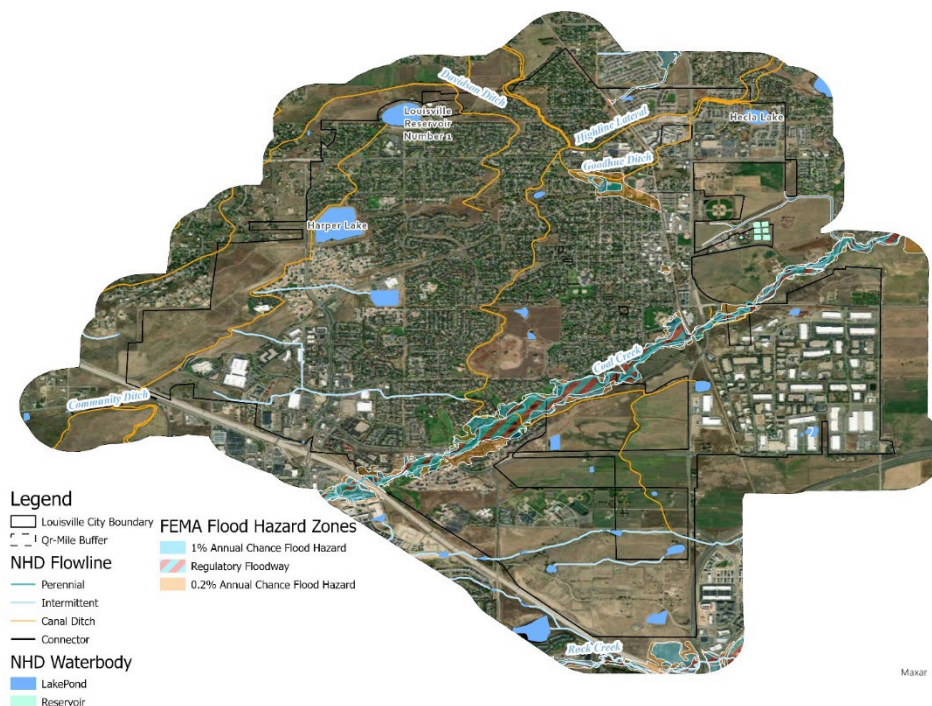
³ The Colorado Climate Network and Colorado Municipal League. (2015). *The Report of the Colorado Local Resilience Project*. Rocky Mountain Climate Organization.

⁴ City of Louisville. (2013). *City of Louisville Comprehensive Plan*.

⁵ City of Louisville. (2010). *A Citizen's Guide to Maintaining Stormwater Best Management Practices*.



Figure 3 Louisville Waterbody and Flood Hazard Map



Source: Map was prepared by Spirit Environmental using data from National Hydrography Dataset and National Wetland Inventory

Extreme Heat

Louisville is susceptible to extreme heat due to a combination of geographical, climatic, and urban factors. The surrounding geographical region is characterized by a climate that naturally encompasses a wide range of temperature fluctuations, including the potential for intense and prolonged heatwaves, particularly in the summer. As a part of this climatic zone, Louisville is inherently exposed to these weather patterns and its susceptibility is further amplified by broader climatic trends. As global temperatures continue to rise, Louisville will face an elevated risk of experiencing more severe and frequent heat-related events. This scenario necessitates a proactive approach to heat mitigation and adaptation strategies in the region to safeguard against the escalating impacts of extreme heat.³

Urban development also plays a crucial role in exacerbating the risks of extreme heat. As the city expands and develops, the increase in concrete, asphalt, and other heat-absorbing materials contributes to the urban heat island effect. This phenomenon leads to higher temperatures in urban areas compared to their rural surroundings. The heat retained by buildings, roads, and other structures not only elevates daytime temperatures but also prevents the city from cooling down adequately at night. Moreover, urbanization often leads to a decrease in green spaces and vegetation. Trees and plants are essential for cooling the urban environment through shading and evapotranspiration. A lack of sufficient greenery in Louisville's urban landscape can intensify the heat, making the city more prone to the adverse effects of heatwaves.⁶

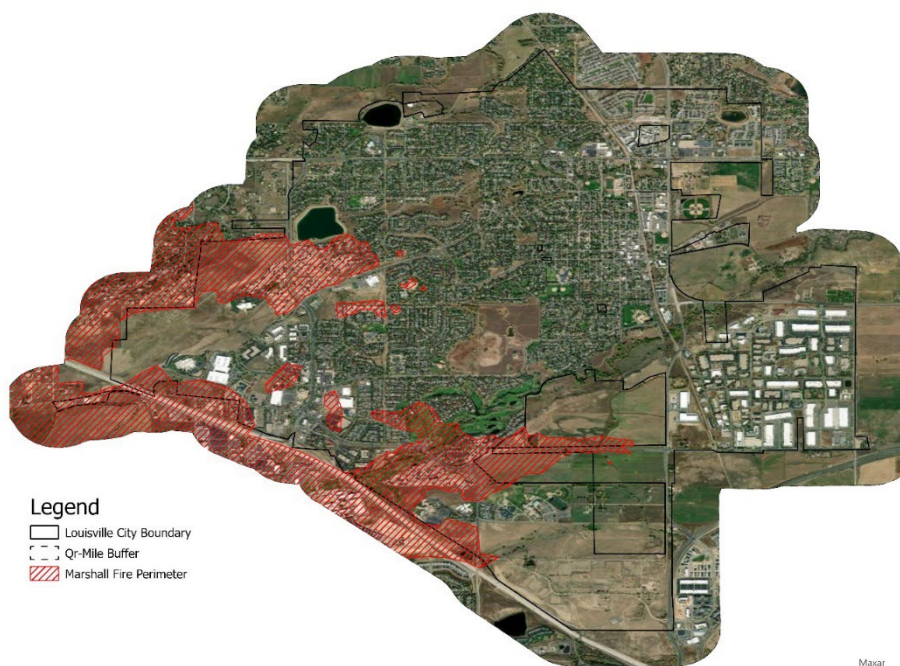
⁶ United States EPA. (2023, August 28). *Heat Islands*. Retrieved from <https://www.epa.gov/heatislands/heat-island-impacts>

Being situated in an area prone to natural temperature extremes coupled with the urban heat island effect results in an increased risk of experiencing more severe and frequent heat-related events. It highlights the importance of integrating urban planning and green infrastructure in Louisville's development strategies to mitigate the impacts of extreme heat and adapt to the changing climate conditions.

Fire Risk

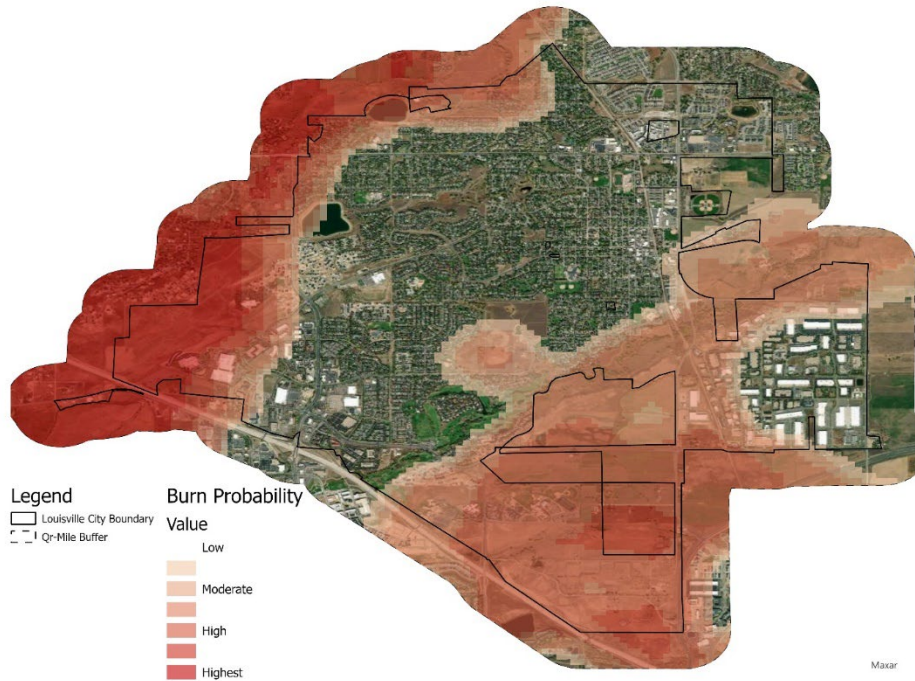
Wildfire is a natural hazard that Louisville has faced historically and will continue to combat with increased risk as local temperatures rise and the chance of drought increases. The threat that wildfire poses was exemplified through the Marshall Fire that brought record-breaking destruction in December of 2021. During this event, more than 6,000 acres of land, mostly to the west of the City, were burned due to dry conditions and high winds that spread the fire rapidly. The map below depicts the impact felt by Louisville community.

Figure 5 Marshall Fire Impact Perimeter



The damage felt across impacted communities highlights the importance of recognizing Louisville's unique fire risk as the city continues to develop and grow. To understand the risk of wildfire, several variables must be assessed including burn probability, flame length, rate of spread, and the susceptibility of the community to fire. The western boundary of Louisville, including areas like Davidson Mesa, the South Water Treatment Plant, and regions extending north of South Boulder Road near Louisville Reservoir are noted for the highest burn probability. These locations are predominantly characterized by grassland and grass-shrub fuel types.

Figure 4 Louisville Burn Probability



Towards the southeast, particularly the undeveloped private lands near Highway 36 and Northwest Parkway, there's an increased burn probability due to extensive grasslands that act as surface fuels in the dry climate. The fuel connectivity of the landscape is also a factor in burn probabilities, with large, unbroken expanses of fine fuels like grasses in the west and south of Louisville enhancing the potential for burning. In contrast, the urban center of Louisville shows much lower burn probabilities due to features and materials considered non-burnable including roads, buildings, and irrigated areas. Within the City of Louisville, flame lengths are most likely to be 2-4-feet and 4-6-feet in length, due to the grass-dominated surface fuels in and around the city. Some areas to the north near the North WTP and North Open Space and along Coal Creek to the south have the potential for higher flame lengths, greater than 8 feet.⁷

Within Louisville, areas were identified with the highest wildfire risk. The Howard Berry WTP has some of the highest burn probabilities within Louisville properties, surrounded by mostly grasslands characterized as dry climate grass and timber-grass-shrub. Public lands to the north, Keith Helart Park, Annette Brand Park, North Open Space, and North WTP, exhibit moderate burn probabilities. Davidson Mesa and Damyanovich Open Space both have areas with moderate and high burn probabilities combined with grasslands that produce moderate flame lengths. In North Open Space, there are low to moderate burn probabilities, but higher flame length probabilities due to increased fuel heights produce similar wildfire risk.

Table 2 Highest Wildfire Risk Louisville Properties

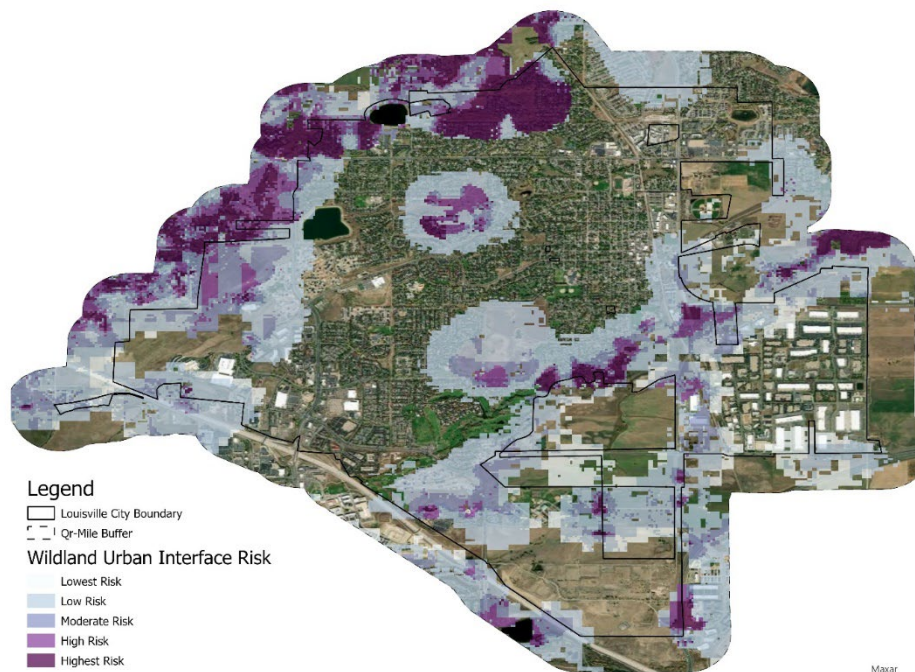
Location	Average Risk	Relative Risk
Howard Berry Water Treatment Plant	Highest Risk	
Keith Helart Park	High Risk	
Annette Brand Park	High Risk	
North Open Space	Moderate Risk	
Davidson Mesa Open Space	Moderate Risk	
Damyanovich Open Space	Moderate Risk	
Pressure release valve (PRV) - 9182 W Dillon Rd	Moderate Risk	
Gateway Open Space	Moderate Risk	
City of Louisville Water Treatment Plant	Moderate Risk	
Coal Creek Regional Trail Corridor	Low Risk	

⁷ Lynker Corporation & The Ember Alliance (2022). *Wildfire Hazard and Risk Assessment of Louisville Public Lands*. City of Louisville.



The intersection of the wildland-urban interface (WUI) with burn probability presents a critical area of focus for wildfire risk management. The WUI, where human developments meet or integrates with natural vegetation, is especially prevalent in the areas of Louisville that border grasslands and shrublands, such as Davidson Mesa and areas near the South Water Treatment Plant. Mapped below is a visual representation of the WUI risk within Louisville.

Figure 5 Louisville Wildland Urban Interface Risk



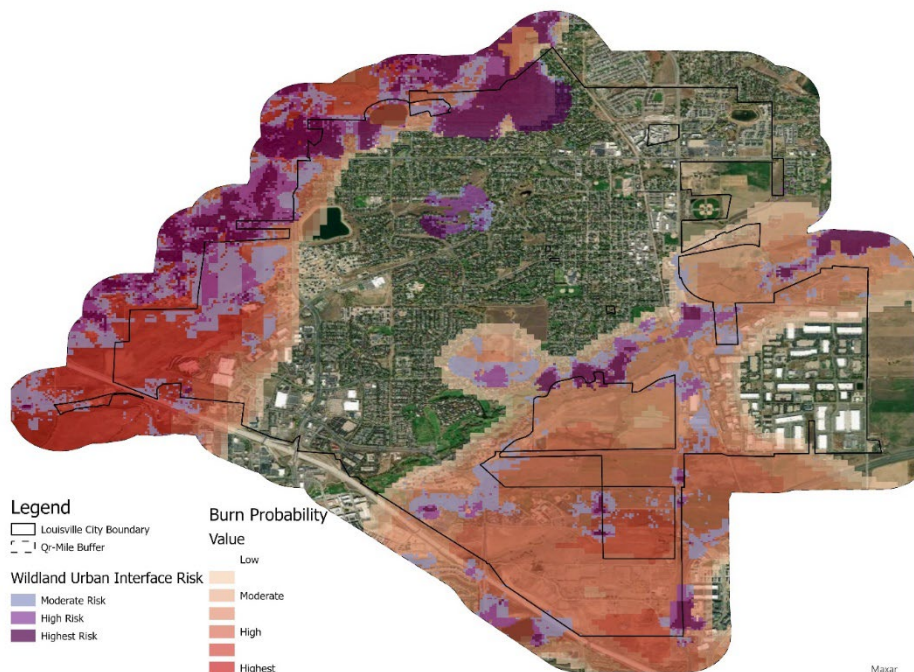
Source: Map was prepared by Spirit Environmental using data from Colorado Forest Atlas Public

These regions are characterized by higher burn probabilities due to their grassland and grass-shrub fuel types and are therefore particularly vulnerable. The proximity of these natural fuel sources to residential and other human structures amplifies the risk of wildfire damage. Furthermore, the connectivity of the landscape, with large contiguous stretches of fine fuels like grasses, increases the potential for fire to spread rapidly, especially in areas where developments are interspersed with natural vegetation. This dynamic underscores the importance of integrating land use planning and fire mitigation strategies in these high-risk areas. Effective management in the WUI of Louisville involves not only addressing the natural propensity of these areas to burn but also the consideration of unique challenges posed by the presence of human infrastructure and habitation within high-risk zones.

The Home Ignition Zone (HIZ) describes the area surrounding a home and the structure itself, taking into account the potential for ignition and the quality of surrounding defensible space, the area around a structure modified to reduce fire hazard. As a community susceptible to fire risk, Louisville has a responsibility to introduce and implement municipal code that guides appropriate management of each zone within defensible space. These mitigation measures could include planting spacing and selection, fuel reduction, construction and landscaping materials mandates, and maintenance requirements.

The map below blends both the wildfire risk with wildland urban interface (WUI) risk, demonstrating where the highest risk for the two threats intersect.⁸

Figure 6 Louisville Fire Risk



Development pressures

The interplay between urban development and the surrounding environment presents complex challenges, particularly in the context of preserving ecosystems and sensitive species, as well as mitigating natural hazards like wildfires. As Louisville expands, the management of both Open Spaces and the WUI will be critical issues, with direct implications for biodiversity and ecosystem health. Development pressures can lead to habitat fragmentation and loss, adversely affecting sensitive species and disrupting natural ecological processes. Moreover, the encroachment of urban areas into wildlands increases the risk of wildfires, both in frequency and intensity, posing significant threats to both natural and urban environments.

The Marshall Fire demonstrated the catastrophic damages that can result from Louisville's WUI. Valuable lessons were learned from this fire and they should be implemented through code adjustments as development continues in Louisville. While land management is undoubtedly important to wildfire mitigation and management, building materials, construction, and zoning regulations are critical and need to be considered heavily. The following are strategies that can be leveraged into municipal code: the use of fire-resistant construction standards, home spacing, setbacks and restricted development in the WUI, and private landscaping and maintenance. Understanding and addressing that current and anticipated development in Louisville is essential for sustainable urban planning, a balance between development and the preservation of natural spaces needs to be ensured.

⁸ Colorado Forest Atlas Public. (2024). *Wildland Urban Interface Risk*. Retrieved from <https://help.coloradoforestatlas.org/public/wildland-urban-interface-risk>

Key Gaps & Opportunities to Address

The natural environment in Louisville has some contiguous parcels and several key corridors, the continued anthropogenic pressures and uses of these lands present challenges. Interviews with stakeholders and staff identified the need to balance resources both in terms of management of existing lands versus acquisitions of newly available lands but also in terms of general balances of uses such as recreation versus conservation. As Louisville continues to develop, conversations about how to interact with the natural environment could be held in a variety of forums, including within the context of the comprehensive plan.

The climate is changing at a rapid pace, and as the City becomes more built out, greenfield development opportunities are rapidly disappearing. Fire in particular has risen as an extreme threat fueled by non-native grass species, more intense weather, and increased water scarcity and timing of hydration cycles. The Marshall fire demonstrated some of the gaps in aspects of both the built and natural environment, and the re-building efforts offer some measure of opportunity to build back better. In addition to fire, other hazards from climate and human-caused events are being investigated, and the comprehensive plan will benefit from these parallel efforts.

To complement those efforts and to set the stage for future conversations, the following are several potential gaps for Louisville to consider when thinking about future land use and the natural environment:

- The Coal Creek Corridor is an important ecological feature within Louisville, with several areas that would benefit from activities such as habitat restoration and enhancement, pollution mitigation, and invasive species removal. These activities can be balanced with engineering and management of the flood plain. The eastern portion of the corridor is showing signs of degradation as noted above, and there may be a gap in knowledge of adjacent agricultural users as well as general users of the trail and wildlands.
- Invasive species management is a growing gap due to the challenge of managing the rapid spread of invasive species with limited staff capacity.
- The power lines spanning open spaces proximate to the grassy vegetation are a known risk of ignition. By undergrounding or otherwise treating these lines to make them more resistant to weather events, future catastrophic events may be able to be avoided.

On the other hand, Louisville has several opportunities that could lead to better outcomes for the natural environment:

- The proximity to biologically rich areas in Lafayette and Boulder County, and the continued co-management agreements in place can enhance the natural dispersion of species and actively manage for more natural migration, if desired.
- The focus on fire mitigation, while stemming from a tragic event, can present an opportunity to make proactive decisions that lead to a more resilient and diverse ecosystem of native plant species, both in municipal plantings as well as the more naturalized areas.
- Assessing the current municipal code in conjunction with lessons learned from the Marshall Fire offers an opportunity to make modifications to the code that would address home hardening, zoning in the WUI, and creating requirements for defensible space creation and maintenance.
- In addition to public lands, conservation easements and land dedications can provide privately owned migration stops and seasonal and permanent habitat for a diversity of species.
- The population of Louisville is engaged on environmental issues and could be supportive of potential recommendations such as temporary trail closures, restoration efforts that limit recreation, and pilot projects aimed at climate adaptation and/or mitigation efforts.



GEOLOGIC HAZARD AREAS

Purpose

Geologic hazards—such as landslides, rockfall, debris flows, and subsidence—pose risks to public safety and property. Identifying these areas helps guide land use decisions and development review.

Source

The City of Louisville relies on Boulder County’s Geologic Hazard Mapping Program for the most current information on hazard areas. This resource provides detailed mapping and descriptions of geologic hazards throughout the county.

Official Resources: Boulder County Geologic Hazard Mapping and Boulder County Comprehensive Plan

Map

The map below illustrates geologic hazard areas as identified by Boulder County. For the most up-to-date information, consult the resource above.

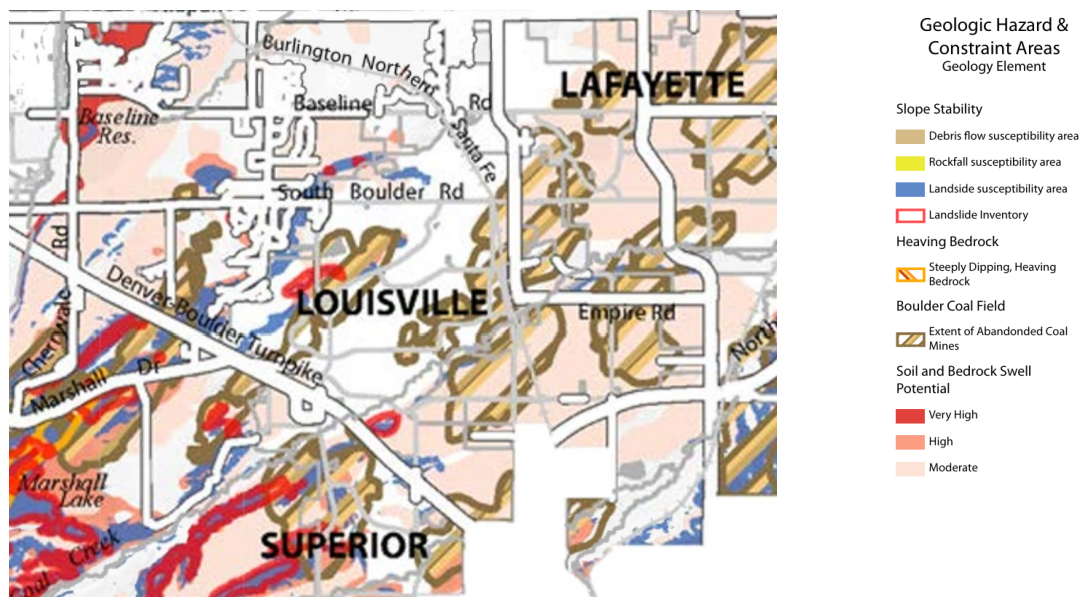


Image: Boulder County Comprehensive Plan Map – Geologic Hazard and Constraint Areas (2020)

MEMORANDUM

To: Alison Bourquin, Design Workshop
 From: Maggie Ostwald and Carly Sieff, Fehr & Peers
 Date: April 8, 2024
 Project Name: Louisville Comprehensive Plan
 Project #: 7131
 Subject: Transportation Assessment

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Introduction

Louisville is a growing city of 20,899 residents as of 2023 located in Boulder County. In addition to population growth, the City is experiencing changing land use patterns and evolving infrastructure needs. It is generally bordered by CO 42 to the east, Baseline Road to the north, and US 36 to the south.

This transportation assessment is part of the larger Louisville Comprehensive Plan. The Comprehensive Plan is a multifaceted effort to establish a long-term vision and set goals and policies for the future of Louisville. The transportation assessment addresses all modes of transportation within the town—vehicles, bicyclists, pedestrians, and transit. This summary of existing conditions also outlines all aspects of the transportation network, including travel patterns, the existing roadway, bicycle and pedestrian networks, transit services, and key gaps and opportunities for the City to address.

The transportation section of the Comprehensive Plan will build on the transportation assessment to form a vision for interconnected walking, rolling, bicycling, transit, and roadway networks in Louisville that achieves the City’s Transportation Strategy overall goal to “Provide and maintain sustainable and safe transportation choices for all Louisville residents to enhance community connectivity while reducing environmental impact.”

Summary of 2019 Transportation Master Plan

The 2019 Transportation Master Plan (TMP) sought to unify numerous transportation goals and previous citywide efforts under one broad plan. As shown in **Figure 1**, the eight goals of the TMP included goals to

TMP GOALS

Louisville's transportation network will:

- 1 Operate **efficiently and safely** for all users.
- 2 Be a **cohesive and layered system** of streets and trails for walking, biking, transit, driving, and recreation.
- 3 Provide **local and regional travel** options that balance needs for Louisville residents, employees, and visitors.
- 4 Utilize **new technologies** to provide safe, reliable, clean and convenient transportation choices.
- 5 Increase **mobility options and access** for people of all ages, abilities and income levels.
- 6 Provide **complete streets** that are inviting, enhance livability and reflect the City's small-town atmosphere.
- 7 Support **economic opportunities** and businesses.
- 8 Improve **environmental and community health** by reducing emissions, and supporting mode share and sustainability.

develop a more efficient, layered, multimodal transportation system, develop complete streets, and support local economic development, environmental sustainability, and community health.

Community input collected during the planning process prioritized, in order:

- Access to destinations by walking and biking
- Regional rail transit service
- Bike lanes
- First and last mile connections to transit
- Reducing speeding in neighborhoods
- Safe pedestrian crossings.

By project types, the public most valued, in order:

- Underpasses
- Commuter rail
- Intersection safety
- Traffic congestion
- Roadway maintenance
- Bike lanes.

Figure 1: Transportation Master Plan Goals

At the time of TMP publication, the focus on Louisville's role within the surrounding region (Denver Regional Council of Governments (DRCOG), Denver's Regional Transportation District (RTD), and Boulder County) was significant. Because so much of Louisville was already developed at the time, a considerable amount of the traffic growth was expected to stem from outside the City. Only 7% of Louisville's workers both lived and worked in Louisville, further emphasizing the need for connectivity to the surrounding region. Only 22.6% of trips began and ended in Louisville, leaving a large majority of trips that only start or end in Louisville. This tends to add pressure to the key corridors within the City. Average daily traffic volumes were highest on McCaslin Boulevard, CO 42, and South Boulder Road. Most roads in Louisville had a Level of Service (LOS) of C or D (stable flow), which is reasonable for urban and suburban corridors, but CO 42 had segments of LOS E and F (slow speeds with volume at or exceeding capacity). There were three intersections identified as crash hotspots – McCaslin Boulevard and Dillon Road, South Boulder Road and CO 42, and Pine Street and CO 42.

Within Louisville city limits, a number of land use characteristics influenced travel patterns. In 2019, 59% of employment was located within just five high activity centers, but residential growth was expanding into the suburban areas. The number of apartment units in Louisville had more than doubled in recent years, in addition to the new Kestrel affordable housing neighborhood, but transit connections to these areas were still in need of development. 60% of trips made within, to, or from Louisville were not work related, leaving significant potential for walking and biking network improvements, as these non-work trips are usually shorter in distance. Street grid connectivity was high in Downtown and the Steel Ranch neighborhood and notably low along the McCaslin corridor. In 2019, Louisville on the whole had a walkability score of 38 out of 100 at the time. The network of high-comfort off-street trails was encouraging, but high-comfort on-street bike lanes were minimal. Other than the high commuter numbers

at McCaslin Boulevard, transit ridership was low – only 58 boardings and alightings per day at Main Street and Pine Street in Downtown, for example.

The 2019 TMP included the following recommended policies:

- **Designing and operating “great streets” or complete streets that accommodate all modes, ages, and abilities.** This policy applies when performing any street reconstruction, resurfacing, restriping, and maintenance. The TMP provides a framework for street cross sections based on whether walking, biking, transit, and driving are 1) optimized, 2) prioritized, or 3) accommodated. The TMP also illustrates key design elements of successful intersections, pedestrian and bicycle crossings, and bicycle facilities.
- **Creating walkable and bikeable places.** The plan cites downtown Louisville as a good example: “The grid network in the Downtown area has lower traffic speeds, a high intersection density, or connectivity among the streets, well-marked pedestrian crossings and wide sidewalks and amenities such as street furniture and patios buffering the sidewalks to the street. Additionally, there are many destinations within a short distance. This provides multiple, direct routes for people to travel, reducing the reliance on an automobile for short trips and encouraging active transportation options.” This section stresses the need to promote walkability along South Boulder Road.
- **Incorporating transit-oriented development to create walkable mixed-use neighborhoods near bus service.** While the plan mentions downtown and Downtown East Louisville (DELO) as areas with a foundation for TOD development, additional investment could create a future commuter rail station or major transit hub.
- **Considering ways in which investments in technology can improve safety, efficiency, and equity of the transportation network.** This could include shared mobility, flexible loading zones for goods and passengers, and EV charging.

The 2019 TMP included the following recommended projects:

- **Corridor projects such as SH 42** (which included a recommended underpass connection to downtown via South or Short Street) and South Boulder Road.
- **Bicycle connections needed to complete a connected bicycle network that will support all ages and abilities**, including bike lanes and bike lane improvements on Cherry Street, Via Appia, and South Boulder Road.
- **Connectivity and safety improvements at street and trail intersections and completion of sidewalk gaps, including traffic calming.** Examples of projects include nine proposed underpasses, shortened crossing distances and curb extensions, and other crossing improvements across the City.
- **Enhancements of key connections between the recreation center, neighborhood bikeways, trails, and downtown;** such as traffic calming, placemaking elements, wayfinding, and intersection treatments.
- **Transit improvements** including 1) new fixed route connections, 2) a neighborhood EcoPass program, 3) first and last mile access improvements to McCaslin Station, 4) bus stop improvements, 5) Northwest Rail peak service, and 6) planning for a Northwest Rail station outside of downtown near the Colorado Tech Center.

The TMP included recommended programs such as neighborhood speed management, travel demand management, Safe Routes to School, Fun Routes, open streets, a bike share network, safety/maintenance/training, coordinated wayfinding, national recognition designation as a Bicycle Friendly Community, and data collection and monitoring.

Progress Since 2019

Several projects have been implemented since the 2019 TMP, moving the City towards the policy goals of creating “great streets” and creating walkable and bikeable streets. On a city-wide scale, the 2019 TMP

is a useful tool for coordinating simultaneous mobility improvements during annual paving projects such as the painting of bike facilities. The use of advisory bike lanes, such as those that were recently installed on Dahlia Street and Polk Avenue, was approved and added to the 2023 Pavement Marking contract. Connected to the Polk and Dahlia advisory bike lanes are new buffered bike lanes installed on Pine Street between Via Appia and Johnson Street and buffered bike lanes on S Madison Avenue between Dahlia Street and Cherry Street and on Century Drive between Dahlia Street and McCaslin Boulevard. Pedestrian safety and connectivity were upgraded with improved at-grade crossings on South Boulder Road between Eisenhower Dr and Main Street. Additionally, buffered bike lanes have been installed on Cherry Street. Also underway are plans to install buffered bike lanes on Via Appia and bike boxes at the intersections of Dahlia Street and Cherry Street, Appia Way and South Boulder Road, and Via Appia and McCaslin Boulevard. Multimodal accessibility to Downtown has improved with new bike parking, including e-bike parking areas.

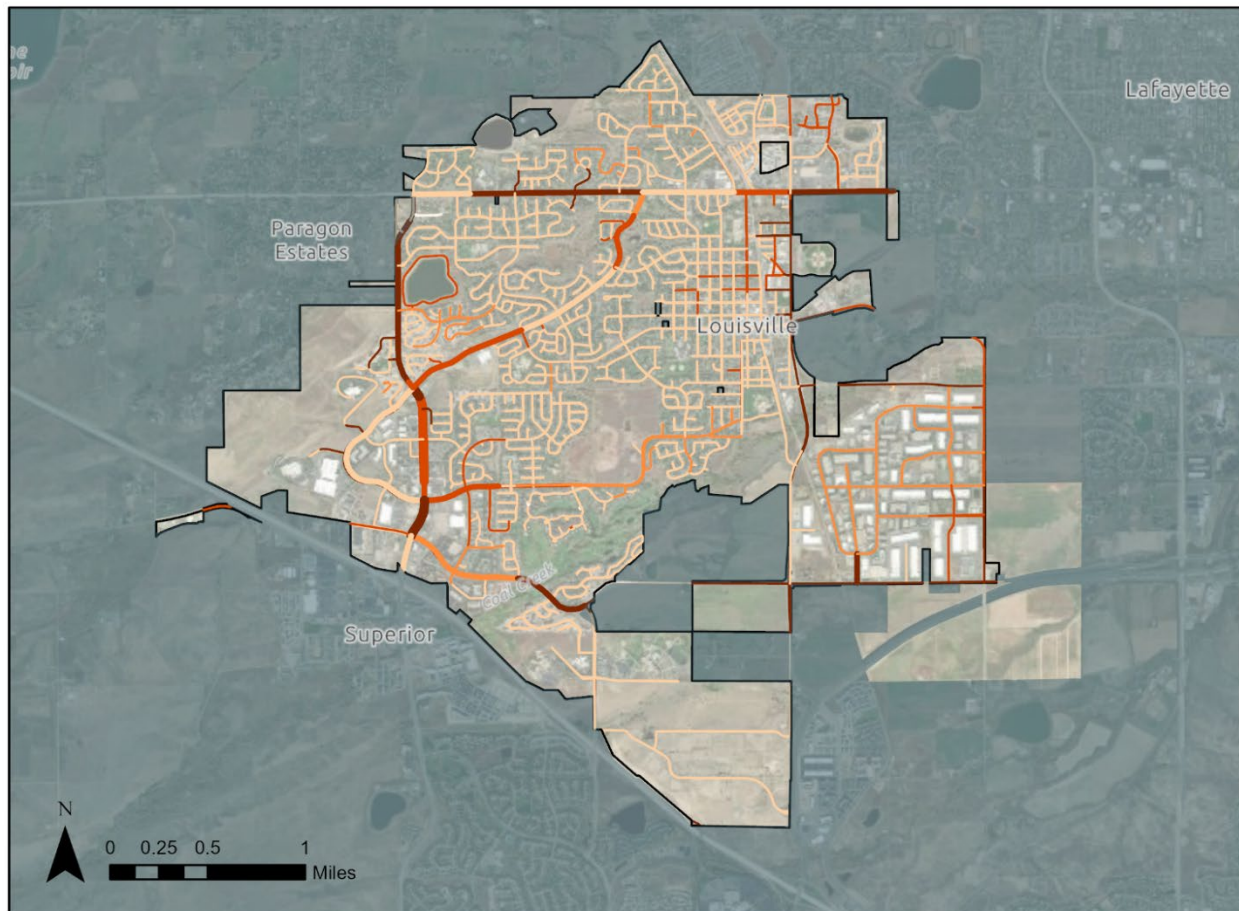
Regional network goals have also made progress following the TMP. Significant strides were made in city-wide signal retiming, in addition to developing Louisville's first Traffic Signals Management Plan and receiving a DRCOG Regional Transportation Operations and Technology grant for upgraded signals hardware. Planning and preliminary engineering began for multimodal improvements on SH 42, one of Louisville's most congested corridors. RTD's Route 228, which serves Louisville, Superior, and Broomfield, was rerouted to have a more direct route along South Boulder Road and was extended on the north end to reach Lafayette.

Regarding the goal to leverage technology to improve transportation safety, efficiency, and equity, it is unclear with our existing knowledge whether this goal has been assessed. More information is desired about recent uses of emerging innovations such as flex zones, electric vehicle accommodations, and micromobility.

Existing Multimodal Networks

The maps below show the existing transportation networks for vehicles, transit, bicyclists, and pedestrians. These networks generally show urban and suburban development, infrastructure, and connectivity in the downtown area with arterial connections in the surrounding suburban areas. Opportunities for improvements are plentiful, especially in the areas surrounding the suburban arterials.

Louisville's roadway network, as shown in **Figure 2**, consists of a well-connected grid in the downtown area and many suburban developments stemming from higher speed arterial roadways. Areas with room for development such as the southeast corner of the City are lacking a more connected roadway network. McCaslin Boulevard, South Boulder Road, and Via Appia are the three major arterial connections that provide mobility across the City.



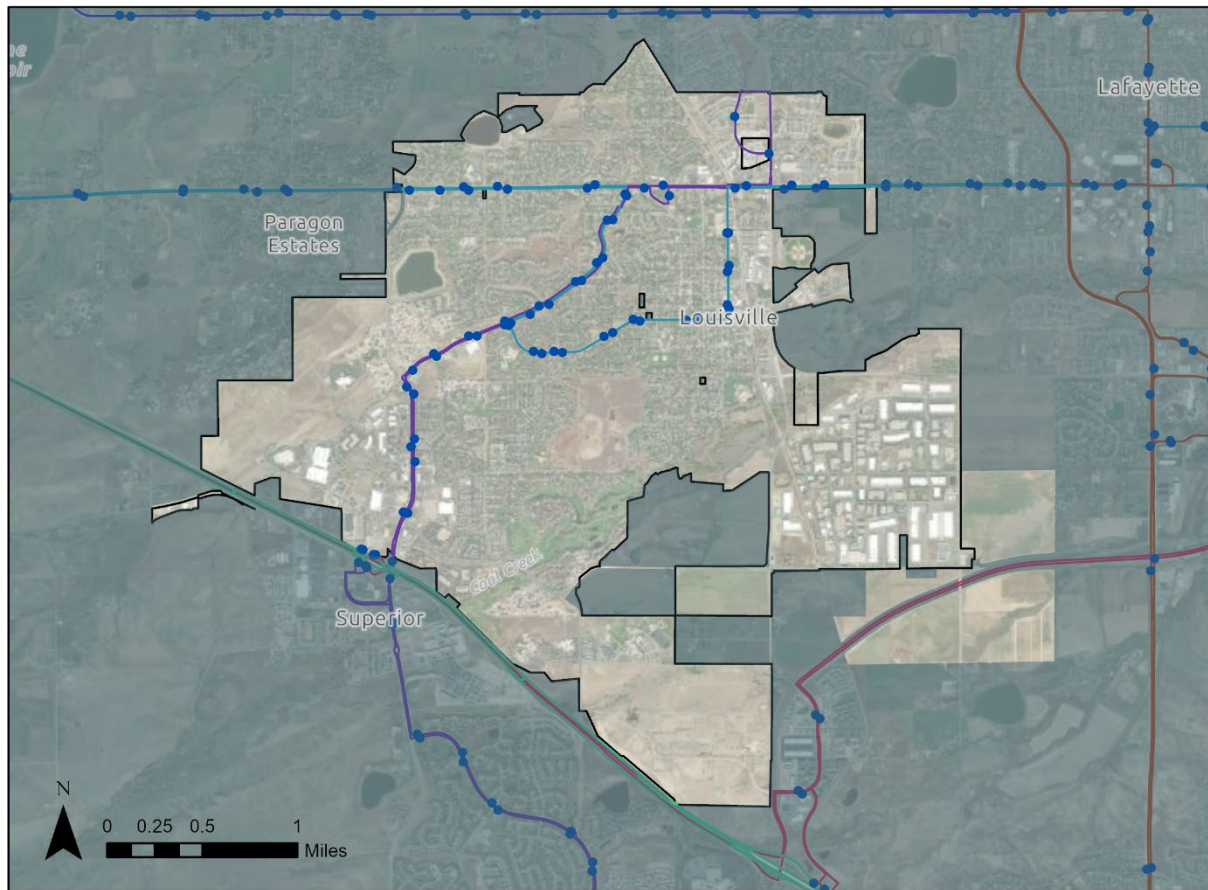
LEGEND

City Boundary	30	Number of Lanes
Speed Limit	35	
20 MPH and less	40 MPH and more	
25		
		2 - 3
		4
		6

Figure 2: Existing Roadway Network

Figure 3 shows the existing transit network. Louisville is served by two primary RTD bus routes within the City –routes 228 and the DASH. The DASH route dips into Louisville from South Boulder Road to serve the downtown area. The Flatiron Flyer also provides regional connections between Denver and Boulder along the US 36 corridor. There are notably no transit options providing access to the suburban neighborhoods, and there is no transit available in the Colorado Technology Center, a major employment hub. This provides a first/last mile gap for transit users trying to access bus stops from their homes or

places of employment.



LEGEND

City Boundary

Bus Stops

Bus Routes

Louisville / Broomfield (228)

Boulder / Lafayette via Louisville (DASH)

Boulder / Denver Airport (AB)

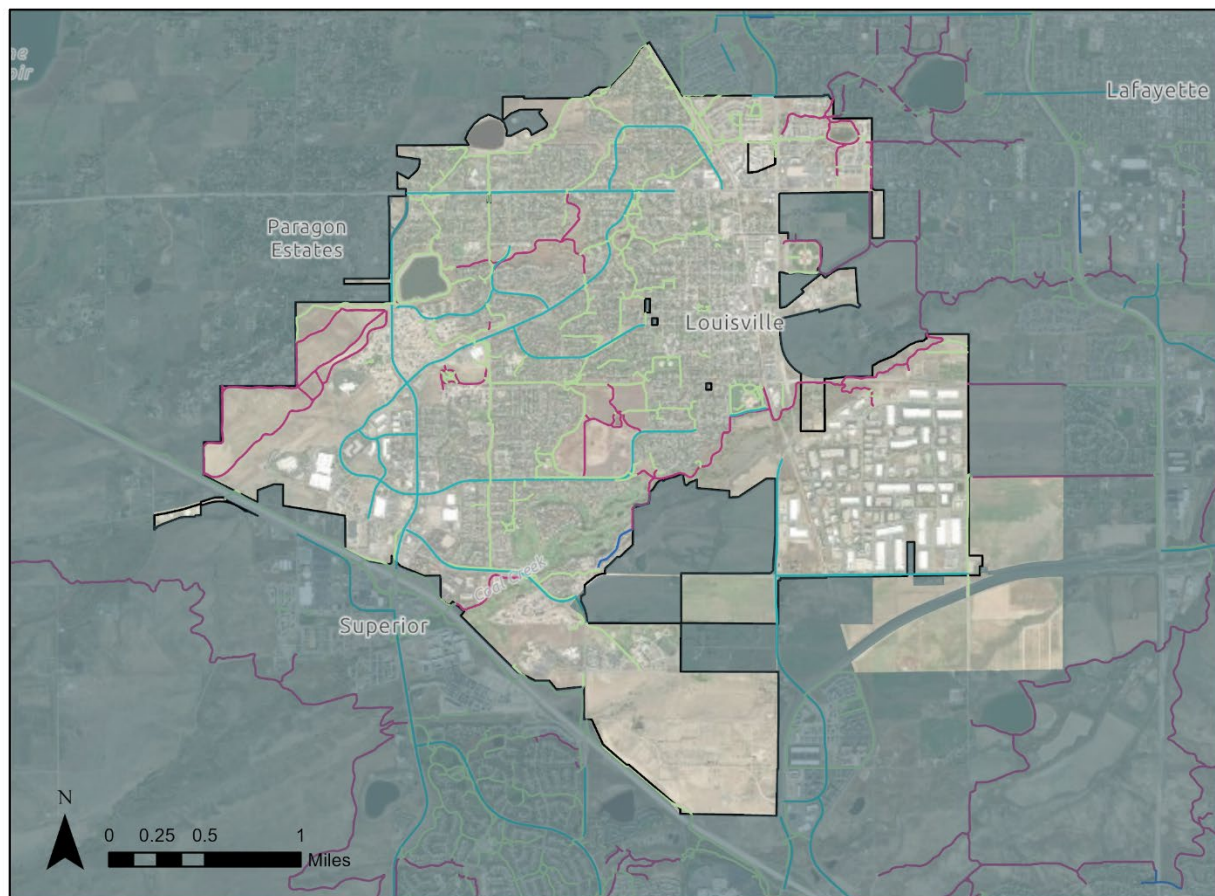
Flatiron Flyer (FF)

Boulder / Lafayette via Baseline (225)

Longmont / Denver (LD)

Figure 3: Existing Transit Network

Figure 4 shows the existing bicycle network. The existing network of bicycle facilities in Louisville is robust and even reaching into suburban developments, but has gaps. Designated bike lanes are present on many of the City's major arterials, including Via Appia, McCaslin Boulevard, South Boulder Way, and Dillon Road, and there have been several new bicycle facilities introduced in recent years. The Coal Creek Trail can be used to access the Colorado Technology Center, but bicycle infrastructure within that area is limited. Existing bike facilities on arterials should be evaluated for their level of comfort for users of all ages and abilities, given the volume and speed on adjacent roadways.

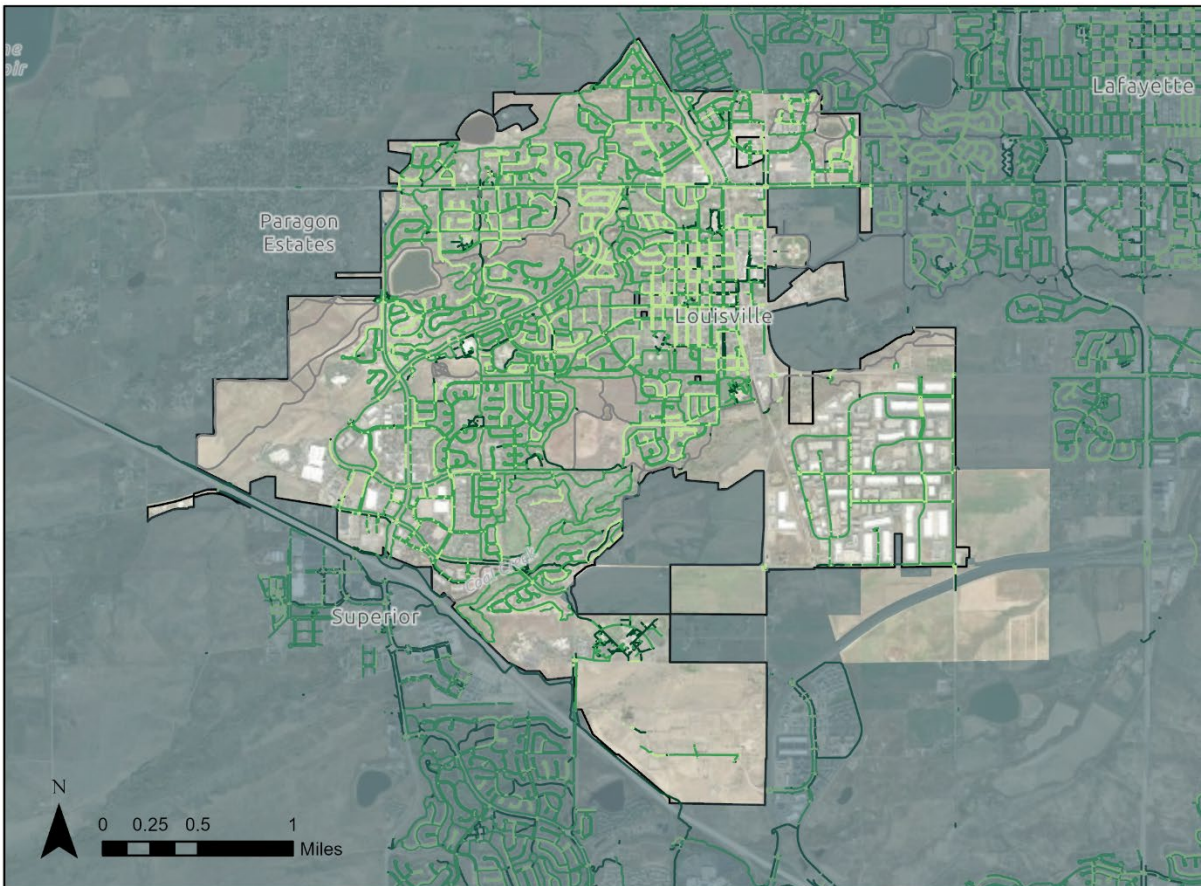


LEGEND

- | | |
|---------------------------|------------------------|
| City Boundary | Other Paths and Trails |
| Bicycle Facilities | Sidepath |
| Bicycle Lane | Unpaved Path |

Figure 4: Existing Bicycle Network

Figure 5 shows the existing pedestrian network. Louisville has sidewalks on most roads and most of them are wide enough to comply with ADA accessibility regulations. Sidewalk facilities are wide in the immediate areas surrounding Main Street, but many of the sidewalks in the rest of downtown grid are insufficient. Most suburban neighborhoods have been built with sidewalks, and this should continue with future development, especially in mixed-use and high-density development.



LEGEND

- City Boundary
- 4-7.99'
- $\geq 8'$
- $< 4'$
- Other Paths and Trails

Figure 5: Existing Pedestrian Network

In 2021, only 11.3% of Louisville residents were working in Louisville, leaving almost 90% of the population to rely on the transportation network to get to jobs outside of Louisville. Over 16,000 people who live outside of Louisville are coming to Louisville to work. About half of Louisville residents live less than ten miles from their job. About 95% of Louisville residents have access to at least one vehicle. In 2021, 65% of residents were driving themselves or carpooling to work, while 26% were working from home. The average household spends 18% of their income on transportation.

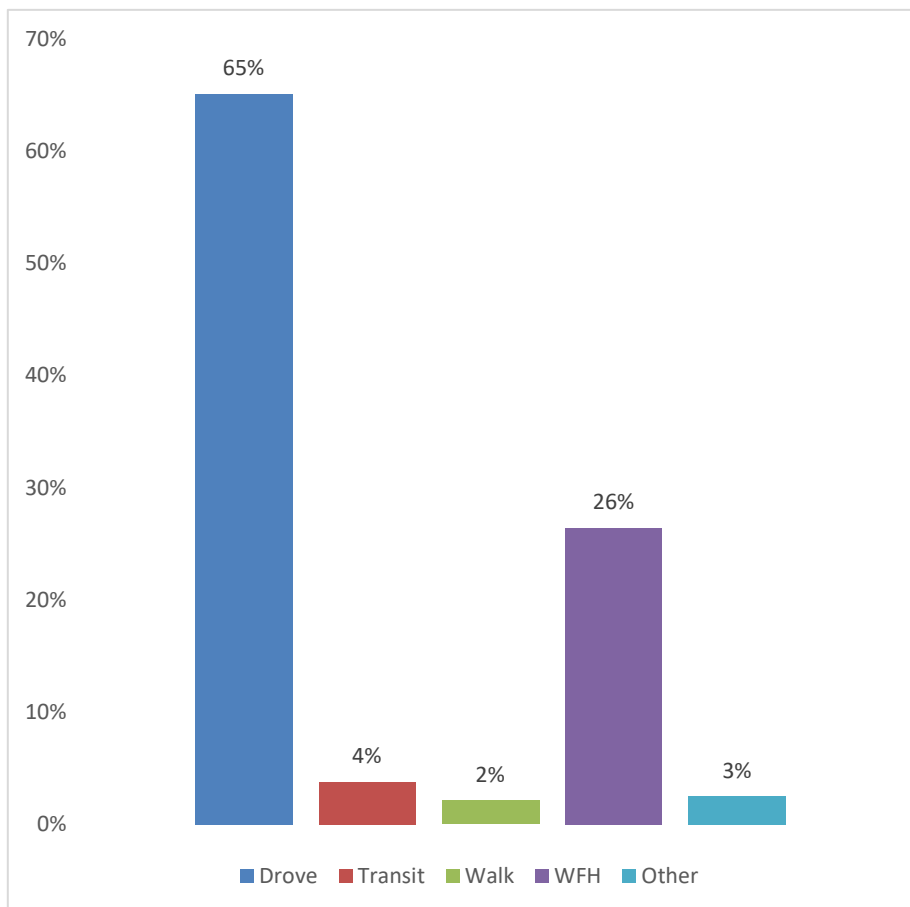


Figure 6: City of Louisville Commute Mode Share (2021)

Key Gaps & Opportunities to Address

Three focus group meetings were conducted in Fall/Winter 2023 with local experts and key stakeholders, with one focus group focused exclusively on transportation. Participants' top priorities included bicycle and pedestrian safety and connectivity, transit connectivity, and street design as shown in Figure 7. Several community members expressed pride in the downtown area, and several others expressed interest in maintaining a strong small-town connection by encouraging walking and biking.

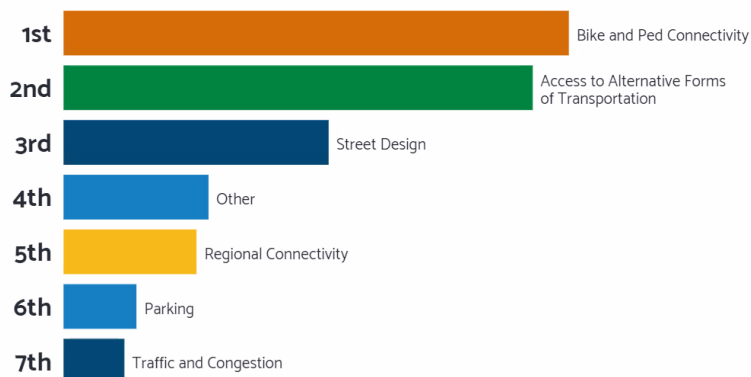


Figure 7: Focus Group Top Transportation Priorities for the Comprehensive Plan

With community members increasingly concerned about local traffic growth, improving regional connectivity in key corridors is critical. In addition to working with RTD to improve bus service and multimodal access on SH 42 as well as South Boulder Road, it is also important to address demand on other arterials such as McCaslin Boulevard. Additionally, the growth of Colorado Technology Center (a 600-acre industrial park south of SH 42 and west of S 104th Street) presents an immediate need for transit access to reduce the impact of this employment hub on vehicular traffic in Louisville, and the Redtail Ridge area is planned for development and will have its own transportation demands and impacts.

The 2019 Transportation Master Plan identified bicycle and pedestrian connectivity as a high priority in the City. Projects involving completing sidewalk gaps, underpasses, on-street bike facilities, and user comfort should be prioritized. Emphasizing building for and increasing the percentage of short trips not in a single occupancy vehicle in Louisville will help reduce congestion and increase sense of community, which is highly regarded in Louisville. An increase in bicycle and pedestrian mode split is especially feasible in mixed-use and affordable housing communities if bicycle and pedestrian infrastructure is improved. With this background in mind, the Comprehensive Plan serves as an opportunity to reassess community priorities and refresh transportation plans to best serve community desires, while aligning land use in Louisville with transportation policies and decisions.



MEMORANDUM

To: City of Louisville

From: Economic & Planning Systems, Inc.

Date: February 12, 2024

Project Name: Louisville Comprehensive Plan

Project #: 7131; EPS #233040

Subject: Market Analysis of Growth Potential and Trends



FEHR  PEERS



SPIRIT
ENVIRONMENTAL CONSULTANTS

DESIGNWORKSHOP

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1. INTRODUCTION AND SUMMARY OF FINDINGS

This market analysis report was prepared as part of the City of Louisville’s update to its Comprehensive Plan. Major findings of this work will be included in the larger plan document; this technical analysis is included as an appendix.

The report is presented in three chapters following this Introduction and Summary of Findings as follows:

- Economic and Demographic Conditions provides an analysis of existing conditions in the City, including population, demographics, and employment, as well as projected growth and regional context.
- Market Conditions outlines commercial market conditions in the City and region since 2010, including office, industrial/flex, and retail. Forecasts for construction are developed for the 2023 to 2045 time period to estimate new demand over this time period.
- Opportunity Areas build off the data analysis to identify opportunity areas, which will be utilized throughout the planning process.

Summary of Findings

Louisville’s population peaked in 2018, and the population is aging.

The city’s population steadily grew from 2010 to 2018, growing by an average of 1.8 percent annually over this time (an average of 356 residents per year). From 2018 to 2022, Louisville’s population began decreasing - even before the Marshall Fire - declining by an average of 465 residents annually. At the same time, Louisville has the highest median age among communities in Boulder and Broomfield counties, at 43.6 years, and the population is aging more quickly than other communities.

The greatest concentration of jobs in the city is in Manufacturing, and the industry accounted for a significant amount of employment growth since 2010.

About 21 percent of jobs in Louisville are in Manufacturing, and one-third of employment growth between 2010 and 2022 was in that industry. Professional and Technical Services (17.2 percent) and Health Care (14.5 percent) are the next largest employment industries in the city.

Most Louisville residents leave the city for work, and most employees within the city live elsewhere.

In 2021, Louisville residents made up 6.4 percent of the city’s employment base, while nearly 94 percent of people who work in Louisville live outside the city. Approximately 40 percent of Louisville residents work within Boulder County, including about 22 percent in the City of Boulder. Roughly 23 percent of Louisville workers live in Boulder County including 6.4 percent who live in Louisville, 5.5 percent in the City of Boulder, 5.6 percent in Lafayette, and 5.6 percent in Longmont.



Industrial development has been the primary driver of real estate growth in Louisville since 2010. Flex/R&D space is also a significant driver of growth.

Since 2010 the city has added 1.4 million square feet of new industrial space, accounting for nearly 98 percent of new industrial development in Boulder County. Over this same time the city added 780,000 square feet of new Flex/R&D development, which represents 16.5 percent of the Denver Metro area growth (outpacing its share of inventory, which was 4.5 percent in 2023). Within the city, this space is concentrated in CTC and Centennial Valley Business Park, which together account for nearly 77 percent of the Flex/R&D inventory in the city.

Employment growth will be more significant than population growth in the city over the next 20 years.

Between 2022 and 2045 Louisville is expected to add 1,445 residents and 17,349 jobs (based on current trends, recognizing that economic development efforts to recruit large employers could increase this number). This is a much larger differential than in the county overall, which is expected to add approximately 46,500 residents and 100,400 jobs.

Several opportunity areas within the city warrant additional exploration through the Comprehensive Plan process.

Land for new residential development is limited, and outside of key greenfield sites residential development would primarily need to take place through infill and redevelopment.

Multifamily and mixed-use retail development would also need to take place through infill and redevelopment. The most significant opportunities for this are along McCaslin Boulevard and South Boulder Road, where vacant and outmoded retail stores and centers offer potential for redevelopment.

Employment growth (office, industrial, and flex/R&D) is likely to be the largest growth sector in the city. This is likely to be concentrated in existing employment nodes (CTC, Bolder Innovation Campus, and Centennial Valley), as well as in the Redtail Ridge development (if approved).



2. ECONOMIC AND DEMOGRAPHIC CONDITIONS

This chapter provides an overview of the economic and demographic conditions within the City of Louisville and surrounding region. Population, household, and employment trends since 2010 are analyzed, and housing data from the recently completed Housing Needs Assessment is summarized. Growth forecasts are provided through 2045 to estimate future demand for development in the city.

This analysis addresses three key questions:

- What are the current conditions and characteristics of growth in Louisville?
- How do changes and current conditions in Louisville compare to the region?
- What impact do these growth trends have on opportunities and demand for new development?

Demographics

Population and Households

In 2022, the City of Louisville had a population of 19,394 residents. As shown in **Table 1**, from 2010 to 2022 Louisville gained 988 residents, or 82 residents per year, an annual growth rate of 0.4 percent.

While this indicates overall growth during this time period, Louisville's population peaked in 2018 at approximately 21,252 residents. From 2010 to 2018, Louisville's population grew by a total of 2,846 residents, an average annual growth rate of 1.8 percent. After 2018, population growth began to flatten and decline, even prior to the Marshall Fire in 2021. From 2018 to 2022, Louisville's population decreased at an average annual rate of 2.3 percent, which translates to a total loss of 1,858 residents (an average of 465 annually).

These recent trends generally align with Boulder County overall, which also saw population grow at an annual rate of 0.9 percent from 2010 to 2022. Like Louisville, the County at large, (as well as Superior and Broomfield) saw higher population growth rates from 2010 to 2018 compared to after 2018. Lafayette is the only peer municipality that has grown faster since 2018 than from 2010 to 2018.

Superior saw the slowest population growth from 2010 to 2018 (0.6 percent annually), and also declined from 2018 to 2022 (-1.6 percent annually), while Lafayette and Broomfield grew faster than the County overall, adding population at 1.9 percent and 2.6 percent annually, respectively, from 2010 to 2022. Broomfield has had the most significant growth of these communities, adding an average of 1,671 residents annually since 2010.

Table 1. Population Trends, 2010-2022

Population	2010	2018	2022	2010-2018			2018-2022			2010-2022		
				Total	Ann. #	Ann. %	Total	Ann. #	Ann. %	Total	Ann. #	Ann. %
Louisville	18,406	21,252	19,394	2,846	356	1.8%	-1,858	-465	-2.3%	988	82	0.4%
Lafayette	24,545	28,192	30,890	3,647	456	1.7%	2,698	675	2.3%	6,345	529	1.9%
Superior	12,497	13,071	12,240	574	72	0.6%	-831	-208	-1.6%	-257	-21	-0.2%
Broomfield	56,107	71,322	76,155	15,215	1,902	3.0%	4,833	1,208	1.7%	20,048	1,671	2.6%
Boulder County	295,605	328,056	327,424	32,451	4,056	1.3%	-632	-158	0.0%	31,819	2,652	0.9%

Source: Colorado Dept. of Local Affairs; Economic & Planning Systems



As household estimates from the Colorado Department of Local Affairs are not yet available beyond 2019 for the communities listed in **Table 2**, household trends from ESRI are shown below for the 2010 to 2023 period. From 2010 to 2023, Louisville added 1,004 households, or 77 households per year. Similar to population trends, Lafayette and Broomfield saw household growth at a much higher rate, adding an average of 219 and 819 households annually, respectively.

Table 2. Household Trends, 2010-2023

Description	2010	2023	2010-2023		
			Total	Ann. #	Ann. %
Households					
Louisville	7,552	8,556	1,004	77	1.0%
Lafayette	9,689	12,537	2,848	219	2.0%
Superior	4,514	5,022	508	39	0.8%
Broomfield	21,408	32,058	10,650	819	3.2%
Boulder County	119,307	135,802	16,495	1,269	1.0%

Source: ESRI Business Analyst; Economic & Planning Systems

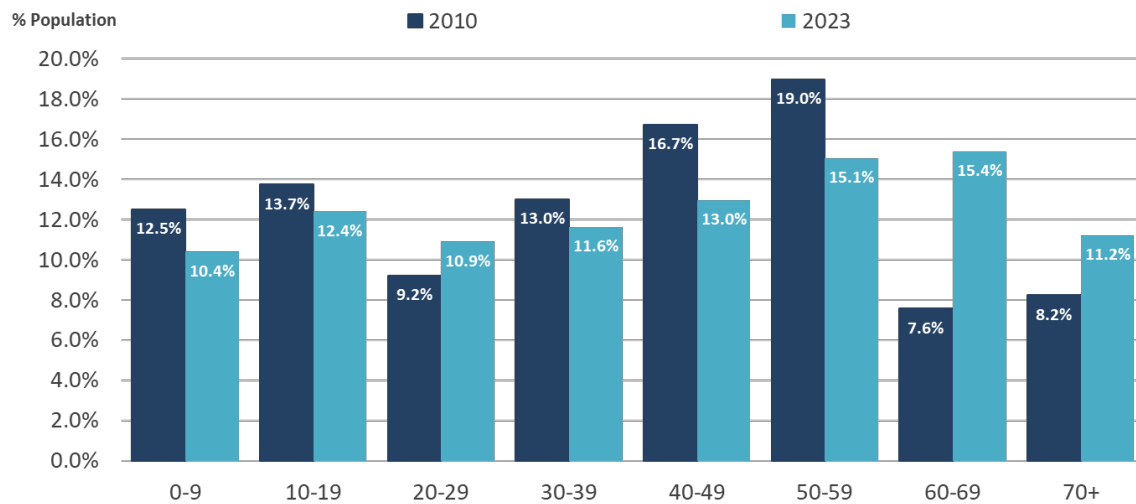
Age

In 2023, the City of Louisville had a median age of 43.6 years, and nearly 55 percent of residents were over 40, as shown in **Figure 1**. This is the highest median age among communities in the area, and the only community with a median age above 40. The median age in Louisville has increased from 41 years in 2010, and the City was the only community to see its median age increase by over two years during this time period.

As a percentage of the population, residents ages 19 years old and below have decreased since 2010 by 3.4 percentage points, from 26.2 percent of the population to 22.8 percent. At the same time, the percentage of the population in older cohorts has increased significantly since 2010. In 2010, residents ages 60 to 69 comprised 7.6 percent of the population – by 2023 this group accounted for 15.4 percent of City residents. Similarly, residents 70 years older now make up 11.2 percent of the population, an increase of 3.0 percentage points since 2010. This illustrates the rapid aging of the population in Louisville, a trend seen in many communities. The only age group below 60 to increase as a percentage of the population was the 20–29 year cohort. This group grew slightly, increasing from 9.2 to 10.9 percent of the population; this growth may be in part due to the construction of new multifamily apartment buildings that are more accessible and affordable to young adults.



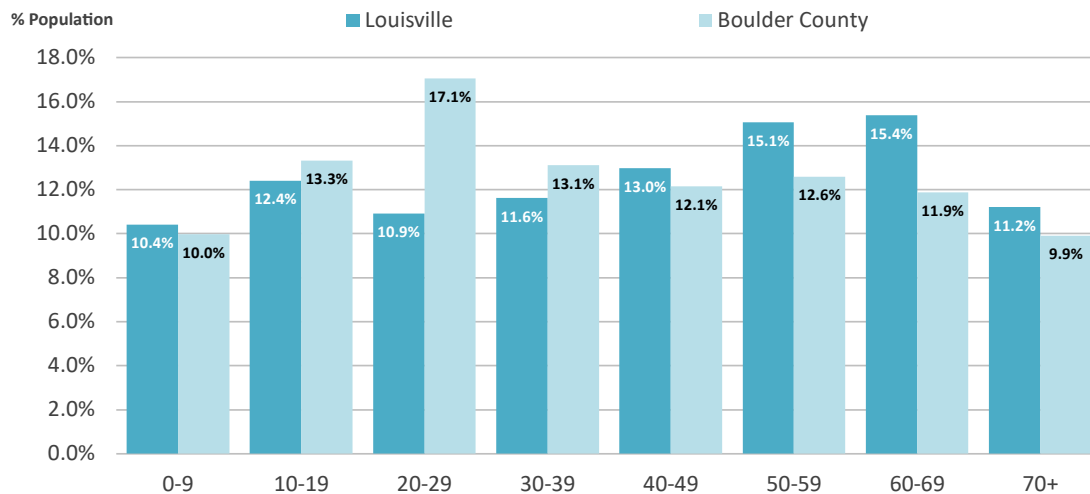
Figure 1. Louisville Age Distribution, 2010-2023



Source: ESRI Business Analyst; Economic & Planning Systems

The population of Boulder County is also aging, but not to the same extent as Louisville. In the County, the 60 to 69 age cohort increased by 4.3 percentage points between 2010 and 2023 (compared to 7.8 percentage points in the City) and residents aged 70 and older increased by 2.2 percentage points (3.0 in the City). As shown in **Figure 2**, Louisville residents skew older than the county, with a higher share of the population in all age groups above forty.

Figure 2. Louisville and Boulder County Age Distribution, 2023



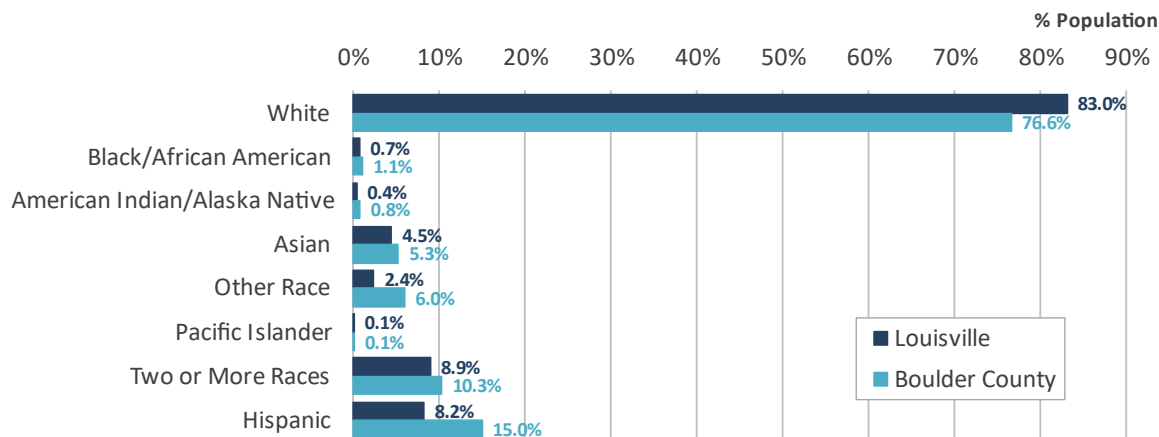
Source: ESRI Business Analyst; Economic & Planning Systems



Race and Ethnicity

As shown in **Figure 3**, Louisville has a higher share of White residents than Boulder County overall. In 2023, 83 percent of Louisville residents were White compared to 76.6 percent of residents in the County. Additionally, Louisville has a lower share of residents in every racial group other than White compared to Boulder County.

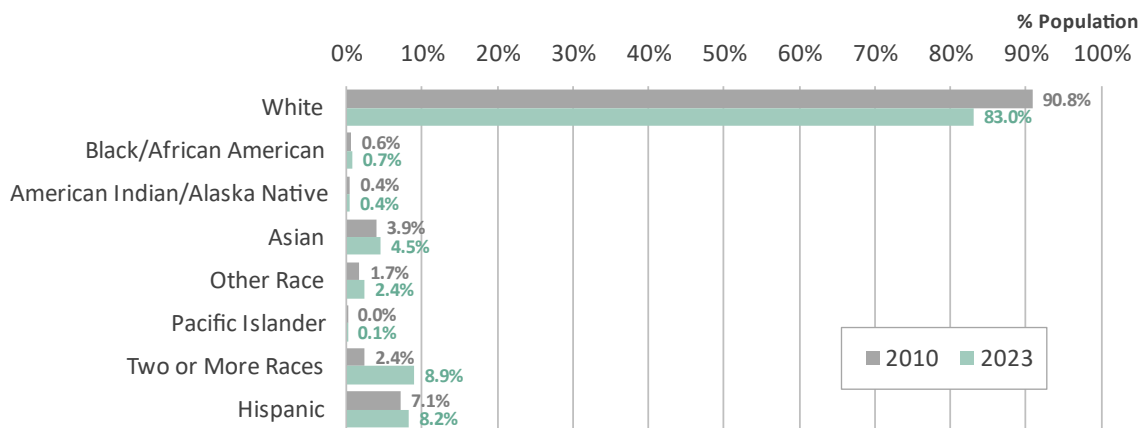
Figure 3. Louisville and Boulder County Race Distribution, 2023



Source: ESRI Business Analyst; Economic & Planning Systems

The population in Louisville has become more diverse since 2010, as shown in **Figure 4**. Between 2010 and 2023, the share of Louisville's White population decreased from 90.8 percent to 83.0 percent, while the share of every other racial group has increased or remained the same.

Figure 4. Louisville Race Distribution, 2010-2023



Source: ESRI Business Analyst; Economic & Planning Systems

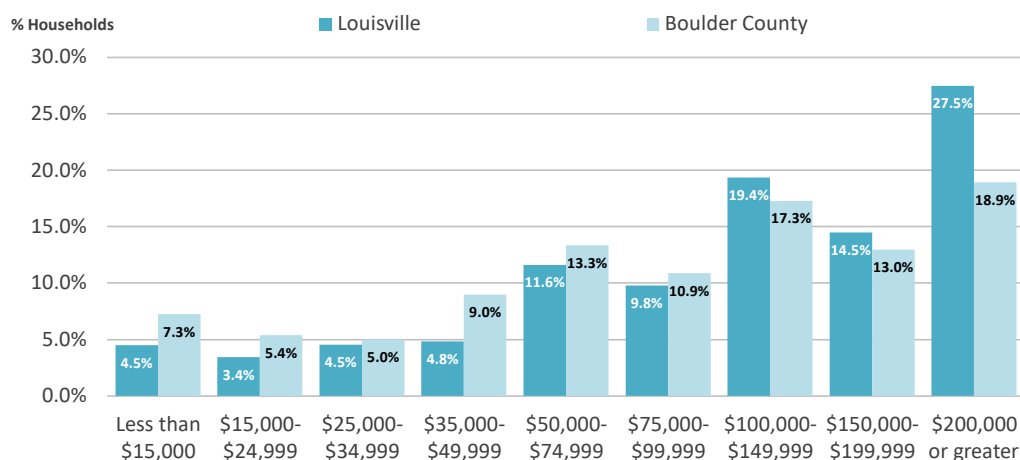


Household Income

Louisville residents have higher incomes compared to Boulder County as a whole. In 2023, the median household income in Louisville was \$124,459, compared to \$97,612 in Boulder County overall. Louisville has a lower share of low-income households than the County and a much higher share of households with higher incomes, indicating that there is more wealth in Louisville than surrounding municipalities.

As shown in **Figure 5**, about 61 percent of Louisville households have household incomes over \$100,000, compared to 49 percent in Boulder County, and 27.5 percent have household incomes above \$200,000, compared to 18.9 percent in Boulder County. Additionally, 27 percent of households in Boulder County, and just 17 percent in Louisville, have an annual household income below \$50,000.

Figure 5. Household Income Distribution, 2023



Source: ESRI Business Analyst; Economic & Planning Systems

Housing

In 2023, the City completed a Housing Needs Assessment outlining housing issues, needs, and opportunities. Because this study was completed just as the Comprehensive Plan effort was beginning, housing data and needs are not addressed in detail in this report. Key findings outlined in that report include:

- Louisville had 8,665 housing units in 2021, comprising approximately 6 percent of the county's housing inventory.
- Louisville's housing stock has grown at a slower pace than other areas in Boulder County, with an 11 percent increase in its housing inventory between 2011 and 2021 (892 new units).
- Over two-thirds of housing in Louisville (67 percent) is single family detached units; 9 percent is in structures with 1 to 4 units (attached); 22 percent is multifamily (5 or more units).
- In 2023 the average home price in Louisville was \$831,000, the second highest in the county (behind the City of Boulder). Average home prices in Louisville were approximately \$150,000 more expensive than the overall county.
- Louisville has a slightly higher homeownership rate than the county, with 68 percent of households in the city owning their homes (compared to 63 percent in the county).



Marshall Fire Housing Impacts

On December 30, 2021, the Marshall Fire began in unincorporated Boulder County and spread to the Town of Superior and the City of Louisville. Louisville lost an estimated 549 residential properties from the fire (out of 8,668 total housing units) including 519 detached single-family homes and 30 attached single family and multifamily properties. This loss equates to 6.3 percent of the total housing stock. Louisville has been working to rebuild housing following the Marshall Fire, with 148 units rebuilt and occupied, 237 houses/units under construction, and 25 permits under review as of early 2024.

Population and Household Growth

Population growth is based on the Colorado Department of Local Affairs (DOLA) population projections for Boulder County, which show the county growing at 0.6 percent annually to 2045. This growth would result in a 2045 population of 373,973 in the county, or 46,549 new residents between 2022 and 2045 (note that 2022 is used as the base year to remain consistent with DOLA data). To determine growth in Louisville, the city's historic capture of county growth was applied to this growth projection. Between 2010 and 2022, Louisville captured 3.1 percent of Boulder County population growth. Applying this factor to the 46,549 anticipated new residents in the county between 2022 and 2045, the city is expected to add 1,445 residents over this time period, as shown in **Table 3**.

Using the historic (2010-2020) average household size of 2.42 persons per household, this population growth translates to an increase of 597 households over the 2022 to 2045 time period. Applying a 5 percent vacancy factor (which is typical and necessary in a housing market to allow for movement between units), 627 housing units will be required by 2045 to accommodate this growth.

Table 3. Population and Household Growth Forecasts

Description	2010	2022	2045	Growth		Annual Growth Rate	
				2010-2022	2022-2045	2010-2022	2022-2045
Population							
Louisville	18,406	19,394	20,839	988	1,445	0.4%	0.3%
Share of County Growth		3.1%	3.1%				
Boulder County Population	295,605	327,424	373,973	31,819	46,549	0.9%	0.6%
Households							
Louisville	7,549	8,014	8,611	465	597	0.5%	0.3%
Average HH Size	2.42	2.42	2.42				

Source: Colorado Department of Local Affairs; Economic & Planning Systems

While growth is projected for the city as a whole, it is not likely to occur consistently across the city's neighborhoods. The established areas with little land available for new development are likely to experience a slower growth rate, while a higher growth rate is more likely in the few undeveloped areas with more development capacity.

This housing growth will likely occur at a variety of scales – from single family homes to townhome or rowhomes to multifamily apartment projects – based on the recommendations of the Housing Needs Assessment.



Employment

Boulder County

As of 2022, Boulder County as a whole had 207,799 jobs, as shown in **Table 4**. The largest employment industry in the County was Professional and Technical Services with 38,022 jobs, which accounted for 18.3 percent of Boulder County total employment. This was followed by Health Care with 23,815 jobs (11.5 percent) and Education with 23,504 jobs (11.3 percent).

Table 4. Boulder County Employment by Industry, 2010-2022

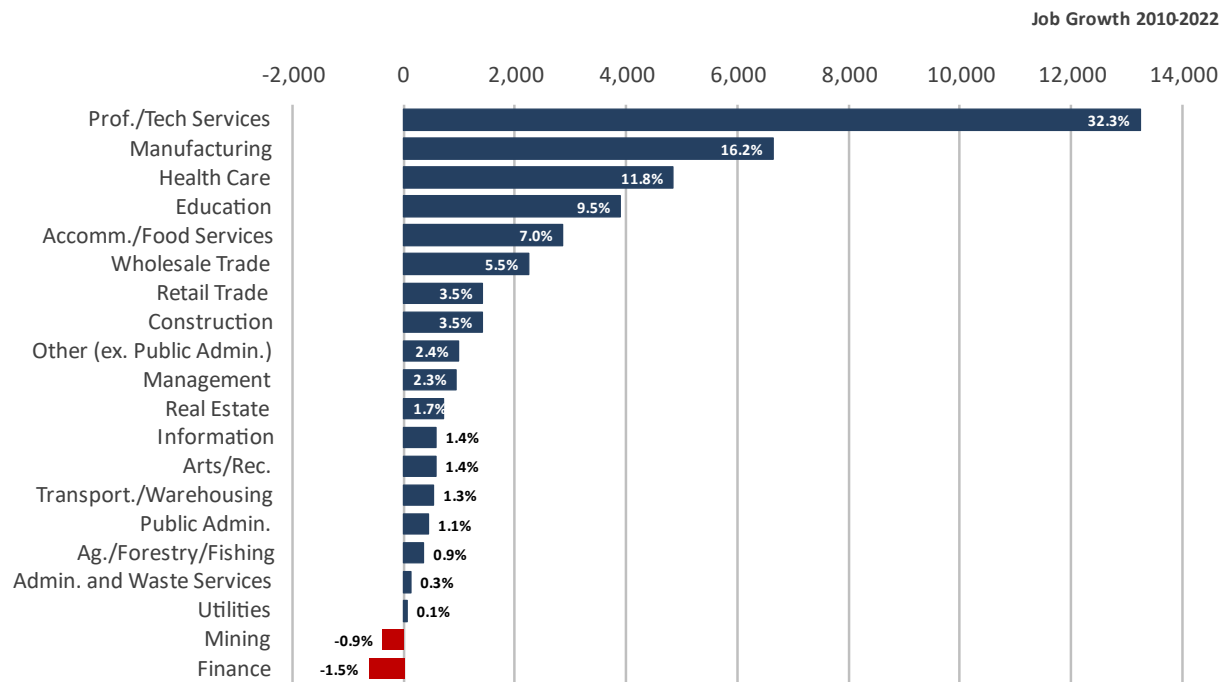
Description	2010	2022	2010-2022		
			Total	Ann. #	Ann. %
Boulder County					
Agriculture, Forestry, Fishing & Hunting	780	1,141	361	30	3.2%
Mining	587	224	-363	-30	-7.7%
Utilities	339	398	58	5	1.3%
Construction	5,820	7,247	1,427	119	1.8%
Manufacturing	15,765	22,404	6,639	553	3.0%
Wholesale Trade	5,094	7,344	2,250	187	3.1%
Retail Trade	15,936	17,365	1,429	119	0.7%
Transportation and Warehousing	2,115	2,656	541	45	1.9%
Information	9,062	9,642	580	48	0.5%
Finance and Insurance	5,171	4,546	-625	-52	-1.1%
Real Estate and Rental and Leasing	2,918	3,635	716	60	1.8%
Professional and Technical Services	24,783	38,022	13,239	1,103	3.6%
Management of Companies and Enterprises	924	1,873	949	79	6.1%
Administrative and Waste Services	6,734	6,856	123	10	0.2%
Educational Services	19,598	23,504	3,906	325	1.5%
Health Care and Social Assistance	18,964	23,815	4,851	404	1.9%
Arts, Entertainment, and Recreation	3,660	4,236	576	48	1.2%
Accommodation and Food Services	14,439	17,308	2,869	239	1.5%
Other Services, Ex. Public Admin	6,527	7,528	1,001	83	1.2%
Public Administration	7,591	8,036	445	37	0.5%
Unclassified	9	20	10	1	6.3%
Total - All Industries	166,817	207,799	40,982	3,415	1.8%

Source: JobsEQ; Economic & Planning Systems

Employment in the county increased from 2010 to 2022 by a total of 40,982 jobs or an average of 3,415 jobs per year - a growth rate of 1.8 percent annually. The Professional and Technical Services sector grew the most with the addition of 13,239 jobs, which accounts for 32.3 percent of Boulder County total employment growth, as shown in **Figure 6**. Other growing industries include Manufacturing with 6,639 new jobs (16.2 percent of job growth), Health Care with 4,851 jobs (11.8 percent), and Education with 3,906 jobs (9.5 percent). Growth in Professional and Technical Services and Manufacturing outpaced those industries share of overall employment, indicating that these are growth sectors in the region.



Figure 6. Boulder County Employment Growth by Industry, 2010-2022



Source: JobsEQEconomic& Planning Systems



Louisville

Louisville had 20,262 wage and salary jobs in 2022, as shown in **Table 5**. The city's largest industry in 2022 was Manufacturing with 4,273 jobs (21.1 percent of total jobs), followed by Professional and Technical Services with 3,476 jobs (17.2 percent), Health Care with 2,928 jobs (14.5 percent), and Retail Trade with 1,435 jobs (7.1 percent). Together, Manufacturing, Professional and Technical Services, and Health Care make up over half of jobs in the city.

Table 5. Louisville Employment by Industry, 2010-2022

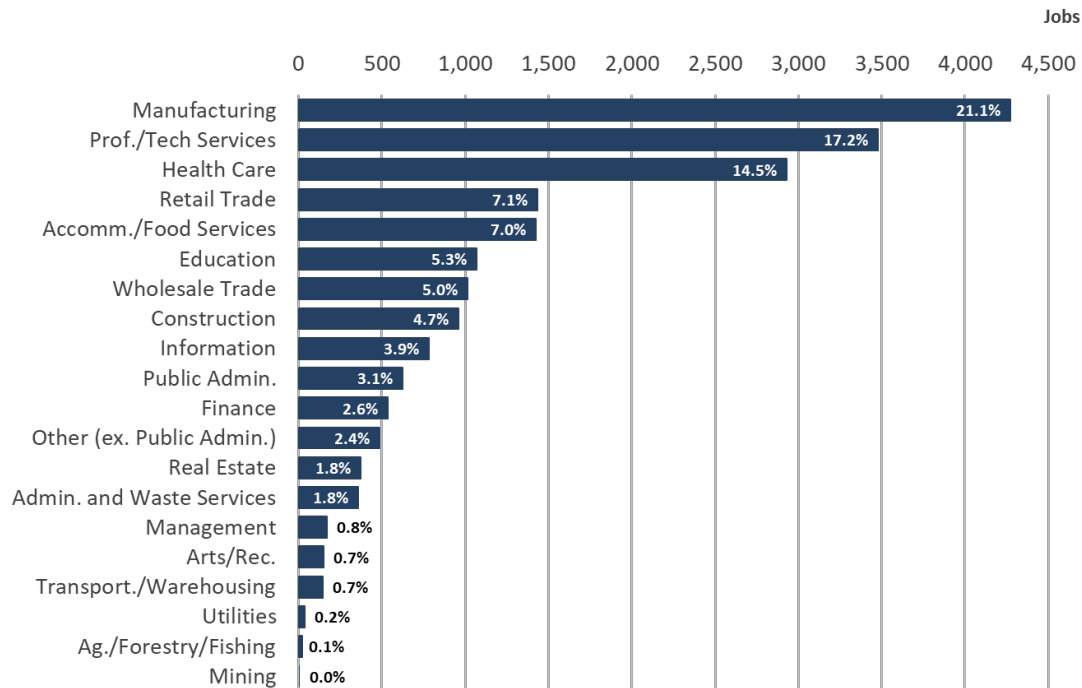
Description	2010	2022	2010-2022	
			Total	Ann. #
Louisville				
Agriculture, Forestry, Fishing & Hunting	9	24	14.5	1.2
Mining	5	7	1.7	0.1
Utilities	0	38	38.0	3.2
Construction	818	961	142.4	11.9
Manufacturing	1,930	4,273	2,343.4	195.3
Wholesale Trade	434	1,014	579.8	48.3
Retail Trade	1,416	1,435	18.8	1.6
Transportation and Warehousing	56	144	87.6	7.3
Information	884	781	-103.8	-8.6
Finance and Insurance	674	535	-139.7	-11.6
Real Estate and Rental and Leasing	165	373	207.0	17.3
Professional and Technical Services	1,862	3,476	1,613.8	134.5
Management of Companies and Enterprises	172	172	0.5	0.0
Administrative and Waste Services	594	355	-239.4	-19.9
Educational Services	633	1,066	432.5	36.0
Health Care and Social Assistance	1,828	2,928	1,099.7	91.6
Arts, Entertainment, and Recreation	83	151	68.0	5.7
Accommodation and Food Services	958	1,423	464.8	38.7
Other Services, Ex. Public Admin	267	485	217.7	18.1
Public Administration	387	623	235.3	19.6
Unclassified	1	2	0.8	0.1
Total - All Industries	13,179	20,262	7,083.7	590.3

Source: JobsEQ; Economic & Planning Systems



Manufacturing is a significant growth sector in the city. Manufacturing represented 14.6 percent of total jobs in 2010, and by 2022 this increased to 21.1 percent, as shown in **Figure 7**. The 2,343 Manufacturing jobs added in the city from 2010 to 2022 represents 33.1 percent of total employment growth. Other major growth sectors include Professional and Technical Service (22.7 percent of growth) and Health Care (15.5 percent of growth).

Figure 7. Louisville Employment by Industry, 2022

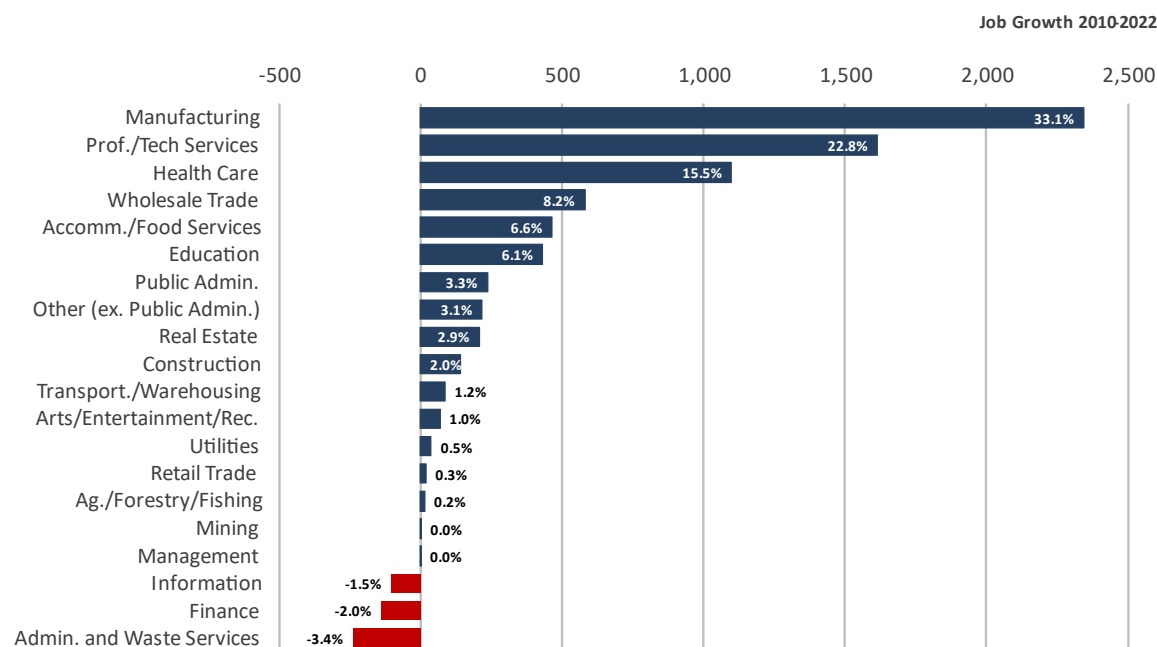


Source: JobsEQ; Economic & Planning Systems



Other employment industries in the city are decreasing or not maintaining their share of employment. In 2010, Retail Trade made up nearly 11 percent of Louisville total employment, but in 2022 this dropped to 7.1 percent. Additionally, jobs in Information, Finance and Insurance, and Administrative and Waste Services have all declined in their share of total jobs in Louisville since 2010, as shown in **Figure 8**.

Figure 8. Job Growth by Industry, Louisville, 2010-2022



Source: JobsEQEconomic& Planning Systems

Major Employers

The largest (non-retail) private sector employers in a region provide additional economic context. These employers are listed for Boulder and Broomfield counties in **Table 6**. As mentioned previously, Louisville and Boulder County have seen recent job growth centered around Manufacturing, Professional and Technical Services, and Healthcare. Many of Boulder and nearby Broomfield County's largest employers are in these industries, including multiple Louisville employers (Centura Health, Sierra Nevada Corporation).

As of 2021, the largest employer in Boulder County was Medtronic with 2,430 employees, followed by Boulder Community Health with 2,380 employees, and Ball Aerospace & Technologies Corporation with 1,650 employees. Centura Health has 1,280 employees at Longmont United Hospital and AdventHealth Avista (AdventHealth Avista hospital is the largest employer in Louisville). The largest employer in Broomfield County was Lumen Technologies (formerly CenturyLink) with 1,650 employees, followed by Oracle with 1,620 employees and SCL Health Revenue Service Center with 1,530 employees.

Notably, the 10 largest employers make up less than 10 percent of total jobs in the county, indicating that there is a diversity of employment and labor opportunities in the county rather than a reliance on a few large employers.



Table 6. Boulder County and Broomfield County Largest Employers, 2021

Company	Product/Service	Employment
Boulder County		
Medtronic PLC	Medical Devices & Products	2,430
Boulder Community Health	Healthcare	2,380
Ball Aerospace & Technologies Corporation	Aerospace, Technologies, & Services	1,650
Seagate Technology	Computer Hard Drives	1,460
IBM Corporation	Computer Systems & Services	1,460
Good Samaritan Medical Center	Healthcare	1,450
Google	Internet Services & Products	1,390
Centura Health ^[1]	Healthcare	1,280
Kaiser Permanente	Healthcare	760
Sierra Nevada Corporation	Aerospace	<u>760</u>
Total		15,020
Broomfield County		
Lumen Technologies (formerly CenturyLink)	Communication & Internet Systems	1,650
Oracle	Software & Network Computer Systems	1,620
SCL Health Revenue Service Center	Healthcare	1,530
Ball Corporation	Aerospace, Containers	1,080
Hunter Douglas Window Fashions	Window Coverings Manufacturing	980
Vail Resorts	Leisure & Hospitality	740
TSYS	Transaction Processing Services	580
Danone North America	Food & Beverage	550
VMware	Cloud Computing	500
Broadcom	Semiconductor Components	<u>500</u>
Total		9,730

^[1] Longmont United Hospital & Avista Adventist Hospital

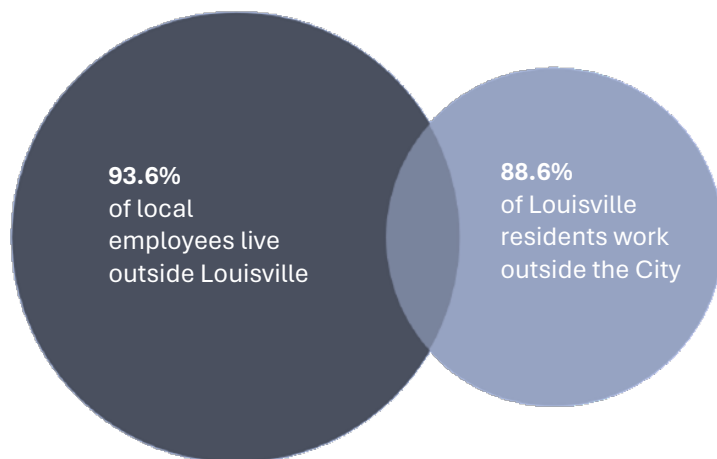
Source: Metro Denver EDC; Economic & Planning Systems



Commuting Patterns

Most residents of Louisville leave the city for work, and most employees within the city live elsewhere. In 2021, Louisville residents made up 6.4 percent of the city's employment base, while nearly 94 percent of people who work in Louisville live outside the city, as shown in **Figure 9**.

Figure 9. Louisville Commuting Inflow and Outflow, 2021



Louisville out-commuting locations (where Louisville residents work) are shown in **Table 7** below. Approximately 40 percent of Louisville residents work within Boulder County, including about 22 percent in the City of Boulder, 3.7 percent in Lafayette and 3.1 percent in Longmont. Many residents work in other locations along the US 36 Corridor; 14 percent of Louisville residents work in Denver and 5.3 percent work in Broomfield.

Table 7. Where Louisville Residents Work (Out-Commuters), 2021

Work Destination	Out-Commuters % Residents
Boulder	21.8%
Denver	14.1%
Broomfield	5.3%
Lafayette	3.7%
Westminster	3.4%
Longmont	3.1%
Aurora	2.9%
Lakewood	2.7%
Centennial	1.5%
All Other Locations	<u>30.0%</u>
Total	88.6%

Source: U.S. Census LEHD;
Economic & Planning Systems

The in-commuting locations of the Louisville workforce (where workers live) are shown in **Table 8**. Roughly 23 percent of Louisville workers live in Boulder County including 6.4 percent who live in Louisville, 5.5 percent in the City of Boulder, 5.6 percent in Lafayette, and 5.6 percent in Longmont. Outside of Boulder County, 9.3 percent of Louisville workers live in Denver, 7 percent live in Broomfield, and 6.2 percent live in Westminster.

Table 8. Where Louisville Workers Live (In-Commuters), 2021

Home Origin	In-Commuters % Workers
Denver	9.3%
Broomfield	7.0%
Westminster	6.2%
Thornton	5.7%
Longmont	5.6%
Lafayette	5.6%
Boulder	5.5%
Arvada	4.2%
Erie	3.1%
All Other Locations	<u>41.4%</u>
Total	93.6%

Source: U.S. Census LEHD;
Economic & Planning Systems



Life Sciences

Louisville, Boulder County, and the US 36 Corridor have seen significant growth in the science industry. Notable subsectors of the life science industry prevalent in the region include pharmaceuticals and biotechnology (companies that manufacture, research, and develop pharmaceutical drugs) and medical devices and diagnostics (companies that engineer, research, design, and manufacture medical equipment). Examples of life science industries found in Louisville are listed below in **Table 9**.

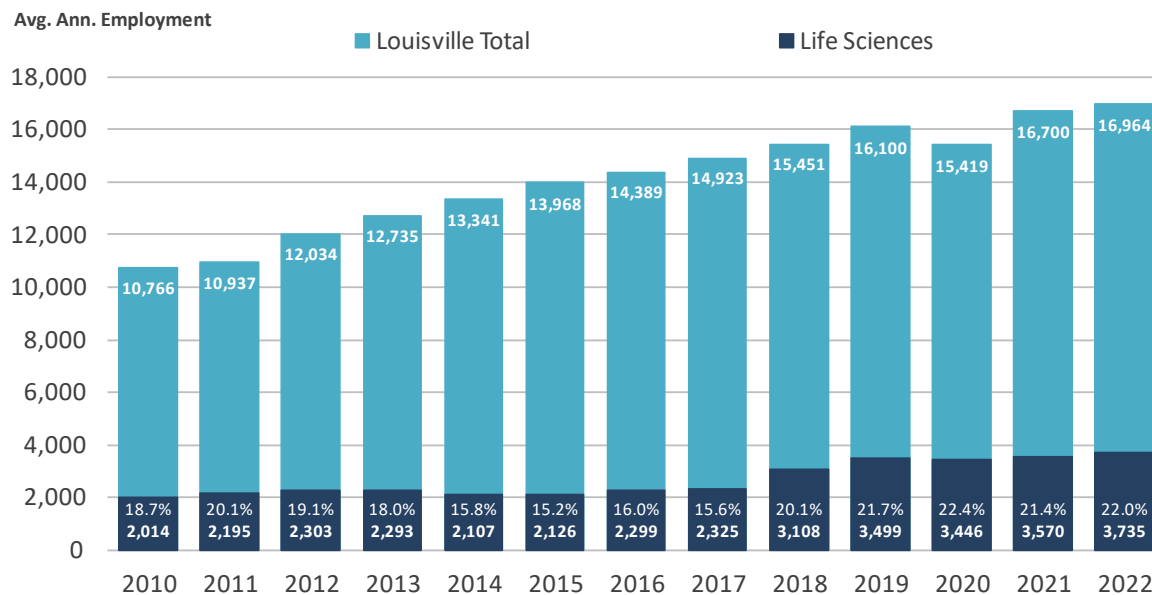
Table 9. Life Sciences Industry Definition

NAICS	Subsector/Industry
<u>Biopharmaceuticals</u>	
325411	Medicinal and botanical manufacturing
325412	Pharmaceutical preparation manufacturing
325414	Biological product (except diagnostic) manufacturing
<u>Medical Devices</u>	
334510	Electromedical and electrotherapeutic apparatus manufacturing
334516	Analytical laboratory instrument manufacturing
339112	Surgical and medical instrument manufacturing
339114	Dental equipment and supplies manufacturing
339116	Dental laboratories
<u>Bioscience-Related Distribution</u>	
423450	Medical, dental, and hospital equipment and supplies merchant wholesalers
424210	Drugs and druggists' sundries merchant wholesalers
<u>Research, Testing, and Medical Laboratories</u>	
541380	Testing laboratories and services
541713	Research and development in nanotechnology
541714	Research and development in biotechnology (except nanobiotechnology)
621511	Medical laboratories
621512	Diagnostic imaging centers



As shown in **Figure 10**, life science industries in Louisville have added approximately 1,700 new jobs since 2010 increasing the share of employment in these industries from 18.7 percent to 22.0 percent.

Figure 10. Annual Employment, Life Science Industries and Total, 2010-2023



Source: QCEW; Economic & Planning Systems

Employment Forecast

Louisville is also expected to add a significant number of jobs in the future. These jobs are likely to locate within existing employment nodes – Centennial Valley and CTC – and in the Redtail Ridge development.

Between 2010 and 2022 Boulder County added nearly 41,000 jobs, an annual growth rate of 1.8 percent. The Colorado Department of Local Affairs projects this trend to continue through 2045, with County employment forecasted to grow at 1.7 percent annually. Based on this projected growth rate, the County would add nearly 100,400 jobs between 2022 and 2045. To determine job growth in Louisville, the City's historic capture of County growth was applied to this growth projection. Between 2010 and 2022, Louisville captured 17.3 percent of County job growth. Applying this factor to the 100,373 new jobs in the County between 2022 and 2045, the City is expected to add 17,349 new jobs over this time period, as shown in **Table 10**. Note that because of Louisville's strength in manufacturing and life sciences, employment growth will likely be tied to economic development efforts recruiting new businesses to the city more than regional trends.

While employment growth is tied to overall economic conditions, demand for new retail in the City will be driven more directly by new housing development. A full analysis of demand for new retail space will be provided in a future phase of the Comprehensive Plan update.



Table 10. Employment Growth Forecast

Description	2010	2022	2045	2010-2022			2022-2045		
				Total	Ann. #	Ann. %	Total	Ann. #	Ann. %
Jobs									
Louisville	13,179	20,262	37,612	7,084	590	3.6%	17,349	754	2.7%
Boulder County	166,817	207,799	308,172	40,982	3,415	1.8%	100,373	4,364	1.7%
% County	7.9%	9.8%	12.2%	17.3%			17.3%		

Source: Colorado Department of Local Affairs; Jobs EQ; ESRI Business Analyst; Economic & Planning Systems

Economic and Demographic Key Findings

- Louisville has seen steady population growth since 2010, growing by an average of 1.0 percent annually (190 residents per year).
- The city has the highest median age among communities in Boulder and Broomfield counties, at 43.6 years, and the population is aging more quickly than other communities.
- Louisville residents have higher incomes compared to Boulder County overall, with a median household income of \$124,459 (\$97,612 in the county).
- Over two-thirds of housing in the city is single family detached units, but multifamily increased from 18 percent of the inventory in 2011 to 22 percent in 2021.
- The greatest concentration of jobs in Louisville is in Manufacturing, with 21.1 percent of jobs. Manufacturing represents one-third of employment growth between 2010 and 2022. Professional and Technical Services (17.2 percent) and Health Care (14.5 percent) are the second two largest concentrations.
- Most Louisville residents leave the city for work, and most employees within the city live elsewhere.



3. MARKET CONDITIONS

This chapter analyzes existing conditions and recent trends in office, industrial, flex, and retail development within Louisville, including inventory, rents, and vacancy in each of these market sectors. Regional comparisons are provided to understand Louisville's role within the broader Boulder area market.

This analysis addresses three key questions:

- How has the Louisville market performed historically?
- What are current market indicators (including rent, vacancy, and development activity)?
- What has been the nature of recent development?

Office Development

As of 2023, the Denver metro area (including Adams, Arapahoe, Boulder, Broomfield, Denver, Douglas, and Jefferson counties) had approximately 203.8 million square feet of office space, as shown in **Table 11**. Between 2010 and 2023, the metro area gained a total of 18.6 million square feet of office space, which equates to approximately 1.4 million square feet on average annually. Denver holds the largest share of new space, capturing 49.6 percent of this growth, followed by Douglas County (13.3 percent), Arapahoe County (11.9 percent), and Boulder County (10.1 percent). Nearly 10 percent of the Denver metro office space was located in Boulder County in 2023 (approximately 19.5 million square feet). Since 2010, office space in the metro area has declined in Adams, Arapahoe and Jefferson counties, which have all seen their share of office square footage decrease. On the contrary, new office development has primarily been focused on Denver, Boulder, Broomfield and Douglas County – which have all increased in their share of metro area space. Denver County in particular has increased, gaining an average of 711,600 square feet of office space annually between 2010 and 2023.

Table 11. Office Development Inventory by County, 2010-2023

Description	2010		2023		2010-2023		
	Inventory Sq. Ft.	% Total	Inventory Sq. Ft.	% Total	New Sq. Ft.	Ann. # Sq. Ft.	% Total
Adams County	10,016,056	5.4%	10,662,905	5.2%	646,849	49,758	3.5%
Arapahoe County	43,936,698	23.7%	46,155,026	22.6%	2,218,328	170,641	11.9%
Boulder County	17,600,772	9.5%	19,483,243	9.6%	1,882,471	144,805	10.1%
Broomfield	6,463,370	3.5%	7,250,341	3.6%	786,971	60,536	4.2%
Denver	72,053,538	38.9%	81,304,713	39.9%	9,251,175	711,629	49.6%
Douglas County	11,591,786	6.3%	14,079,579	6.9%	2,487,793	191,369	13.3%
Jefferson County	<u>23,516,271</u>	<u>12.7%</u>	<u>24,885,139</u>	<u>12.2%</u>	<u>1,368,868</u>	<u>105,298</u>	<u>7.3%</u>
Denver Metro Total	185,178,491	100.0%	203,820,946	100.0%	18,642,455	1,434,035	100.0%

Source: CoStar; Economic & Planning Systems

Office development is summarized below for Louisville, Boulder County, the City of Boulder, the Denver Metro, and the US 36 subarea, defined as the US 36 Corridor extending from Broomfield Arista north to McCaslin Boulevard in Louisville/Superior, as shown in **Figure 13** on page 25.

The US 36 Corridor had nearly 12.4 million square feet of office space in 2023, shown in **Table 12**. Since 2010, the corridor gained 1.4 million square feet of office space or approximately 106,000 square feet annually. Louisville has approximately 1.8 million square feet of office space as of 2023, accounting for 9 percent of Boulder County total office space of 19.5 million square feet.



Louisville added nearly 147,000 square feet of office since 2010. In comparison, the City of Boulder added 1.2 million square feet of office development since 2010, an average of 94,500 square feet per year, to reach a total of 12.9 million square feet in 2023. This equates to nearly 67 percent of Boulder County total office square footage, and 65.3 percent of county growth since 2010. From 2010 to 2023, Louisville accounted for 7.8 percent of Boulder County new office square footage, a smaller capture than its share of the inventory. This indicates that new office development is more likely to locate in the City of Boulder.

Table 12. Office Development Inventory by Area, 2010-2023

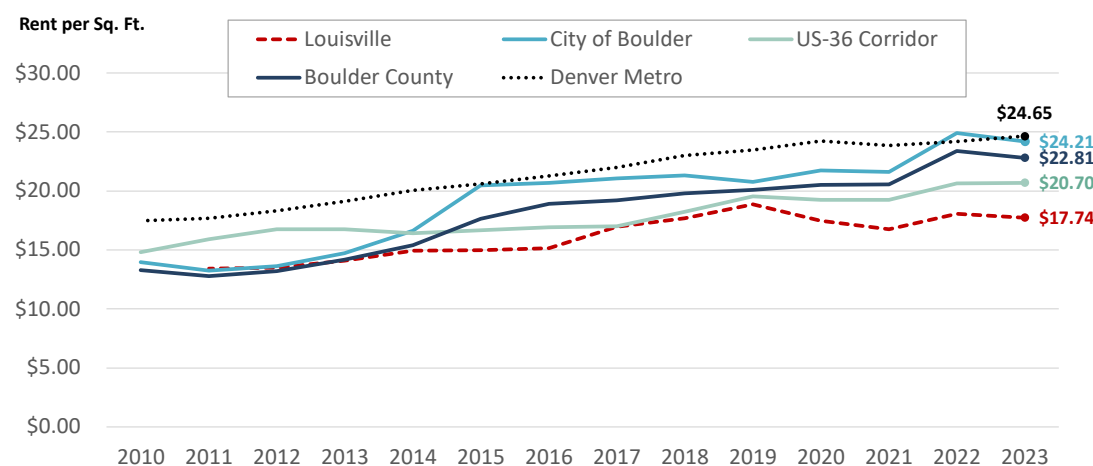
Description	2010		2023		2010-2023		
	Inventory Sq. Ft.	% Metro Area Total	Inventory Sq. Ft.	% Metro Area Total	New Sq. Ft.	Ann. # Sq. Ft.	% Metro Area Total
Louisville	1,639,931	0.9%	1,786,623	0.9%	146,692	11,284	0.8%
US-36 Corridor	10,995,208	5.9%	12,373,418	6.1%	1,378,210	106,016	7.4%
City of Boulder	11,737,822	6.3%	12,966,322	6.4%	1,228,500	94,500	6.6%
Boulder County	17,600,772	9.5%	19,483,243	9.6%	1,882,471	144,805	10.1%
Denver Metro	185,178,491		203,820,946		18,642,455	1,434,035	

Source: CoStar; Economic & Planning Systems

As shown in **Figure 11**, among these comparison cities Louisville had the lowest rental rate for office space in 2023, at \$17.74 per square foot. The average office rental rate in the US 36 Corridor area was \$20.70 per square foot. By comparison, the average office rental rates in the City of Boulder (\$24.21) and the Denver Metro at large (\$24.65) are higher. Since 2010, Louisville has consistently seen the lowest office rents compared to the larger region.

From 2010 to 2014 rents in Louisville, the City of Boulder, and Boulder County were similar; since 2014, the City of Boulder and Boulder County rents have increased faster than Louisville. Louisville has consistently had the lowest office rents among these areas.

Figure 11. Office Rental Rate, 2010-2023

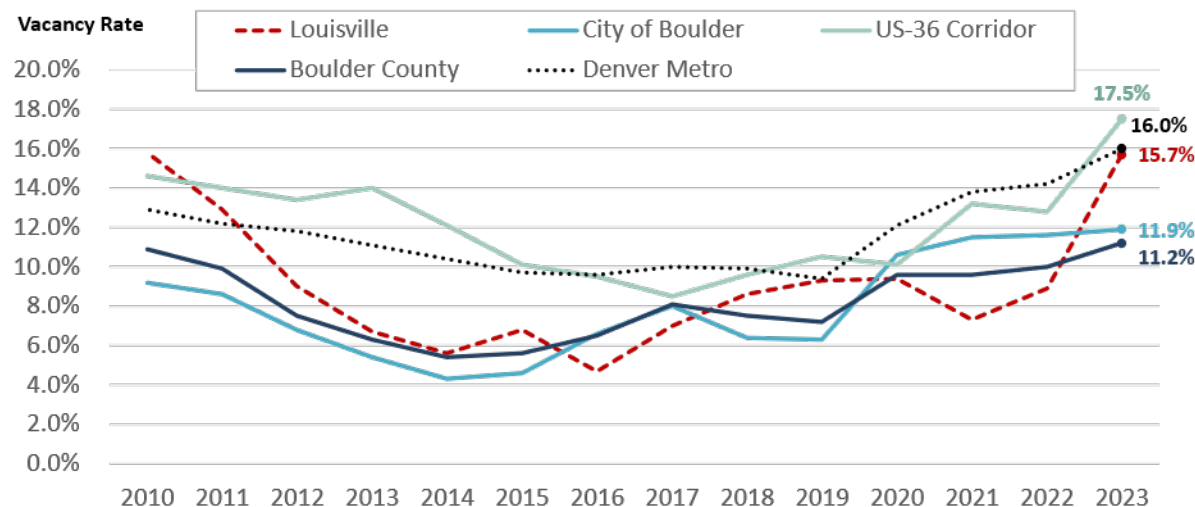


Source: CoStar; Economic & Planning Systems



The US 36 Corridor office space had a vacancy rate of 17.5 percent in 2023, slightly higher than Louisville's vacancy rate of 15.7 percent and the Denver metro vacancy rate of 16 percent, as shown in **Figure 12**. In comparison, the City of Boulder and Boulder County at large saw lower office vacancy rates at 11.9 and 11.2 percent respectively. Pre-pandemic office vacancy rates across the county typically hovered around 15 percent. As office markets across the country have struggled to recover from the impacts of COVID-19 and remote work, and are facing record high vacancy rates of over 20 percent, the City of Boulder and Boulder County have considerably low vacancy rates. This helps interpret the Louisville office vacancy rate that increased in 2023 but is still lower than the US 36 Corridor and Denver metro averages.

Figure 12. Office Vacancy Rate, 2010-2023



Source: CoStar; Economic & Planning Systems



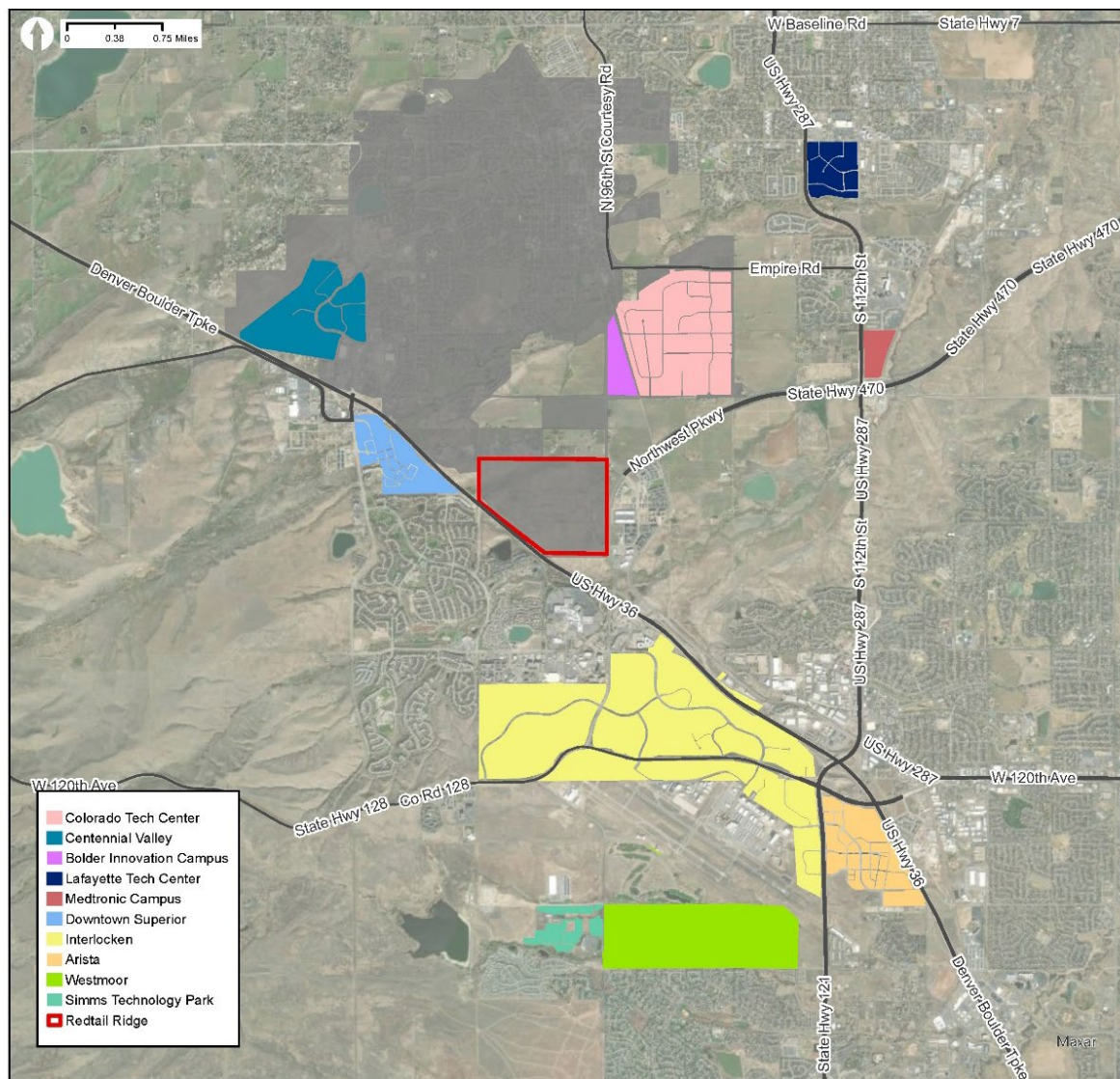
Major Office and Business Parks

The major office and business parks within the US 36 Corridor are tabulated by corridor or subarea in **Table 13** and summarized below.

US 36 Corridor

Outside of Downtown Denver, the US 36 Corridor, extending from Broomfield Arista north to McCaslin Boulevard in Louisville/Superior (shown in **Figure 13**), is the second most significant office and business corridor in the region, after the South I-25 Corridor (which includes the Denver Tech Center). There are ten business park areas in and around the US 36 Corridor, not including the proposed development at Redtail Ridge.

Figure 13. US 36 Corridor Business Parks



The largest office/business park in the US 36 Corridor is Interlocken, located in the City and County of Broomfield, which began development in 1986. The 963-acre park currently has approximately 5.9 million square feet of office space, 267,000 square feet of Flex/R&D and industrial space, and multiple hotels.

Medtronic recently delivered the first phase of a new office campus in Lafayette, at the northeast corner of US 287 and Dillon Road. The 42-acre site is planned for two phases of development. The first phase includes over 400,000 square feet of office space in two five-story buildings. The second phase is proposed to include another five-story building and a parking garage. This project illustrates a trend of businesses leaving the City of Boulder in favor of other areas of Boulder County, and specifically to the US 36 Corridor, in order to find and develop space to accommodate growth within the market area.

Among multiple US 36 area business parks, major business parks within Louisville include the Colorado Tech Center and Centennial Valley. These business parks, as well as Interlocken, have a Flex/R&D space component in addition to office uses. The market for these spaces is driven by manufacturing and technology companies moving out of the City of Boulder when they reach a size for which there is inadequate space available, generally exceeding 150,000 square feet.

Downtown Superior is a 157-acre mixed use development that is entitled for up to 373,000 square feet of office space and 500 hotel rooms. Although not specifically an office or business park, it can be considered part of the competitive inventory. Similarly, Arista is a mixed-use master-planned development with approximately 304,000 square feet of office space and 359,000 square feet of industrial space alongside retail, residential, and hospitality uses.



Table 13. Major Business Parks in Louisville and the US 36 Corridor

Description	Year	Size Acres	Office Sq. Ft.	Flex/R&D Sq. Ft.	Industrial Sq. Ft.	Retail Sq. Ft.	Hotel ^[1] Sq. Ft.	Hotel ^[1] Rooms	Developed ^[2] Sq. Ft.	Undeveloped Acres	Undeveloped Percent	Major Tenants
Louisville												
Colorado Tech Center	1984	500	260,480	1,448,191	1,544,555	0	0	0	3,253,226	34	6.8%	Lockheed Martin, Sierra Nevada Corporation
Centennial Valley	1996	444	675,871	321,464	411,485	138,044	317,333	575	1,864,197	93	20.9%	AntriaBio; Servtech; Westcon Group Inc
Bolder Innovation Campus	2022	60	0	198,720	0	6,580	0	0	205,300	25	42.0%	Tendeg
Redtail Ridge (Proposed)	--	392	360,000	685,340	1,119,660	0	0	0	2,165,000	392	100.0%	--
US-36 Corridor												
Interlocken	1986	963	5,659,210	130,338	137,304	30,354	1,249,374	1,689	7,206,580	81	8.4%	Vail Resorts; Oracle; Level 3 Communications
Westmoor Tech Park	1998	455	1,709,632	40,000	345,000	0	0	0	2,094,632	78	17.0%	Ball Aerospace; Cabela's Corp; Trimble
Arista	2005	209	304,099	2,995	359,800	207,563	158,086	237	1,032,543	74	35.6%	UC Health; EPIROC; Magnite
Downtown Superior	2018	157	417,600	0	0	150,862	0	0	568,462	140	89.2%	Superior Medical Center
Lafayette Tech Center	1995	95	313,753	103,047	7,800	252,331	0	0	676,931	20	21.1%	Clinica Family Health; Krishna Grocery
Medtronic Campus	2023	42	0	404,159	0	0	0	0	404,159	0	0.0%	Medtronic
Simms Technology Park	2023	<u>32</u>	<u>307,120</u>	<u>221,040</u>	<u>0</u>	<u>8,380</u>	<u>0</u>	<u>0</u>	<u>536,540</u>	<u>5</u>	<u>16.6%</u>	--
Total^[3]		2,957	9,647,765	2,869,954	2,805,944	794,114	1,724,793	2,501	17,842,570	551	18.6%	

^[1]Within or adjacent to business park

^[2]Includes buildings under construction or proposed

^[3]Excludes Redtail Ridge

Source: CoStar; County Assessor; Economic & Planning Systems



Industrial Development

In 2023, the Denver metro area had nearly 261 million square feet of industrial space, as shown in **Table 14**. The metro area industrial inventory, which is primarily located in Adams County and Denver County, grew by 47.1 million square feet from 2010 to 2023. This growth was mostly captured by Adams County, which captured 71.4 percent of the metro area industrial growth, equating to 33.6 million square feet of development. Boulder County captured 3.1 percent of this growth, adding 1.5 million square feet of industrial space between 2010 and 2023. These growth trends indicate a shifting regional market; while industrial inventory has historically been concentrated in Adams and Denver counties, growth has primarily been in Adams (which captured an outsized share of growth compared to its share of inventory), Arapahoe, Broomfield, and Douglas counties. Boulder, Denver, and Jefferson counties saw their shares of the inventory decrease over this time period.

Table 14. Denver Metro Industrial Development Inventory by County, 2010-2023

Description	2010		2023		2010-2023		
	Inventory Sq. Ft.	% Total	Inventory Sq. Ft.	% Total	New Sq. Ft.	Ann. # Sq. Ft.	% Total
Adams County	61,947,790	29.0%	95,606,375	36.6%	33,658,585	2,589,122	71.4%
Arapahoe County	18,153,050	8.5%	24,201,521	9.3%	6,048,471	465,267	12.8%
Boulder County	14,662,571	6.9%	16,132,221	6.2%	1,469,650	113,050	3.1%
Broomfield County	3,413,056	1.6%	5,356,940	2.1%	1,943,884	149,530	4.1%
Denver County	88,896,491	41.6%	88,242,261	33.8%	-654,230	-50,325	-1.4%
Douglas County	5,803,846	2.7%	8,508,854	3.3%	2,705,008	208,078	5.7%
Jefferson County	20,970,010	9.8%	22,909,105	8.8%	1,939,095	149,161	4.1%
Total	213,846,814	100.0%	260,957,277	100.0%	47,110,463	3,623,882	100.0%

Source: CoStar; Economic & Planning Systems

The industrial inventory is shown below for Louisville, Boulder County, the US 36 Corridor, the City of Boulder, and the Denver metro. The US 36 Corridor had over 8.3 million square feet of industrial space in 2023, shown in **Table 15**. Since 2010, the corridor added approximately 2.6 million square feet of industrial development, an average of 198,700 square feet annually. This equates to 5.5 percent of the total new industrial development square footage added since 2010 in the 7-county Denver metro area. Notably, Louisville captured 3.1 percent of the total metro area industrial square footage growth during this period, which indicates that a large amount of new industrial space constructed in the US 36 Corridor is in Louisville.

In comparison, industrial space in the City of Boulder has decreased since 2010. The City of Boulder had 5.9 million square feet of industrial development in 2023 and lost around 283,000 square feet since 2010. The city is constrained for space, and land values have generally exceeded what can support new industrial construction. Recently, industrial users have moved out of the City of Boulder into the surrounding areas in Boulder County, including along the US 36 Corridor and in Louisville. Louisville captured nearly all (97.9 percent) of Boulder County's new industrial development between 2010 and 2023.



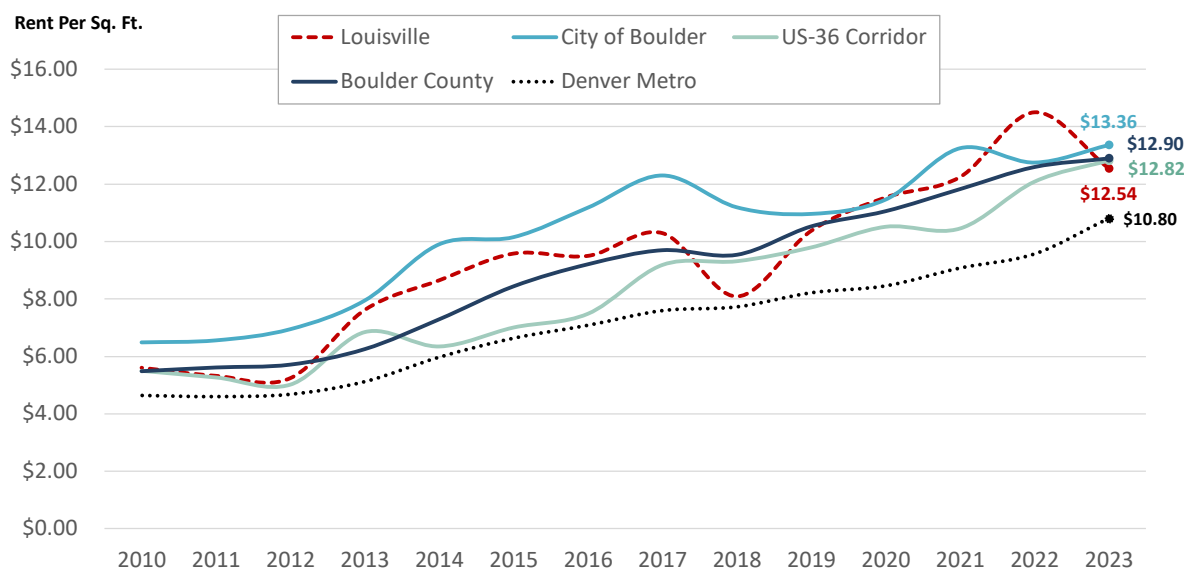
Table 15. Industrial Development Inventory by Area, 2010-2023

Description	2010		2023		2010-2023		
	Inventory Sq. Ft.	% Total	Inventory Sq. Ft.	% Total	New Sq. Ft.	Ann. # Sq. Ft.	% Total
Louisville	2,024,114	0.9%	3,462,178	1.3%	1,438,064	110,620	3.1%
US-36 Corridor	5,781,755	2.7%	8,365,031	3.2%	2,583,276	198,714	5.5%
City of Boulder	6,240,634	2.9%	5,957,354	2.3%	-283,280	-21,791	-0.6%
Boulder County	14,662,571	6.9%	16,132,221	6.2%	1,469,650	113,050	3.1%
Denver Metro	213,846,814	100.0%	260,957,277	100.0%	47,110,463	3,623,882	100.0%

Source: CoStar; Economic & Planning Systems

In 2023, the average industrial rental rate in US 36 Corridor area was \$12.82 per square foot, shown in **Figure 14**. The City of Boulder had a slightly higher rental rate of \$13.36, while the Denver metro overall had the lowest industrial rental rate of \$10.80. This likely reflects older inventory across the metro area; and while the City of Boulder also has older inventory, rents are higher because there is still high demand for the location. Additionally, some industrial properties in the City of Boulder are being used for flex and office purposes, which can increase rents.

Figure 14. Industrial Rental Rate, 2010-2023

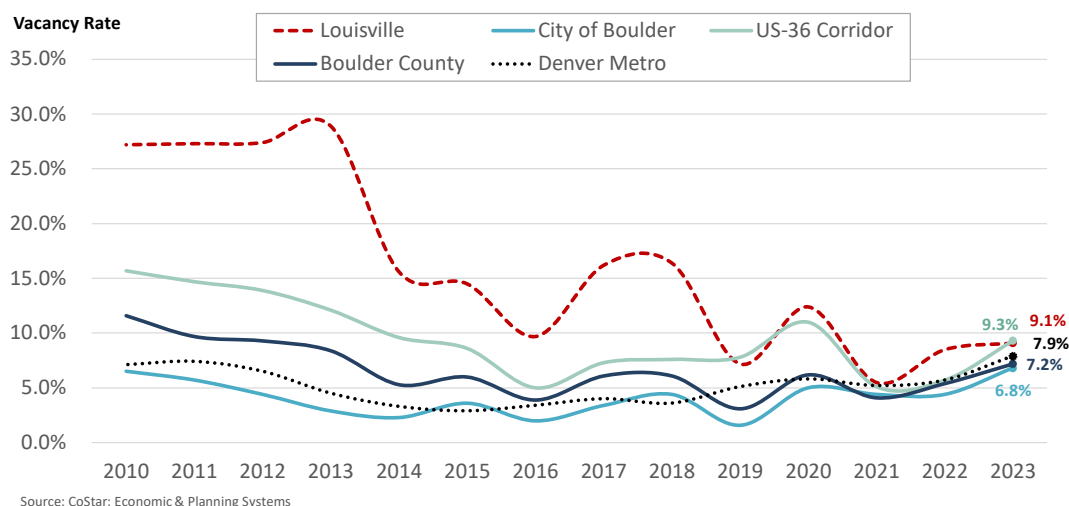


Source: CoStar; Economic & Planning Systems



As shown in **Figure 15**, the US 36 Corridor area has an industrial vacancy rate of 9.3 percent, nearly the same as the vacancy rate in Louisville (9.1 percent). In comparison, Boulder County and the City of Boulder have slightly lower rates at 7.2 and 6.8 percent. The Denver metro falls in the middle with vacancy of 7.9 percent in 2023. Louisville industrial vacancy rate, which has fluctuated in conjunction with the construction of new industrial space, has fallen significantly since 2010. This lower vacancy rate, paired with Louisville’s high capture rate of county growth and strong rental rates, indicates that there is strong demand for industrial space in Louisville.

Figure 15. Industrial Vacancy Rate, 2010-2023



Flex/R&D Development

Flex/R&D development is a subset of industrial space designed to be versatile to accommodate a variety of uses. It can be used as office, medical, manufacturing, fabrication, processing, assembly of products, quasi-retail, or research and development (R&D) space. To be categorized as Flex/R&D space at least half of the rentable building area must be office space.

In 2023, the Denver metro area had a total of 49.4 million square feet of Flex/R&D space, shown in **Table 16**. This is approximately 19 percent of the total combined industrial and Flex/R&D space in the metro area (with traditional industrial space accounting for the other 81 percent).

Boulder County had the highest share of Flex/R&D space in the metro area in 2023, with 27.5 percent of the total space (nearly 13.6 million square feet of inventory). Arapahoe County and Jefferson County each also had over 20 percent of the regional inventory – these three counties combined for nearly 75 percent of the regional Flex/R&D space.

From 2010 to 2023, the metro area gained a total of 4.7 million square feet of Flex/R&D development, of which nearly 1.3 million square feet or 27 percent was in Boulder County. Jefferson County also captured a large amount of the metro area growth in Flex/R&D space, with 1.1 million new square feet developed from 2010 to 2023 (23.7 percent of the metro area total). Combined, Boulder County and Jefferson County accounted for half of the new Flex/R&D space in the region. Adams, Broomfield, and Douglas counties all captured a greater share of growth than their share of the inventory, indicating a growing market in these areas. Denver lost inventory over this time, while Arapahoe County captured a smaller



share of growth (11.6 percent) than its share of the regional inventory (25.6 percent). Similarly to industrial space, these trends indicate a shifting market landscape in the region.

Table 16. Flex/R&D Development Inventory by County, 2010-2023

Denver Metro	2010		2023		2010-2023		
	Inventory Sq. Ft.	% Total	Inventory Sq. Ft.	% Total	New Sq. Ft.	Ann. # Sq. Ft.	% Total
Adams County	3,415,718	7.6%	4,328,996	8.8%	913,278	70,252	19.3%
Arapahoe County	12,087,461	27.0%	12,634,922	25.6%	547,461	42,112	11.6%
Boulder County	12,306,177	27.5%	13,579,690	27.5%	1,273,513	97,963	27.0%
Broomfield County	954,793	2.1%	1,340,292	2.7%	385,499	29,654	8.2%
Denver County	4,037,629	9.0%	4,021,517	8.1%	-16,112	-1,239	-0.3%
Douglas County	2,275,565	5.1%	2,774,743	5.6%	499,178	38,398	10.6%
Jefferson County	9,617,976	21.5%	10,739,325	21.7%	1,121,349	86,258	23.7%
Total	44,695,319	100.0%	49,419,485	100.0%	4,724,166	363,397	100.0%

Source: CoStar; Economic & Planning Systems

The Flex/R&D inventory is shown for Louisville and the surrounding area in **Table 17**. As shown, the US 36 Corridor had nearly 4.5 million square feet of Flex/R&D space in 2023, which comprised 9 percent of the Denver metro total. Since 2010, the US 36 Corridor has added 1.5 million square feet of Flex/R&D space, or nearly 118,000 square feet annually, accounting for 32.4 percent of the Denver metro area total growth. The City of Boulder had 5.6 million square feet of Flex/R&D space in 2023, representing 11.3 percent of the total metro area inventory, a decrease from 12.7 percent in 2010. From 2010 to 2023, the City of Boulder lost approximately 55,000 square feet of space, a similar trend to the city's industrial inventory.

Louisville added 780,000 square feet of Flex/R&D space during this period, which represents 16.5 percent of the Denver metro growth – far greater than its share of the inventory, which was 3.3 percent in 2010 and 4.5 percent in 2023. The Colorado Technology Center (CTC) has the largest amount of Flex/R&D space in the US 36 Corridor (1.4 million square feet), and accounts for about 62 percent of the inventory in Louisville. Additionally, Centennial Valley Business Park has approximately 321,000 square feet of Flex/R&D space; together, these areas account for nearly 77 percent of Louisville Flex/R&D inventory.

Table 17. Flex/R&D Development Inventory by Area, 2010-2023

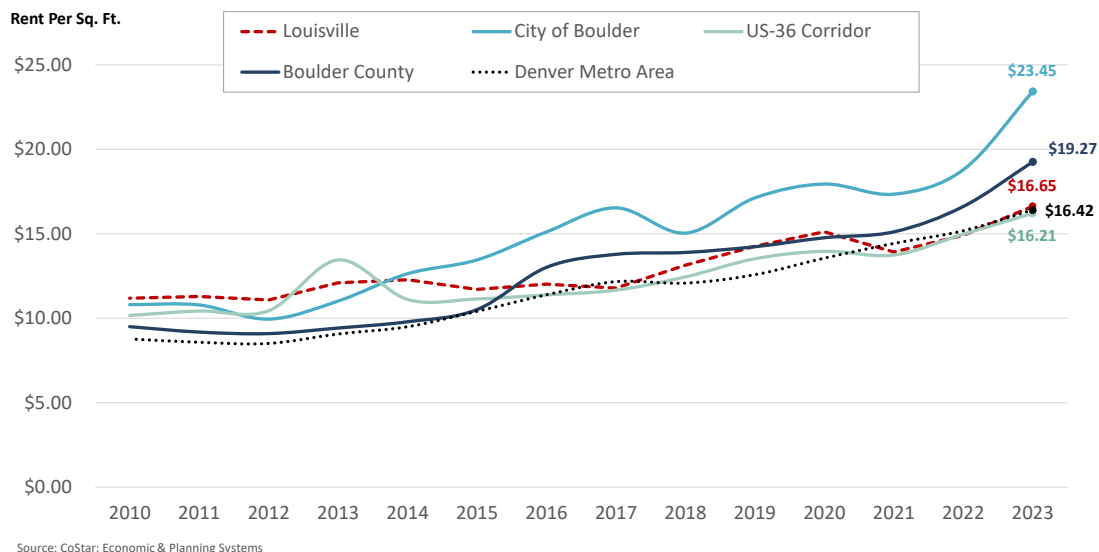
Flex/R&D Inventory	2010		2023		2010-2023		
	Inventory Sq. Ft.	% Metro Area Total	Inventory Sq. Ft.	% Metro Area Total	New Sq. Ft.	Ann. # Sq. Ft.	% Metro Area Total
Louisville	1,465,493	3.3%	2,245,907	4.5%	780,414	60,032	16.5%
US-36 Corridor	2,939,537	6.6%	4,472,105	9.0%	1,532,568	117,890	32.4%
City of Boulder	5,656,438	12.7%	5,601,164	11.3%	-55,274	-4,252	-1.2%
Boulder County	12,306,177	27.5%	13,579,690	27.5%	1,273,513	97,963	27.0%
Denver Metro Total	44,695,319		49,419,485		4,724,166	363,397	

Source: CoStar; Economic & Planning Systems



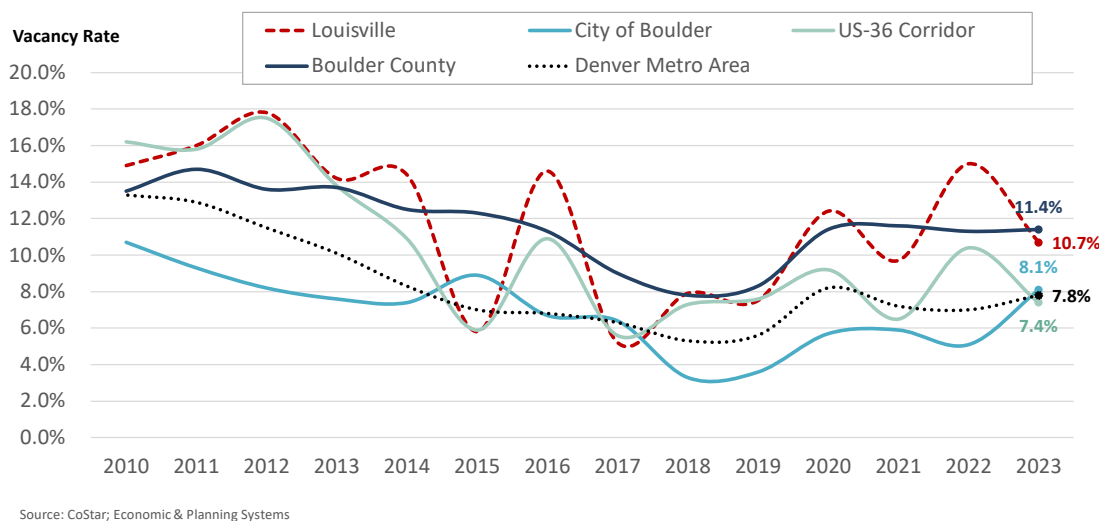
The average Flex/R&D rental rate in Denver metro area was \$16.42 per square foot in 2023, shown in **Figure 16**. The US 36 Corridor and Louisville had a similar rate at \$16.21 and \$16.65 per square foot respectively. The City of Boulder had the highest rental rate at \$23.45 per square foot, indicating strong demand for this space despite a loss of inventory.

Figure 16. Flex/R&D Rental Rates, 2010-2023



Flex/R&D vacancy rates have been on a downward trend since the early 2000s. In 2023, the Denver metro area had a Flex/R&D vacancy rate of 7.8 percent, shown in **Figure 17**. The US 36 Corridor had a similar rate to the Denver metro at 7.4 percent. Louisville and City of Boulder had similar vacancy rates that were slightly higher, ranging from 10.7 percent to 11.4 percent. The fluctuation in vacancy rates shown in the chart reflects deliveries of new construction; vacancies stabilize as these properties lease up.

Figure 17. Flex/R&D Vacancy Rates, 2010-2023



Retail Development

This section summarizes retail development trends in Louisville and the local market area along the US 36 Corridor. In addition to this summary, a detailed retail sales and demand study will be separately completed as part of the next phases of the Comprehensive Plan update.

Retail Development Trends

In 2023, Louisville had 1.5 million square feet of retail space, accounting for 8.6 percent of Boulder County's 18.4 million square feet of retail, as shown in **Table 18**. In comparison, 11.5 percent of the county total retail inventory was in Lafayette, which had 2.1 million square feet of retail space in 2023.

The retail landscape across the county has shifted since 2010. In 2010, 38 percent of retail space was in the City of Boulder. Between 2010 and 2023, Boulder added 75,900 square feet of retail space, which accounted for 10.5 percent of the county retail growth. During this time, Lafayette added 343,000 square feet of retail space, an average of 26,400 square feet per year, capturing nearly half (47.6 percent) of Boulder County growth. Louisville added just under 55,000 square feet of new retail over this time period, capturing 7.5 percent of the county growth. The City's share of county retail inventory has remained consistent at 8.6 percent since 2010.

Just outside of Boulder County, the City and County of Broomfield has also constructed a notable amount of retail space recently, adding 416,000 square feet since 2010 (an average of 32,000 square feet per year). As of 2023, Broomfield's total retail inventory was nearly 5 million square feet, just over a quarter the size of Boulder County.

Table 18. Retail Development Inventory, 2010-2023

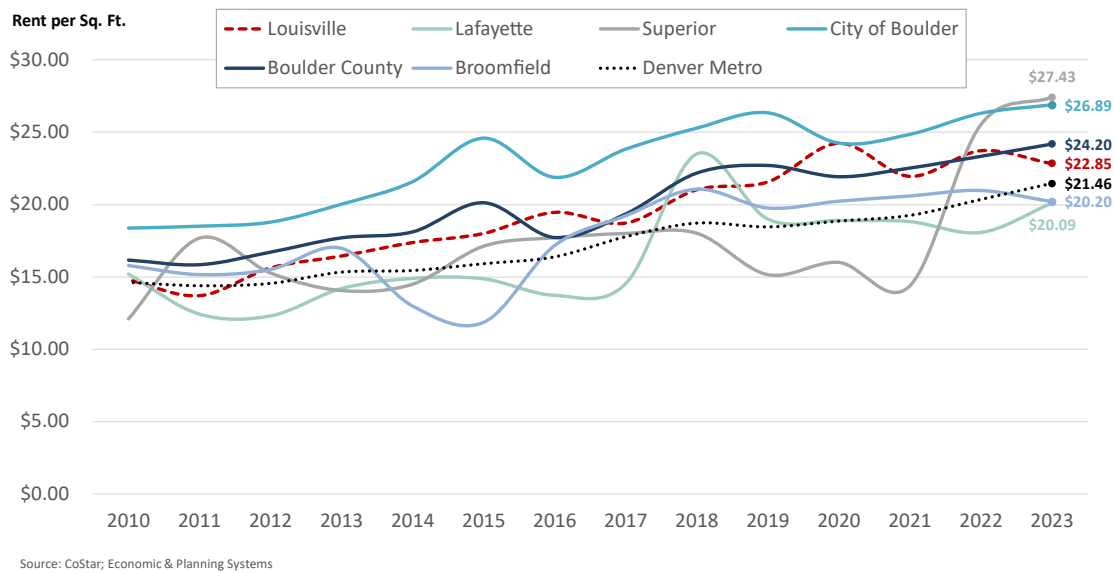
Description	2010		2023		2010-2023		
	Inventory Sq. Ft.	% of Boulder County	Inventory Sq. Ft.	% of Boulder County	New Sq. Ft.	Ann. # Sq. Ft.	% of Boulder County
Louisville	1,527,411	8.6%	1,581,550	8.6%	54,139	4,165	7.5%
Lafayette	1,774,118	10.0%	2,117,593	11.5%	343,475	26,421	47.6%
Superior	803,360	4.5%	845,220	4.6%	41,860	3,220	5.8%
City of Boulder	6,729,531	38.0%	6,805,431	36.9%	75,900	5,838	10.5%
Boulder County	17,726,507		18,447,993		721,486	55,499	
Broomfield County	4,582,508		4,998,634		416,126	32,010	

Source: CoStar; Economic & Planning Systems

In 2023, the average retail rental rate in Boulder County was \$24.20 per square foot, shown in **Figure 18**. Louisville's rental rate was slightly lower than Boulder County at \$22.85 per square foot. The highest retail rent rate on average was in the Town of Superior at \$27.43 followed by the City of Boulder at \$26.89. Despite having the highest capture of new development, Lafayette had the lowest rental rate, at \$20.09 per square foot, indicating that new development in this area is not as in demand as other locations.

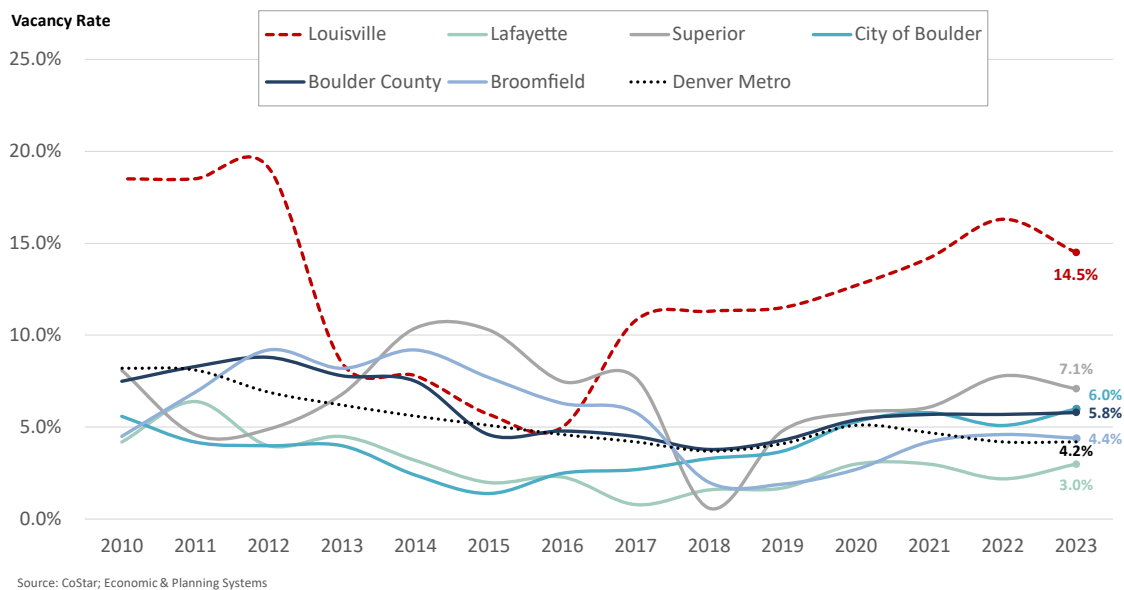


Figure 18. Retail Rental Rate, 2010-2023



Compared to surrounding communities, Louisville has experienced a widely varying retail vacancy rate from 2010 to 2023, with a high of 19.1 percent in 2012 and a low of 4.8 percent in 2016, shown in **Figure 19**. In 2023, the average vacancy rate in Louisville was 14.5 percent, which is much higher than other market areas including the City of Boulder at 6.0 percent. The lowest vacancy rates were in Lafayette at 3.0 percent and Broomfield at 4.4 percent. In 2023, the Denver/Boulder metro area had an average retail vacancy rate of around 4.15 percent. Louisville's retail vacancy rate is notably high compared to the rest of the region; this may be impacted by the number of empty "big box" stores in the city.

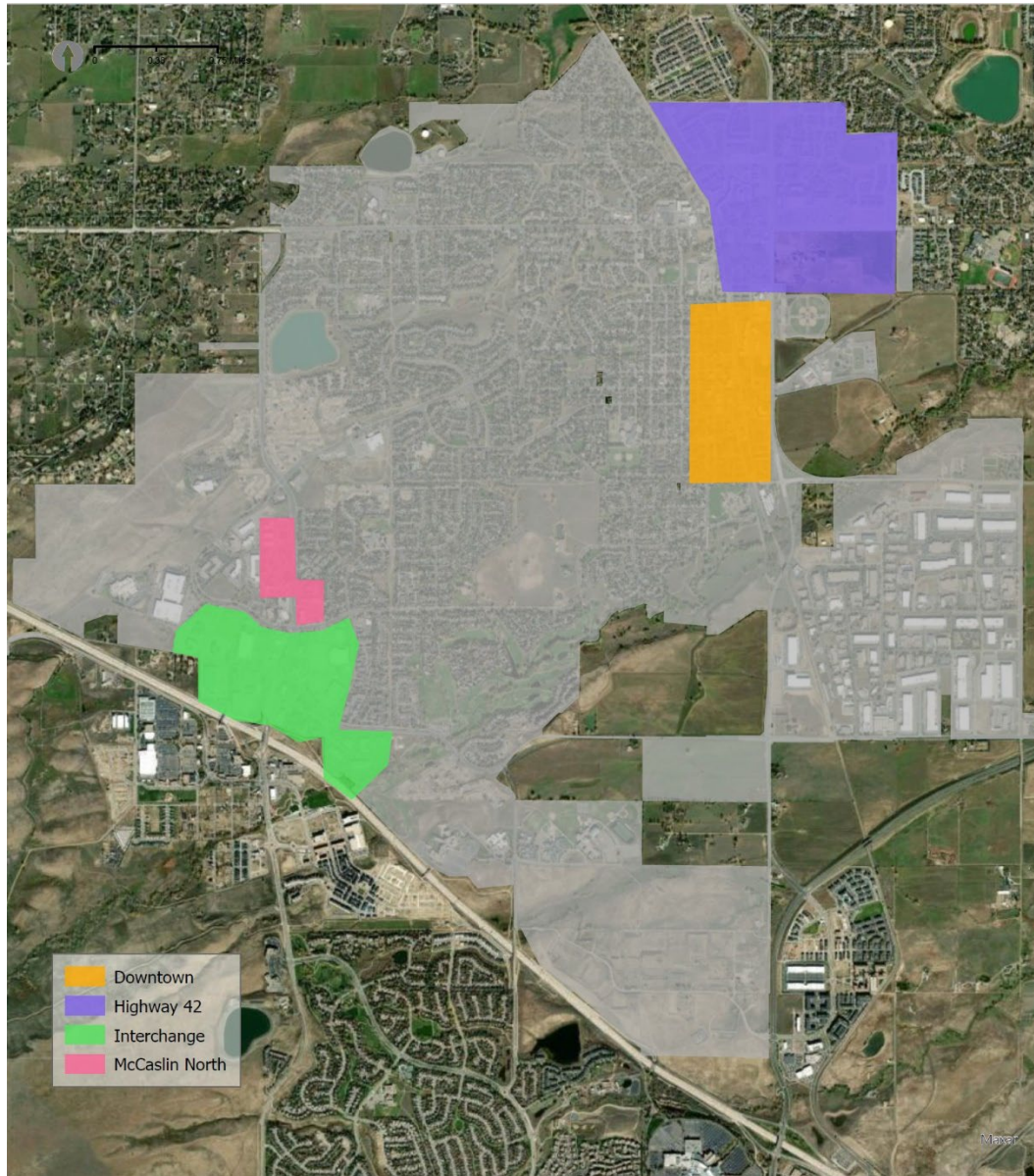
Figure 19. Retail Vacancy Rate, 2010-2023



Louisville Retail Subareas

Louisville's existing retail space is located within areas that can be broken into four subareas – McCaslin North, Interchange, Highway 42, and Downtown – as shown in **Figure 20**.

Figure 20. Louisville Retail Subareas



As shown in **Table 19**, recent retail development has been concentrated within the Interchange, Highway 42 and Downtown Louisville subareas. The McCaslin North subarea has not seen any new retail development since 2010. As of 2023, there is approximately 10,000 square feet of retail space under construction in the Interchange subarea along W. Dillon Road, and nearly 30,000 square feet of proposed retail space within the Highway 42 subarea.

Downtown Louisville has seen the largest increase in retail space since 2010. The Downtown subarea retail space inventory has grown by 23,600 square feet between 2010 and 2023, an annual average growth of 1,800 square feet. From 2010 to 2023, Downtown captured 43.6 percent of Louisville's new retail space.

Table 19. Retail Development Inventory by Retail Subarea, 2010-2023

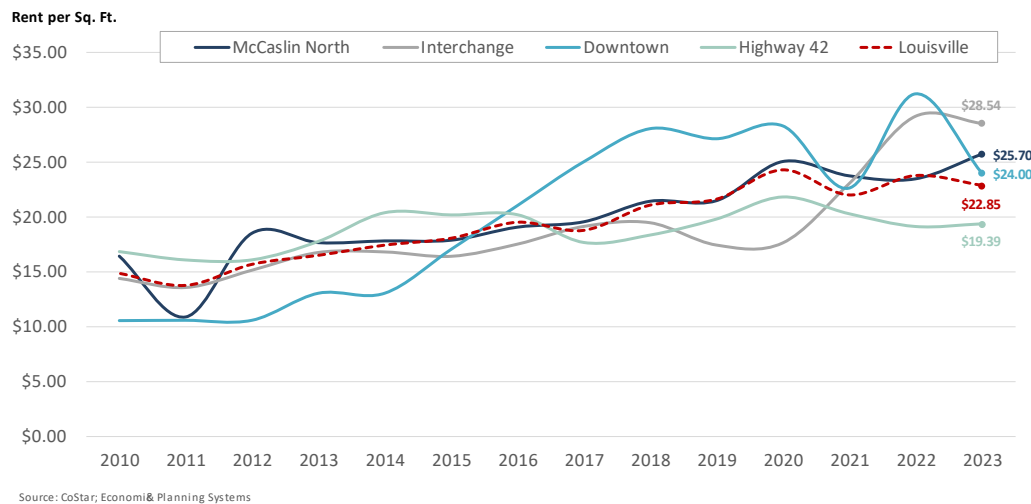
Description	2010		2023		2010-2023		
	Inventory Sq. Ft.	% Total	Inventory Sq. Ft.	% Total	New Sq. Ft.	Ann. # Sq. Ft.	% Total
McCaslin North	192,748	12.6%	192,748	12.2%	0	0	0.0%
Interchange	714,754	46.8%	722,128	45.7%	7,374	567	13.6%
Highway 42	417,351	27.3%	405,377	25.6%	-11,974	-921	-22.1%
Downtown	174,024	11.4%	197,606	12.5%	23,582	1,814	43.6%
Louisville	1,527,411	100.0%	1,581,550	100.0%	54,139	4,165	100.0%

Source: CoStar; Economic & Planning Systems

Overall, Louisville had an average retail rental rate in 2023 of \$22.85 per square foot, which is lower than average retail rents in the Interchange, McCaslin North, and Downtown subareas and higher than retail rents along Highway 42. As shown in **Figure 21**, retail rents within the Highway 42 subarea averaged \$19.39 in 2023, while the Interchange subarea commanded the highest retail rents (\$28.54). Downtown Louisville saw the lowest retail rental rates comparatively from 2010 to 2014, but began surpassing other subareas in 2015 and has seen consistently higher rental rates since then with the construction of new retail space downtown in 2016 and 2017—the first new retail space in the area since the early 2000s.

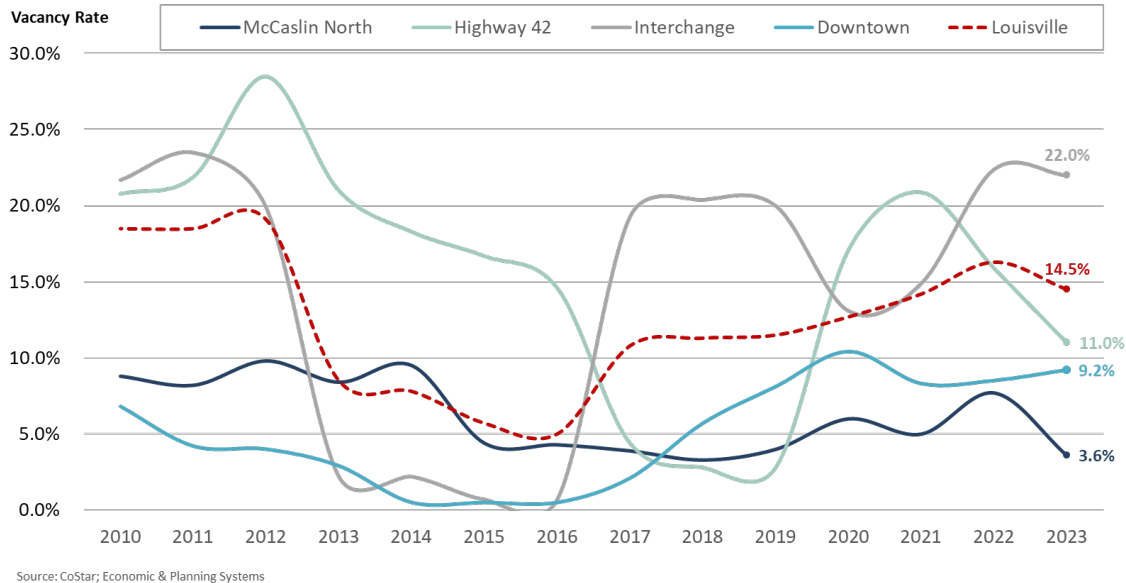


Figure 21. Retail Rental Rate by Retail Subarea, 2010-2023



As shown in **Figure 22**, the Interchange retail subarea had the highest retail vacancy rate in 2023 (22 percent), which may be due to recent retail deliveries that have yet to find tenants. McCaslin North had the lowest retail vacancy rate in 2023 of 3.6 percent. In comparison, Louisville overall had a retail vacancy rate of 14.5 percent. Note that due to the smaller inventory of these subareas and data availability, vacancy rates in **Figure 22** below are more variable than at the regional/metro area level.

Figure 22. Retail Vacancy Rate by Retail Subarea, 2010-2023



Local Capture of New Development

Development trends since 2010 contextualize Louisville's market position in the region. The capture of development in the city varies widely across asset classes and development types, as shown in **Table 20**:

- Louisville added nearly 147,000 square feet of office space over the 2010 to 2023 time period, which equates to nearly 11 percent of the US 36 Corridor new office space over this time and 8 percent of Boulder County new construction
- From 2010 to 2023, Louisville captured a higher share of the surrounding area industrial and Flex/R&D development.
 - During this period, Louisville captured 55.7 percent of the nearly 2.6 million square feet of industrial space constructed in the US 36 Corridor, and 97.9 percent of Boulder County total growth in industrial space (nearly 1.5 million square feet).
 - With Flex/R&D space, Louisville captured a similar amount of the US 36 Corridor growth – 51 percent of the corridor's newly-constructed 1.5 million square feet of space – and 61 percent of Boulder County's new development.
- Retail development had much lower capture rates. Between 2010 and 2023 Louisville added just 54,000 square feet of new retail, capturing 1.0 percent of the US-36 Corridor growth (5.6 million square feet) and 1.4 percent of Boulder County growth (4.0 million square feet).

Table 20. Louisville Capture of US 36 Corridor and Boulder County, 2010-2023

Description	2010-2023		
	New Sq. Ft.	Ann. # Sq. Ft.	Louisville Capture %
Office			
Louisville	146,692	11,284	
US-36 Corridor	1,378,210	106,016	10.6%
Boulder County	1,882,471	144,805	7.8%
Industrial			
Louisville	1,438,064	110,620	
US-36 Corridor	2,583,276	198,714	55.7%
Boulder County	1,469,650	113,050	97.9%
Flex/R&D			
Louisville	780,414	60,032	
US-36 Corridor	1,532,568	117,890	50.9%
Boulder County	1,273,513	97,963	61.3%
Retail			
Louisville	54,139	4,165	
US-36 Corridor	5,648,412	434,493	1.0%
Boulder County	4,016,676	308,975	1.3%

Source: CoStar; Economic & Planning Systems



Market Condition Key Findings

- Industrial development has been the primary driver of growth in Louisville since 2010. Over this time the city added 1.4 million square feet of new industrial space, accounting for nearly 98 percent of new industrial development in Boulder County.
- Flex/R&D space is also a significant driver of growth in Louisville. Since 2010 the city added 780,000 square feet of new Flex/R&D development, which represents 16.5 percent of the Denver Metro area growth (outpacing its share of inventory, which was 4.5 percent in 2023). Within the city, this space is concentrated in CTC and Centennial Valley Business Park, which together account for nearly 77 percent of the Flex/R&D inventory in the city.
- Regionally, office development since 2010 has been concentrated in Denver; outside of Denver, growth has primarily been focused in Douglas, Arapahoe, and Boulder counties. Louisville captured 7.8 percent of new office development in Boulder County (a total of 146,700 square feet of new space), and has lower rental rates than the Denver Metro area, the US-36 corridor, Boulder County, and the City of Boulder.
- Retail has been the slowest-growing sector in Louisville since 2010. Over that time the city added just under 55,000 square feet of new retail space – 7.5 percent of countywide retail growth. While retail rents have generally trended upwards since 2010, vacancy in the city is at 14.5 percent, and has been above 10 percent since 2017.



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4. OPPORTUNITY AREAS

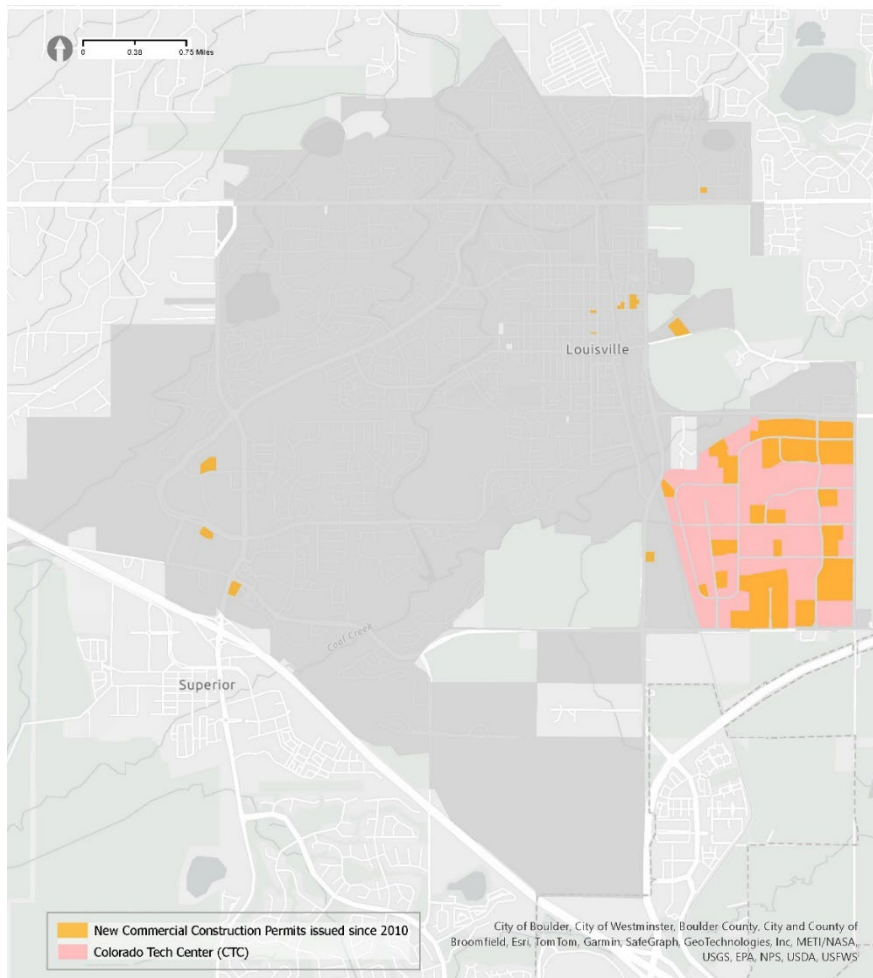
This chapter outlines opportunity areas in Louisville, which could be further studied and considered as part of the Comprehensive Plan process. There are three main categories of opportunity area:

- **Employment** opportunity areas, for potential office, industrial, and flex/R&D growth.
- **Residential** opportunity areas, for potential housing growth.
- **Corridor and node** opportunity areas, for potential focused retail and mixed-use opportunities.

Growth Areas

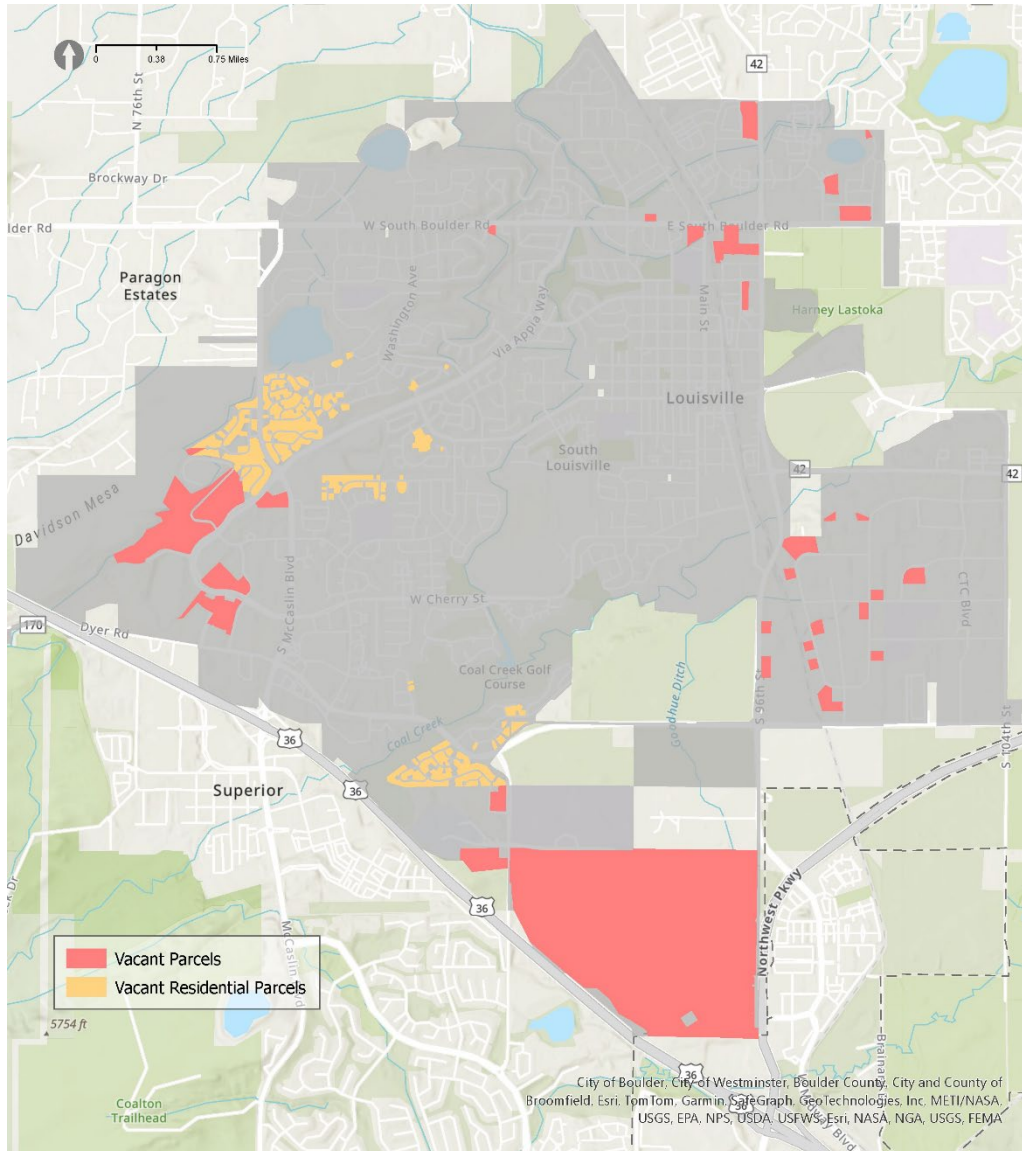
Most of Louisville's recent commercial construction is concentrated in and around the Colorado Tech Center. Since 2010, a total of 46 building permits have been issued for new commercial construction in Louisville, with a combined total estimated valuation of approximately \$227 million. Out of these building permits, only 11 are for sites outside of the Colorado Tech Center (CTC), as shown in **Figure 23**.

Figure 23. Areas with New Commercial Construction Permits, 2010-2023



As shown in **Figure 25**, the largest vacant residential sites are the areas on north McCaslin and adjacent to Coal Creek Golf Course, impacted by the Marshall Fire. The majority of the homes in these areas are being rebuilt by the current property owners. There are, however, a number of lots where the property owner is not rebuilding and has or will be selling their lot.

Figure 25. Vacant Parcels



Opportunity Areas

Based on the analysis presented in this report and the growth areas outlined above, the following opportunity areas warrant additional exploration through the Comprehensive Plan process:

Residential

Land for new residential development is limited within the city, as shown previously. Outside of these greenfield sites, residential development will primarily need to take place through infill and redevelopment. Clear goals, based on the recently completed Housing Needs Assessment, will help identify unit and product mixes to focus on.

Employment

Employment growth – office, industrial, and flex/R&D – is likely to be the largest growth sector in Louisville. Recent trends and the strength of the Life Sciences industry in the city indicate that most growth will be in industrial and flex/R&D space. This is likely to be concentrated in existing employment nodes (CTC, Bolder Innovation Campus, and Centennial Valley), as well as in the Redtail Ridge development (if approved).

Corridors and Nodes

For multifamily and mixed-use retail development, the key corridors presenting the most significant opportunities are along McCaslin Boulevard and South Boulder Road. In both locations, there are vacant and outmoded retail stores and centers with potential for redevelopment.

Two specific nodes in the city are likely to present redevelopment opportunities. If AdventHealth Avista relocates from its current site to the Redtail Ridge development as proposed, the former hospital site will present a significant redevelopment opportunity. Additionally, the Cinnebarre Theater property has been purchased by the University of Colorado, Boulder, potentially for employee housing. There are also a number of vacant sites and land dedicated to parking around the McCaslin Park & Ride with the potential for infill development.



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APPENDIX D

FUTURE RESIDENTIAL GROWTH ESTIMATE METHODOLOGY

Appendix D. Future Residential Growth Estimates Methodology

This appendix summarizes the methodology used to estimate Louisville's potential future housing growth for the Comprehensive Plan. The analysis provides a sound, reality-based foundation for long-range planning and is not a prediction of actual development. Rather, it reflects a theoretical maximum buildout, adjusted to account for real-world development constraints, market behavior, and local context.

The Future Land Use Map assigns Placetypes to all areas of the city, and each Placetype includes a range of allowable residential densities. The following steps describe how those density ranges were translated into a citywide estimate of potential housing units and future population.

Step 1: Establish Gross Developable Area

For each Placetype, the total acreage was calculated excluding rights-of-way, public land, schools, City facilities, parks, and other non-developable properties. This yields the gross acreage where residential use could occur under the Future Land Use Map.

Step 2: Apply Density Ranges

The midpoint of each Placetype's residential density range (dwelling units per acre) was multiplied by the gross acreage in that Placetype. This midpoint approach provides a reasonable planning assumption that reflects neither minimum nor maximum theoretical density.

Step 3: Adjust for Realistic Development Potential

Because not all sites develop at their maximum allowable density, a set of development likelihood factors (sometimes referred to as a "density buffer") was applied. This recognizes market realities, site constraints, parcel configuration, redevelopment feasibility, and existing investments. Across Colorado and nationally, studies show that zoning capacity often exceeds what actually gets built due to infrastructure limits, market economics, environmental constraints, and community design factors.¹ The following development likelihood categories were applied:

- High likelihood of development/redevelopment with broadest multifamily/attached housing potential:
 - Assume 70-80% of maximum density would be achieved.
 - This includes vacant parcels within Opportunity Areas and locations with strong redevelopment indicators for future residential or mixed use.

¹ The Colorado Department of Local Affairs (DOLA), in its 2024 technical white paper prepared to support implementation of HB24-1313, notes that typical redevelopment in transit-served areas achieves 10–20% of theoretical zoning capacity due to market feasibility and parcel constraints.

- High likelihood of development/redevelopment with more limited multifamily/attached housing potential:
 - Assume 50% of maximum density would be achieved.
 - These areas may redevelop but with more constrained building envelopes, market conditions, or infrastructure.
- Lower likelihood of development/redevelopment:
 - Assume 10% of maximum density would be achieved.
 - Applies to areas with substantial existing buildings expected to remain for most of the plan horizon (e.g., stable commercial centers, existing multifamily complexes).
- Residential–Low Density Placetypes (existing established low density residential areas): Assume 2% of existing single-family homes will add an ADU within 10 years.²
- Sites with active development proposals:
 - Where development concepts are already under discussion, estimates were adjusted to reflect the most current information. For example, the future hospital parcel within Redtail Ridge was assigned zero residential units.

Step 4: Calculate Potential Buildout and Growth Distribution

After applying the density and development-likelihood adjustments, future residential capacity was calculated for each Placetype and each Opportunity Area, where the most significant redevelopment potential exists.

The sum of these estimates reflects Louisville’s maximum estimated potential residential capacity under the Future Land Use Map—not a projection of actual development. These estimates help the City align infrastructure, utilities, transportation, parks, and public services with a realistic range of possible growth.

² This aligns with Colorado and Denver metro ADU production rates documented by the City and County of Denver’s 2021 ADU Study, which found ADU construction at approximately 1–3% of eligible single-family lots over comparable periods.

Comprehensive Plan Edits Log for Adoption Draft

Updated 2/26/26

This table reflects the edits from the 95% draft to the adoption/public review draft

Edit Needed	Page #	Type of Edit	Specific Edits
Table of Contents (and subsequent header in document) misspelled Vision Statement	ii	Nonsubstantive	Correct misspelling
Table of Contents (and subsequent header in document) capitalize "development"	ii	Nonsubstantive	Capitalize "development"
Include Mayor's Welcome Letter	Introduction	Substantive	Inserted from Mayor
Remove all reference to "master" plans	Throughout	Substantive	Search and remove, only replace for Utility Master Plan that becomes Utility System Plan
Create print optimized file	Throughout	Nonsubstantive	Create a printer optimized version of the Comprehensive Plan that prints on 8.5x11 without spreads.
Make entire document ADA accessible, including appendices	Throughout	Nonsubstantive	Make entire document ADA accessible, including appendices
Update title and date of draft in header, footers	Throughout	Nonsubstantive	Title document "Adoption Draft"
Clarify that this Comprehensive Plan officially replaces the 2013 Comprehensive Plan	2	Substantive	Add text after the final paragraph of the "Purpose of the Comprehensive Plan" section (place as the last sentence before the "Ten Big Things.." section: "Upon adoption, this Comprehensive Plan replaces and supersedes the 2013 Louisville Comprehensive Plan as the City's official long-range policy document."
Ten Big Things to Get Right - "Protect and Enhance Open Space" edits	3	Substantive	Replace with "Protect, Preserve, Restore, and Strategically Acquire Open Space - Prioritize open space and access to nature as essential community assets while preserving and promoting native plants, wildlife, and their habitats."
Update Figure 2 Regional Context Map	8	Nonsubstantive	Replace with map that shows Louisville and surrounding city boundaries, open space areas, major roads
State that Comprehensive Plan repeals the McCaslin and South Boulder Road Small Area Plans	15	Substantive	Replace placeholder text under South Boulder Road Small Area Plan and McCaslin Blvd Small Area Plan with "Upon adoption of this Comprehensive Plan, the McCaslin Boulevard Small Area Plan is repealed and its guidance consolidated into this citywide framework." and "Upon adoption of this Comprehensive Plan, the South Boulder Road Small Area Plan is repealed and its guidance consolidated into this citywide framework." in their respective sections of the Summary of Key Existing Plans and Studies section.
Clarify purpose of the Comprehensive Plan Values	18	Substantive	Add text as first sentence of the Vision and Values chapter - "In this Plan, "Values" refer to the foundational principles that guide Louisville's vision, priorities, and decision-making. They provide a reference point for shaping strategies, goals, and policies throughout the Comprehensive Plan."

Update Engagement Window #4 summary	24	Substantive	Add text to Engagement Window #4 summary: "The final engagement phase focused on sharing the Public Review Draft of the Comprehensive Plan and gathering community input on refinements before adoption. This window included a well-attended open house and parallel online engagement opportunities, where residents reviewed the draft policies and provided feedback on proposed adjustments. Community input during this stage helped shape final revisions to ensure the plan reflects Louisville's priorities and values."
Placetype for Open Space color is wrong in legend in Figure 9	32	Nonsubstantive	Change Open Space color in the legend in Figure 9 to be the light green shown on the pie chart, and then change the park color in the pie chart and legend to be a darker green
Repeated sentence re: 67% of housing is single family detached	33	Nonsubstantive	Remove redundant sentence
Future Land Use Framework clarifying edits addressing residential development	34	Substantive	See narrative in revised plan
Line spacing off on p. 36 under Naturally Occurring Affordable Housing and Three Mile Plan Compliance sections	36	Nonsubstantive	Fix line spacing on this page
Missing Opportunity Area preface language	37	Substantive	See narrative in revised plan
Clarify that Placetype locations may vary and are intended to be flexible	38	Substantive	Add text to end of Placetypes section: "The locations of the Placetypes shown on the Future Land Use Map are not intended to be rigid. They provide decision-making guidance and should be considered alongside other policies in this Plan to evaluate how development addresses a range of community priorities."
Update open space placetype in summary table supporting land uses to "Passive Recreation and Agriculture"	39	Substantive	Replace "Parks and Recreation" in Supporting Land Use column with "Passive Recreation and Agriculture"
Strengthen language clarifying that building height transitions to existing low density neighborhoods apply	39	Substantive	See revised plan language
Move Table 2: Summary of Louisville Comprehensive Plan Placetypes to be adjacent to Figure 10: Future Land Use Map	39	Nonsubstantive	Move Table 2: Summary of Louisville Comprehensive Plan Placetypes to be adjacent to Figure 10: Future Land Use Map so they are side by side when looking at the document in a spread, each on their own individual pages.
Address that Old Town Overlay residential area within R-LD future placetype is unique	40	Substantive	Add bullet point under R-LD Development Considerations: "In areas designated R-LD that are also within the Old Town Overlay District, development should reflect the historic pattern of smaller lots, traditional building forms, preserved historic structures where feasible, and a scale and character consistent with Old Town."
R-LD and R-MX Placetypes Development Considerations narrative overlaps	40	Substantive	See narrative in revised plan.
Regional Center placetype images need to better reflect the Placetype descriptions	43	Substantive	Add back in image of US 36 BRT station area (Cinebarre site) and include image of four story mixed use development appropriate for Louisville

Add strategy that onsite affordable housing is a top priority for residential and mixed use projects	51	Substantive	Add the following Strategy LU 2.7 in Goal LU 2 ... Expand and Maintain Access to Affordable Housing ... "Require or incentivize onsite affordable housing units in new residential or mixed-use projects."
Add strategy that supports a diverse range of housing types within individual larger residential projects	52	Substantive	Replace Strategy LU 3.3 with "Require or encourage a mix of housing types, sizes, and price points within larger residential or mixed-use projects to foster inclusive, mixed-income communities."
Add "enhance" to Goal LU.7 Downtown Opportunity Area (Preserve <i>and enhance</i>)	54	Substantive	Revise Goal LU 7 to say: "Preserve <i>and enhance</i> Downtown"
Add strategy to address to leverage Sundance Film Festival and other festival types that could provide community benefits related to Community Places	65	Substantive	Add the following Strategy CP 2.6: in Goal CP 2. Encourage Social Connections Through Community Places and Events: "Collaborate with regional arts organizations and film festivals to host complementary events in Louisville, expanding cultural programming and community participation"
Add strategy to address to leverage Sundance Film Festival and other festival types that could provide community benefits related to Economic Vitality	69	Substantive	Add the following Strategy EV 4.3 in Goal EV 4. Encourage Innovation and Entrepreneurship to Support Startups and Creative Industries: "Partner with regional cultural events, such as the Sundance Film Festival, to attract visitors, support local businesses, and position Louisville as a hub for arts and creative industries".
Water Conservation header appears twice on p. 70	70	Nonsubstantive	Remove redundant header, replace with Water Treatment/Water Supply per previous draft
Add strategy related to coordination with Xcel and ensuring reliable future power	75	Substantive	Add Strategy RR 1.4 under Goal RR 1: "Coordinate with Xcel Energy to plan for future power needs, reduce outage risks, and integrate renewable energy and backup systems into Louisville's infrastructure planning."
Add strategy addressing evacuation routes	76	Substantive	Add Strategy RR 4.4 under Goal RR 4: Enhance Emergency Preparedness: "Work with Boulder County Office of Disaster Management, Louisville Fire Protection District, neighboring municipalities, and utility partners to maintain coordinated evacuation plans for multiple hazard scenarios—including wildfire, flooding, and severe weather—ensuring clear communication, accessible routes, and inclusive protocols."
Address that the potential Goodhue Ditch trail connection is highly conceptual and the factors that need to be considered - map edits	79	Substantive	Add on Figure 17 Transportation Connections Map a callout box and some other way to make it stand out w/o changing color (e.g. a halo) with text "T5 – Goodhue Ditch Trail Connection is conceptual only. Future evaluation will occur outside this Plan (e.g., Trails Master Plan) and will consider ecological, agricultural, and legal constraints."
Existing underpass shown twice in legend on Figure 17 (Transportation Connections Map)	79	Nonsubstantive	Remove redundant underpass label on Figure 17 map
Address that the potential Goodhue Ditch trail connection is highly conceptual and the factors that need to be considered - text edits	80	Substantive	Add on Future Priority Transportation Improvements List to T5 Goodhue Ditch Trail Connection as the last sentence "This potential connection is conceptual and included for long-term consideration. Future evaluation will occur through separate planning efforts and will require coordination with stakeholders to address a range of topics including but not limited to ecological sensitivity, agricultural leases, consistency with the City Charter, easement availability, and safe at-grade crossings."

Confirm there is a strategy addressing importance of bus service in context of transit service	82	Substantive	Add the following to Strategy TR 3.3: "Evaluate expanded transit options, including buses , shuttles or microtransit, to better connect neighborhoods with key destinations and employment centers."
Goal TR 6 header appears twice	82	Nonsubstantive	Remove 1 TR 6 header
Add definition of "Value" as the term is used in the Comprehensive Plan	93	Substantive	Add Values definition: "Foundational principles that guide Louisville's vision, priorities, and decision-making. They provide a reference point for shaping strategies, goals, and policies throughout the Comprehensive Plan".
Match coloring of Plan Elements Summary tables with Plan Elements	30-31	Nonsubstantive	Match coloring of each of the subsequent Plan Element chapters by Plan Element (e.g., Land Use and Development is blue) within the summary table of all the plan elements and goals on pp 30-31
Replace Figures 12-15 (existing land use in Opportunity Areas) with future land use by opportunity area map, zoomed in	55-60	Nonsubstantive	Replace Figures 12-15 (maps of existing land use in Opportunity Areas) with future land use by opportunity area map, zoomed in
Add that updating the Inclusionary Housing Ordinance is a key part of the Development Code Update in the Action Plan	Action Plan	Substantive	Edit Development Code Update Summary to say "Comprehensively update Louisville Municipal Code Titles 16–17 to modernize zoning and development standards and processes to support economic vitality, sustainability, natural hazard resilience, and housing diversity and affordability, including an update to the inclusionary housing ordinance."
Update Parks, Recreation, and Open Space Long Range Action Item description	Action Plan	Substantive	Replace "Review and update the City's Parks and Recreation Department priorities for the next 10+ years." with "Update and implement the City's Parks and Recreation and Open Space Department priorities for the next 10+ years"; and add under "Why It's Important" column "Preserves and restore habitat to protect existing wildlife and preserve the existing user experience"

Comprehensive Plan Edits Log for Adoption Draft

Updated 3/11/26

This table summarizes all of the edits between the Adoption Draft presented to Planning Commission on 2/26/26 and City Council on 3/24/26. Page #s are in reference to the Planning Commission Adoption Draft.

Edit Needed	Page	Type of Edit	Specific Edits
Substantive Edits			
Better emphasize the future housing development opportunity estimates	35	Substantive	Update text to further clarify the future land use framework's intent is to provide opportunity to address the Louisville Housing Plan goals. Specifically: remove term "capacity" and other targeted edits.
Include reference to Boulder County Regional Housing Partnership 12% goal in context narrative (in addition to current policy statement)	35	Substantive	Add in that the Future Land Use Framework is also intended to support the county-wide 12% affordable housing goal. Specific language to add before the last paragraph in the Planning Assumptions and Intent section: "The Framework also helps position Louisville to contribute to regional housing objectives, including the Boulder County Regional Housing Partnership goal of achieving 12% permanently affordable housing by 2035. While land use planning alone does not determine affordability outcomes, ensuring adequate opportunity for housing is an important foundation for advancing local and regional housing strategies."
Emphasize inclusivity in R-LD Placetype language	40	Substantive	Replace 'comfortable, family-oriented' with 'comfortable, inclusive , and family-oriented' in the Community Character subheading.
Update R-MX Placetype text to reflect medium density description	41	Substantive	Under Development Considerations replace "Maintain low density" with "Maintain medium density" to reflect density ranges and distinguish from R-LD Placetype
Add clarifying context related to the location of multifamily in the RC Placetype	43	Substantive	Update policy to reflect that ground floor residential may be appropriate in some locations, and it may be a "horizontal" mix of land uses, with policy supporting ground floor nonresidential along major roads (e.g., McCaslin). Specific language: Under Community Character Description: "Focus on Transit-Oriented Development (TOD), featuring high-density housing and ground-floor retail or office uses along major corridors and primary streets "; and under Development Considerations update bullet one to "and community health services... with active ground floor uses prioritized along major corridors and primary streets "; Update Primary Land Uses to state "Multifamily Residential above the ground floor " (strike ground floor)
Clarify that the purpose of safe intersections and roadways is also for bicycle safety	44	Substantive	Add that the purpose of safe intersections and roadways is also for bicycle safety "to balance vehicle access and pedestrian and bicycle safety"
Update that range of housing types may also include apartments and condominiums	52	Substantive	Update LU 3.1 to say "Update zoning standards to support development of smaller homes, townhomes, duplexes, apartments, condominiums , and senior housing in more places.
Clarifying edit to LU 5.3 related to Historic Preservation Program addressing equity	53	Substantive	Strengthen the Historic Preservation Program by ensuring equitable , sustainable funding and expanding public understanding of its purpose and benefits.

Goal LU 10 (Redtail Ridge) clarifying language	60	Substantive	Change to "...that feels connected" to "that is connected..."
Better highlight Louisville's commitment to a healthy environment	61	Substantive	In Open Space Plan element introductory narrative at the end of the first paragraph add sentence " Louisville's recognition as a Bee City, Bird City, and Tree City underscores the community's long standing commitment to ecological stewardship, pollinator and wildlife habitat protection, and sustainable urban forestry."
Regarding sustainability goals narrative context, replace "ambitious" with "science based" when referring to goals	70	Substantive	Replace "...ambitious community-wide..." with "science based community wide..."
Include language supporting low water use appliances in ES 4.4	72	Substantive	Update ES 4.4 to "Support indoor water efficiency through programs or incentives for leak detection, low water use appliances and fixtures , and water use education."
Strengthen Wildland Urban Interface strategy language in RR 7.3	76	Substantive	In RR 7.3, replace "Evaluate adoption" with "Adopt Wildland Urban Interface Code..."
Clarify support for RTD service to include Monarch campus area and CTC	82	Substantive	In TR 3.4, add in , "... , Monarch school campus, and the Colorado Technology Center ..."
Nonsubstantive Edits			
Update Planning Commission roster	b	Nonsubstantive	State that Jeff Moline is a former Planning Commissioner, add Lisa Ritchie as Planning Commissioner
Update City Council current Mayor Pro Tem	b	Nonsubstantive	Remove Mayor Pro Tem label from Caleb D and add to Barbara H
Misspelled staff name Jordan J	b	Nonsubstantive	Correct to Jordan Jefferies
Replace image Flatirons view with image from Louisville	iii	Nonsubstantive	Add general image of Louisville showing cityscape if image is not of Louisville (same image as in page 90)
Add Lake Park to Figure 3 map	9	Nonsubstantive	Add boundaries of Lake Park as a park and open space area
Update date references to Sustainability Action Plan	14	Nonsubstantive	Edit description of this plan to "First adopted in 2016 and subsequently updated in 2020, ... "
Grammatical edit to Vision Statement	18	Nonsubstantive	Change to "...and supports our high..." (support is singular)
Correction to Appendix reference	23	Nonsubstantive	"Appendix A contains..." should reference Appendix B (engagement summary) instead
2024 Louisville Community Survey reference update	27	Nonsubstantive	Appendix D refers to the Community Engagement Summary done outside of the Comprehensive Plan process, remove reference to Appendix D
Correct with Louisville image	28	Nonsubstantive	Add general image of Louisville showing cityscape if image is not of Louisville
Clarify supporting text for Plan Elements and Goals Summary	30	Nonsubstantive	Move freestanding paragraph on p. 31 and combine with intro paragraph on p. 30.
Remove reference to values within Plan Elements and Goals summary (there was a specific tie to the Core Values in previous drafts that has been removed and this was a remnant of that.)	31	Nonsubstantive	Remove "Core Value is Implements" from Plan Elements table
Typo re: JH14.1	33	Nonsubstantive	Remove stray reference to JH14.1 comment.
Reconcile median home price costs shown	33	Nonsubstantive	Make median home price shown in main narrative and what is shown in "Rising Costs" callout box consistent by stating \$896,000 in the callout box
Correction to Appendix reference	35	Nonsubstantive	Change "Appendix C provides a summary..." to Appendix D provides...
Colors off on Figure 10: Opportunity Areas Map	36	Nonsubstantive	Switch Downtown and Centennial Valley boundary colors in legend to match map colors
R-LD Placetype imagery - replace with Louisville image	40	Nonsubstantive	Add image of single family neighborhood entirely in Louisville (current image is not)

Eliminate redundancy in R-LD Placetype Language	40	Nonsubstantive	Combine Development Considerations bullets #3 and #6 - consolidate into "Integrate parks, greenways, and small community gathering spaces within or adjacent to neighborhoods as community gathering spots "
R-MX Placetype - add image	41	Nonsubstantive	Add image of Louisville appropriate townhome development
Edit missing text in NC Placetype Development Considerations (last bullet)	42	Nonsubstantive	Add back in text that was cut off: "including along South Boulder Road ... , Centennial Boulevard, McCaslin Boulevard, 96th Street, and Highway 42. " and separate remaining text into final bullet point to state "Ensure building heights transition appropriately when adjacent to established single-family neighborhoods, typically limiting to two stories at the edge."
Redundant Development Considerations language in RC Placetype	43	Nonsubstantive	Consolidate repeated sentences in bullet point #1 in RC Placetype Development Considerations
RC - show potential future development types vs focus on existing site	43	Nonsubstantive	Add image of 4-5 story mixed use, Louisville appropriate development adjacent to arterial road
COM - show image of existing commercial area within Centennial Valley and don't show areas designated RC	44	Nonsubstantive	Add image of Centennial Valley commercial area
Provide clearer language in Transportation Connectivity section of Flex Placetype	46	Nonsubstantive	Update language to state same intent more clearly: "Areas with existing transportation connections and road systems that can accommodate additional traffic, such as Centennial Parkway; the Centennial Valley area is also close to high-frequency transit", "Support breaking up large blocks by providing additional transportation connections—particularly bicycle and pedestrian connections—that link open space areas and other activity areas."
Correct FLEX Placetype image	46	Nonsubstantive	Add image of development more closely aligning with FLEX Placetype
More concise language in ME Placetype Community Character description	47	Nonsubstantive	Update to "Flexible employment areas that accommodate light industrial, office, and supporting retail uses. These areas may include business incubators and complementary uses such as breweries or distilleries, integrating light industrial activity with office, research, medical, educational, and technical functions."
Ensure future parks are consistent with PARK Placetype	48	Nonsubstantive	Clarify that the PARK Placetype could include future parks not part of the 37 existing parks by removing the reference to "37" parks, e.g., "37-Designated parks..."
Grammatical edit to LU 2.4	49	Nonsubstantive	Replace hyphen with comma in LU 2.4
Clarify distinction between LU 2.3, 2.7 (affordable housing)	49	Nonsubstantive	Update LU 2.7 to "Apply and strengthen requirements or incentives for providing onsite affordable units in new residential or mixed use developments." to better distinguish LU 2.7 that is about onsite affordable housing, which has some overlap with the inclusionary housing ordinance in LU 2.3, but should also be a distinct separate policy to reinforce the priority.
Grammatical edit to LU 3.2 addressing equitable funding	52	Nonsubstantive	Update LU 3.2 to say "Support family-friendly housing designed to support for households with children, including multiple bedrooms, nearby parks and schools, and safe access to transportation."
Replace festival image with downtown Louisville festival	54	Nonsubstantive	Add image of Downtown Louisville festival

Replace South Street Underpass image with image more appropriate for South Boulder Rd Area	57	Nonsubstantive	Add image of South Boulder Road area parcel or future development type
Grammatical edit to LU 10.2	60	Nonsubstantive	Protect should be plural - "protects"
Grammatical edit to OS 1.1	61	Nonsubstantive	Edit "sensitive of wildlife..."
Regarding OS 2.1 replace "beehives" with "native pollinator habitat"	62	Nonsubstantive	"...(such as beehives native pollinator habitat and native gardens
Clarify wording of OS 1.7	62	Nonsubstantive	Change to: "Encourage development next to open space to include buffers, landscaping, trails, and design features that protect views, wildlife, plant life , and public access."
Clarification to OS 1.6 that riparian areas are applicable	62	Nonsubstantive	Update to: "Encourage protection of ecologically valuable areas on private property during redevelopment, including healthy mature trees, native vegetation, and riparian areas. "
Grammatical edit to OS 4.3	63	Nonsubstantive	Remove hyphen from OS 4.3
Grammatical edit to Coal Creek Golf Course callout	64	Nonsubstantive	Period at the end of the callout box narrative.
Grammatical edit to CP 6.1	66	Nonsubstantive	Replace aligns with align, and provides with provide.
Grammatical edit to Economic Vitality Plan Element context	67	Nonsubstantive	Replace "rising" with "rose" in the Manufacturing and Industrial Growth subheading
Correct Water Treatment and Supply headers	70	Nonsubstantive	Correct header from Water Treatment and Supply to Water Conservation; correct Water Conservation header to Waste Reduction and Circular Economy
Clarify ES 5.1 related to solid waste	72	Nonsubstantive	In ES 5.1, replace "solid waste providers" with "solid waste haulers"
Grammatical edit to Recovery and Resilience context narrative	74	Nonsubstantive	Replace hyphen with comma in first paragraph of RR Plan Element section.
Grammatical edit to RR 2.4	75	Nonsubstantive	Typo missing " P rotection"
Grammatical edit to Northwest Area Mobility Study context	77	Nonsubstantive	Update to: "Recent regional and state actions support actions to provide support full Northwest Rail service include:
Correction to Appendix reference	77	Nonsubstantive	Update Appendix B reference related to transportation assessments to Appendix C
Clarify existing bicycle routes	79	Nonsubstantive	Update future transportation connections map to clarify bike routes and bike lanes locations.
Formatting update to Future Priority Connections list	80	Nonsubstantive	Text does not all need to be in bullet points
Replace image with image more appropriate for Louisville	83	Nonsubstantive	Add image of multimodal transportation facility more appropriate for Louisville
Grammatical edits to City of Louisville Governance section context narrative	84	Nonsubstantive	Capitalizations in last sentence are not necessary.
Replace 'it's' with 'its' in the Development Impact Fees subheading.	85	Nonsubstantive	Replace 'it's' with 'its' in the Development Impact Fees subheading.
Grammatical edit to CS 3.2	87	Nonsubstantive	Remove error period in middle of sentence.
Replace image Flatirons view with image from Louisville	90	Nonsubstantive	Add general image of Louisville showing cityscape if image is not of Louisville (as image as in page iii)

**RESOLUTION NO. 4
SERIES 2026**

**A RESOLUTION RECOMMENDING APPROVAL OF AN AMENDED LOUISVILLE
COMPREHENSIVE PLAN**

WHEREAS, the City of Louisville (the “City”), is a Colorado home rule municipal corporation duly organized and existing under laws of the State of Colorado and the City of Louisville Home Rule Charter (the “City Charter”);

WHEREAS, Louisville Municipal Code Section 17.64.050 requires Planning Commission to review and make recommendations to City Council on amendments to the Comprehensive Plan;

WHEREAS, the Comprehensive Plan is a State-required policy document that establishes a 20-year vision and provides guidance for land use, housing, transportation, parks, economic vitality, sustainability, and resilience, and is updated every ten years;

WHEREAS, the City has completed an update to the 2013 Comprehensive Plan (“Adoption Draft”) following an extensive two-year public engagement process, including input from Planning Commission, City Council, and the community;

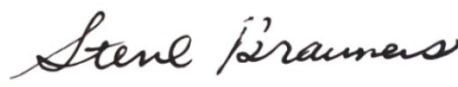
WHEREAS, the updated Comprehensive Plan reflects current community priorities, aligns with adopted plans such as the Louisville Housing Plan, and provides a framework for managed growth, infrastructure alignment, and long-range policy direction; and

WHEREAS, the Planning Commission finds that the updated Comprehensive Plan meets the criteria in Louisville Municipal Code Section 17.64.070 for amendments, including consistency with City goals and policies, avoidance of adverse impacts on services, and recognition of changed conditions.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Louisville, Colorado hereby recommends that the City Council adopt the updated Louisville Comprehensive Plan as presented in the Adoption Draft.

PASSED AND ADOPTED this 26th day of February, 2026.

Attest: 
Cullen Choi, Secretary
Planning Commission

By: 
Steve Brauneis, Chair
Planning Commission

From: smithmj788@comcast.net
To: [Jeff Hirt](#)
Cc: [City Council](#)
Subject: Comments on Draft Comprehensive Plan
Date: Thursday, February 26, 2026 4:49:37 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.

I have been a resident of Louisville for over 40 years, and oppose the provisions in the draft Comprehensive Plan (CP) allowing up to a 57 percent increase in housing units and population. Page 11 of the CP includes an estimate of the population increase in Louisville of 20 percent by 2045. An increase in population of up to 57 percent will increase crowding and generally diminish the quality of life in Louisville. The community involvement information presented in the CP does not support community preference for growth of this magnitude. Incorporation of lower housing unit increases would be more consistent with the core values presented in the CP. A more reasonable maximum buildout (20 percent), consistent with current estimates of population growth in this area should be incorporated in the comprehensive plan.

The State Demographer (Kate Watkins) presented the latest population growth estimates for Colorado, the Denver Metro area and the 10 front range counties at the 10 county budget conference held on September 18, 2025. Colorado is estimated to have a population of 7.1 to 7.3 million people in 2045, an increase of 1 to 1.2 million, a percentage of 17 to 20 percent. Most of this population growth will occur in the front range in Weld, Larimer, Broomfield, Arapahoe, Adams and El Paso counties. Boulder county is projected to have a population of up to 370,000 in 2045, compared to the current population of 334,000 at present, a total increase of 11% over the 20 year period. The comprehensive plan presents an estimated population increase for Louisville of 20 percent by 2045 resulting in a total population of approximately 24,000. The Comprehensive Plan presents maximum buildout projections of 4,000 to 5,000 housing units (95% Comprehensive Plan Draft, page 37). Currently there are 8826 housing units in Louisville, indicating that the potential maximum of 13,826 housing units by 2045 (57% increase), under a full development condition. If the current household size remained similar to the current value of 2.29, this would imply a potential maximum population of about 31,700. This magnitude of population increase will inevitably result in degradation of the quality of life in Louisville.

Respectfully Submitted
Michael J Smith

From: [joy brook](#)
To: [Planning](#)
Subject: Comprehensive plan slow growth think about water and climate issues
Date: Thursday, February 26, 2026 4:52:17 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.

There are some crazy growth numbers being talked about that need to be revised. Keep our Home town atmosphere not trash the place. The traffic needs to be dealt with before we add more density the pollution of the air and the congestion need to get better not unbearable and unhealthy. Please think of our future and don't serve the developers. Serve the citizens!

Tane Mahuta E Tu!

Blessings to the Creator, trees! Stand Tall!

From: [Bob Anastasi](#)
To: [Planning](#)
Subject: Do not recommend current version of Comprehensive Plan
Date: Thursday, February 26, 2026 5:46:03 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.

As someone who has lived in Louisville since 1985 – and raised a family here – I was surprised when I found out that the proposed Comprehensive Plan “...identifies a potential capacity of approximately 4,000 to 5,000 additional housing units citywide, compared to roughly 9,000 existing housing units in Louisville today.” I am wondering where these the idea for this kind of growth even came from. Everyone I know who lives in Louisville (residents that I know through neighborhood, my kids going to school with theirs or playing sports with theirs, etc.) has been consistent in their belief that Louisville big problem is supporting and growing their business and retail base while maintain that small town culture and feel. Growing the residential base by anywhere near 50% in the next 20 years doesn’t come close to fitting the bill. I don’t know how many of these people actually got involved in providing input on the Comprehensive Plan -- I only know that I did and one of my neighbors did -- but I find it hard to believe that my (and my wife’s) social circle are in the minority on this issue.

I also don’t get the fact that 75% of this residential growth is supposed to happen in RedTail Ridge and Centennial Valley. First, I must have missed something because I thought RedTail Ridge plan approved allowed for zero residential units. And besides the obvious -- at least to towns like Superior, Broomfield, Thornton, etc., but apparently not to Louisville – unwritten rule that, if you’re lucky enough to have your town border a highway interchange, that’s the perfect place to put retail (so you can gain sales tax revenues) and businesses (companies typically like to be in locations where it is easy for employees to get to... think Interlocken), not only do you have the issue of more residential units means more drain on city resources, but you also have the double-whammy of people who live in Centennial Valley are going to spend their money in Superior unless Louisville FIRST fixes the problem of increasing business and retail growth in Centennial Valley (starting with not losing more businesses). I know about the latter personally because I started a tech company in 2001 out by the Tri-County airport and then moved it to Centennial Valley in 2002 (we had 95 employees in Louisville by 2005)... one of the reasons being the increased “accessibility” to more employees in the area.

In the last 5-10 years, Louisville has rapidly become a bedroom community to the well-rounded growth that has occurred in Lafayette, Erie, Superior and even Boulder. They are experiencing the kind of balanced growth that is reminiscence of Louisville back in the 90s and early 2000s. But now Louisville has become “residential heavy” in terms of the ratio of residential units to retail and other businesses. More residents mean more drain on city resources and more traffic. How do you reconcile changing via Appia from two lanes to one lane while talking about increasing the town’s population by 50%.

To summarize: [1] the city needs to really FOCUS on growing it's retail and business base, starting with not losing the businesses it still has, [2] a plan that calls for a 40-50% growth in residential units over the next twenty years is NOT good for this city, and [3] although it makes sense for Centennial Valley to be the area of the city where a majority of new residential units are located, it needs to be based on a plan that focuses on growing retail in the area close to the 36 interchange (and RTD stop). Turning old Kohl's and Lowes locations into nothing more than residential apartment complexes is a waste of a resource.

Bob Anastasi
839 Trail Ridge Drive

PS. And please be EXTREMELY conservative when it comes to allowing taller buildings in the city. If people living, walking and driving around the Louisville are looking at the sides of buildings instead of the mountains, we might as well live in NYC.

From: [Planning](#)
To: [Jeff Hirt](#)
Subject: FW: Planning for growth
Date: Thursday, February 26, 2026 3:27:05 PM

From: ch@webhorst.com <ch@webhorst.com>
Sent: Thursday, February 26, 2026 3:22 PM
To: Planning <planning@Louisvilleco.gov>
Subject: Planning for growth

[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.

The proposed increase in housing in our town is to put it mildly— ridiculous, in the extreme.

I have heard that the Sierra Club's report on density vs sprawl has generated a lot of the favorable buzz about these numbers.

This proposed expansion will:

- 1) destroy the character of our town
- 2) doesn't provide for true senior/ aging population structures
- 3) grossly adds to the amount of carbon in our air
- 4) reduces the viable living/habitat for our fellow creatures

I am sick and tired of greed being the reason we do anything here in Louisville. Shame on you if you support this atrocious overdevelopment.

C. Horst
136 Hoover Ave
Resident since 8/2000

[Sent from Yahoo Mail for iPhone](#)

From: traffdr@aol.com
To: [City Council](#); [Planning](#)
Subject: Tom Rafferty Ward 3 Comment on Proposed Comprehensive Plan Update
Date: Thursday, February 26, 2026 4:52:11 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.

Dear Honorable Mayor, City Councilors and Planning Commissioners:

I know this may be too late of a comment, but I hope if easy, that you can read it please.

Thank you for all you are doing working to preserve our way of life in Louisville and making it inviting and affordable for others while not RUINING it for all of us who have invested many years here.

A very big thanks to all the actual citizens (not outsiders looking to make a buck at our expense) of Louisville who have made the time to read this multi-hundred page document and then think and strategize a way to provide constructive feedback to the City Authorities. I have not been able to do this, as I expect many citizens have no way to go about reading and pondering this very long and intensive proposed policy shift. If I missed an ample length executive summary that all of us could read, similar to the format of the very beneficial Mayor Muckle and Matt Jones letter format, I am sorry..., but such would be easier to feedback.

I did go to the recent Open House Meeting at the Simon. For presentations like this, I feel the presenter is damn if they do, and damn if they don't, so I am not sure the recommendation for an improvement, except to simplify the premise and enable a conversation on the macro premise before engaging in all the minutia on every detail. I tried to listen in to the lead designer of the proposal, but it was too crowded to even get close and listen. Alternatively, I did post a comment on a provided "post it" onto one of the boards, but I did not see it repeated in the City Provided Report on such meeting. That comment said something to the effect; "that the Suicidal Compassion approach to try to make living here affordable is well, like it says, suicidal if you kill the small town ambience and then create anything that is continually unaffordable, unattainable or whatever the new morphed word is now days....; This Town was essentially given to us as a gift, and we should make it better as we grow, but not RUIN it with explosive population and tall buildings that will further RUIN this once small town.

Before that Open House, I made the time to look and read some of the proposed comp plan, but it was impossible with the time it would take, sorry. However, I then read at least 30- 50 comments, of which it seemed to me that the vast majority of such industrious citizens were opposed to massive growth, and rather in favor of modest growth like 20-25%. I likewise looked at today's addendum set of comments, and again the same apparent vast majority agrees with a modest growth approach. I agree.

I did move here 49 years ago, and at that time we had an exceptional unique little HISTORIC Main Street Town with a great mix of venues in the storefronts to attract all walks of life, not just restaurants, bars and real estate offices. IMHO, that was a much better inviting Main Street, and town personality. Now, the Steinbaugh Pavilion that attracts many many town folk and Visitors as it is, will be torn down and the whole block modernized devoid of much of the Old Town Historic Charm, at a large cost. This is one example of using funds unnecessarily to create a new modern town when Historic Preservation would be much better to preserve the Old Town Character that many of us moved here for. The same goes for the ill conceived idea that CLOSING MAIN STREET and SOUTH STREET for a myopic, Idealistic, self centered, Future of "Pedestrians and Bicycles Only" is what Louisville should be. The 2019 Traffic Master Plan says keep traffic ways multimodal, but some leaders spend time and money trying to thwart that, and aggravating many of us; Why? It is hard to feel good about your own Downtown Businesses when they want to try to steal our Main Street and RUIN our friends side streets, not to mention making it

harder for mobility challenged people to use the Bus to get to Main Street Venues. Thank you in case that push has subsided.

At one time there was a mission statement painted on the City Council Meeting House wall that said in part "Small Town Charm." Someone told me that someone said "that was taken down because it is racist." If this rumor is true or somewhat true, can you please explain the whole story, and who and why is behind it? But please, help us keep what little small town charm is clinging on.

Again, thank you all as mentioned above, and please consider and see the fruits of turning down the large % allowed growth to be more like 20-25%.

Respectfully, and Thank You,

Tom Rafferty
Ward 3
Louisville, Colorado



City Council

March 24, 2026
Email Communications re
Comprehensive Plan

From: [elizabeth.wetzel](#)
To: [City Council](#)
Subject: Crowded in Boulder
Date: Monday, March 16, 2026 7:18:34 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.

Dear City Council of Louisville,

I came across this opinion piece for the city of Boulder and found it was much aligned with the discussions we are having about the risk of overdevelopment in Louisville. I understand that the Council now sees the study that was put together as a vision for what could be vs a plan. However, we need to be diligent about this as developers would like nothing more than to push this vision into action and destroy our quality of life, tax our resources, and make it a potentially dangerous place to live with increased drought and fire evacuation risks.

Respectfully,

Elizabeth Wetzel
986 Arapahoe Cir
Louisville

Here is the link to the article:

<https://www.stevepomerance.com/2026/02/opinion-crowded-congested-and-dry.html?m=1>

Writings and analysis on public policy, leadership, and the environment — in Boulder, CO.
Steve Pomerance

Opinion: Crowded, congested and dry – the future of Boulder

[February 21, 2026](#)

Last week, the [Boulder City Council voted 7-2](#) to proceed with looking at annexing an area of currently rural land north-east of U.S. 36, called the Area III planning reserve. It's approximately 500 acres, part private and part owned by the Parks Department, bought decades ago for eventual use as playing fields, etc. The Boulder Valley Comprehensive Plan states that expanding the city into the Area III-PR "will only be considered if there are priority community needs that cannot be met within the existing Service Area." Sensibly, the Planning Board voted 4-3 against looking further at this time.

The basic argument being made is that we need more housing. More, more and more housing. A friend did a detailed look at coming housing growth inside the Boulder city limits. Here are the numbers:

There are about 27 projects at various stages, totaling over 15,000 new units. That could increase to potentially over 20,000 new units because of densification allowed under Ordinance 8666 (the "big, beautiful, vibrant neighborhoods" ordinance) passed last year. Boulder already has over 47,000 housing units, so 20,000 more units represents over a 42% increase, and potentially about a 40% increase in population. But the council has yet to pass legislation to significantly improve the affordability of much of this. Apparently, the developers drive the process — profits over affordability.

Think about all those additional people for a moment. Want to go for a hike on Open Space? Well, get in line. Drive to run an errand? Better allow a lot more time than now. Thinking "15-minute neighborhoods" will be better? Given the paucity of people walking now, don't expect much ...especially in the Area III planning reserve, which is far from everything.

The planning reserve could add up to 8,700 more units. If the airport ever gets redeveloped as housing, that could be an

additional 2,000 units. So that's 20,000 plus 8,700 plus 2,000 equals 30,700 total more units, about a 65% increase! Boulder currently has about 2.2 people per unit. Dropping that to 2.0 to account for the new units being smaller, that's two times 30,700, which equals 61,400 more people! That would bring our total population close to 167,000 people.

No surprise to me, the council majority has never done a detailed price-elasticity study, which would look at the potential price effects of adding more housing. I suspect that it because it will almost certainly show that there is little to no affordability benefit from this numerical increase.

Our streets are already congested. On almost every expedition I take to Boulder's commercial denser areas during the weekdays, I end up waiting multiple light cycles at least one intersection. But don't expect new development to contribute to solving the problem. The council has refused to make "growth pay its own way" to cover the costs of increased transit, intersection improvements, etc., to a level adequate to prevent congestion from increasing. We don't have any more capacity on our roads, and, irrespective of our great bike lanes and paths (and with e-bikes making it easier), cycling still only covers a very small portion of trips.

Our Open Space is jammed with people. Parking at Chautauqua is hopeless on the weekends. And at the gate near the top of Flagstaff, cars line the road up as far as the eye can see. Lesser-used areas have lots more people now than in years past; even bouldering and climbing areas are crowded.

But the real unpleasantness will come when we are forced to ration our water supplies. According to analyses previously done by the city's water utility, we're already close to "crisis" mode, where we must cut back our usage like 30%. This would include outdoor watering, but limitations on interior domestic use would likely be in the pipeline, so to speak.

I suspect that's why the utility recently circulated material about "water budgets." I think that they're trying to accustom us to the idea that we won't be able to use what we have previously, and that the screws will be tightening even more. Having paid a tap fee for water service when your residence was built does not guarantee you a specific fraction of the system's yield.

Our "water budgets" will shrink as the third of our water that comes from the Colorado River basin dwindles. And less snowpack and earlier runoff will reduce the yield of our reservoirs on Middle and North Boulder Creek.

So, nearly 60% more people, and 30% less water!

That's our "progressive" future. Thanks, but no thanks!

From: [Gillian Millar](#)
To: [City Council](#)
Cc: [Acme Fine Goods](#); [Downtown Business Association](#); mike@amterre.com
Subject: Comp Plan Feedback
Date: Friday, March 13, 2026 12:44:52 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.

The following statement was presented at the planning meeting from the Chamber and DBA. We understand that the Comp Plan will be coming before City Council for potential adoption and wanted to reshare our support in advance of that discussion.

Many Thanks for all the hard work put into such a large project.

Gillian

2/26/26

Mayor and Members of City Council,

On behalf of the Downtown Business Association, the Louisville Chamber Advocacy Committee, and the Louisville Chamber Board of Directors, we write in support of the Louisville Comprehensive Plan Adoption Draft dated February 19, 2026.

We thank City staff, Planning Commission, advisory boards, and the thousands of residents who contributed to this multi year effort. The level of engagement and analysis reflects years of thoughtful work to guide Louisville's long term future.

We appreciate the Plan's clarity about its purpose. It is a strategic, community driven guidebook for City policy decisions and priorities. It is not zoning or regulations, and it does not establish growth quotas or automatic approvals. It provides direction for the future while preserving the public process for individual projects.

From a business and community perspective, we believe the Plan is balanced and future focused. It prioritizes supporting a thriving economy and fostering a business friendly environment that supports existing businesses while also attracting new ones. It also promotes high quality mixed use redevelopment in key opportunity areas, allowing businesses and residents to coexist in a thoughtful and well designed manner.

We support the housing framework and the staff recommendations. The Plan acknowledges key trends including an aging population, shrinking household sizes, fewer school aged children, and rising housing costs. Expanding housing opportunities to meet the needs of residents and the local workforce is an important step toward fostering a healthy, multigenerational community for the long term.

Thoughtful reinvestment and managed growth are essential to sustaining Louisville's long term fiscal health. A strong and balanced tax base allows the community to continue delivering the first class services residents expect, including public safety, infrastructure, parks, and schools. This Plan provides a 20 year framework to guide that work responsibly.

In summary, we support adoption because the Plan aligns with the priorities of our organizations:

- Balanced and thoughtful growth guided by community values
- A strong, business friendly local economy
- Housing options that support our current and future residents along with our the workforce
- Mixed use redevelopment that strengthens commercial areas
- Long term fiscal stability to sustain our important and respected City Services
- A clear 20 year framework that guides policy without predetermining specific projects

We respectfully support its adoption.

Sincerely,

-Downtown Business Association
-Louisville Chamber Advocacy Committee
-Louisville Chamber Board of Directors

Gillian Millar
Executive Director
Connect - Advocate - Promote
303 666 5747

From: [Andy Johnson](#)
To: [City Council](#)
Subject: Formal Support for the Final Version of the Comprehensive Plan Update
Date: Friday, March 6, 2026 8:00:13 AM

[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.

Dear Mayor and Council Members,

I am writing to you today as a deeply invested resident of Louisville to express my ardent support for the adoption of the Comprehensive Plan update. Over the past two years, I have followed this process closely, and I believe we are at a pivotal moment that will define the character and viability of our community for generations.

When I was younger I believed there must be some magic combination of words, some alchemical arrangement which if discovered could locate a clarity wholly fugitive otherwise. I don't believe that anymore. Or rather, I believe that clarity is possible but its survival between human beings is rare, and words are at best a form of translation. Most of what we would say isn't sayable, and what we do say doesn't help all that much.

In the context of city planning, we often find ourselves searching for that "magic combination of words"—the perfect policy or the exact phrasing—that will satisfy every stakeholder and resolve every conflict. But as Foucault suggests, words are often an inadequate bridge. After two years of dialogue, we must recognize that no document can perfectly translate every individual's hope or fear. However, what City Staff has achieved is something much more profound than a "magic arrangement of words": they have built a "bottom-up" process that was truly inclusive of the broader Louisville community. They moved beyond mere forum-hosting to create a meaningful translation layer for our collective future.

While I am optimistic about our future, I am deeply concerned by the rhetoric being used to oppose this update. Many who disagree with the plan's adoption are taking growth numbers grossly out of context. To be clear: the growth projections in this plan are aggregate data points tied to platetypes and assigned densities; they are a framework for possibility, not a fixed reality or a forced roadmap for imminent, unchecked expansion.

To fixate solely on these numbers—or to believe that a "growth roadmap" is the most significant part of this document—represents a fundamental misunderstanding of the plan at best, and an "undertow of denial" at worst. We must confront the reality that change is inevitable. For years, Louisville has engaged in a form of "deferred maintenance" regarding our housing crisis. Our simple response has too often been "No."

We must be honest with ourselves: our housing problems can only be solved by building more housing. The scarcity of diverse housing types is not just an economic issue; it is a threat to the vibrancy and inclusivity of our town. By refusing to evolve, we aren't "preserving" Louisville; we are stagnating it.

Focusing exclusively on land use through a lens of fear is, as one might say, "throwing a pebble at a mountain." This plan is a massive, multi-faceted document that addresses climate resilience, economic sustainability, and community character. To ignore the mountain of progress contained

in these pages because of a fear of the "pebble" of density is a disservice to the work we have done.

We have traveled a two-year journey to arrive at this final version. This document represents the voices of thousands of residents. To deny its approval now would be a profound sign of disrespect to those who showed up, who compromised, and who dared to dream of a better Louisville. It would be a surrender to the "ghosts" of what we fear, rather than a commitment to the goals we have explicitly set for ourselves.

I urge you to approve the Comprehensive Plan update tonight. Let us stop reacting to unfounded fears of growth and start the hard, hopeful work of making our town's actual goals a reality.

I want to close by thanking the City Staff for their bravery and forward-thinking leadership. They have handed us a document that is not just a plan, but a bridge to a bright, sustainable future.

Sincerely,

Andy



ANDY JOHNSON, AIA

w: dajdesign.com

o: 303.527.1100

m: 303.249.1624

[vCard](#)



From: traffdr@aol.com
To: [City Council](#); [Planning](#)
Subject: Tom Rafferty Ward 3 Comment on Proposed Comprehensive Plan Update
Date: Thursday, February 26, 2026 4:52:14 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.

Dear Honorable Mayor, City Councilors and Planning Commissioners:

I know this may be too late of a comment, but I hope if easy, that you can read it please.

Thank you for all you are doing working to preserve our way of life in Louisville and making it inviting and affordable for others while not RUINING it for all of us who have invested many years here.

A very big thanks to all the actual citizens (not outsiders looking to make a buck at our expense) of Louisville who have made the time to read this multi-hundred page document and then think and strategize a way to provide constructive feedback to the City Authorities. I have not been able to do this, as I expect many citizens have no way to go about reading and pondering this very long and intensive proposed policy shift. If I missed an ample length executive summary that all of us could read, similar to the format of the very beneficial Mayor Muckle and Matt Jones letter format, I am sorry..., but such would be easier to feedback.

I did go to the recent Open House Meeting at the Simon. For presentations like this, I feel the presenter is damn if they do, and damn if they don't, so I am not sure the recommendation for an improvement, except to simplify the premise and enable a conversation on the macro premise before engaging in all the minutia on every detail. I tried to listen in to the lead designer of the proposal, but it was too crowded to even get close and listen. Alternatively, I did post a comment on a provided "post it" onto one of the boards, but I did not see it repeated in the City Provided Report on such meeting. That comment said something to the effect; "that the Suicidal Compassion approach to try to make living here affordable is well, like it says, suicidal if you kill the small town ambience and then create anything that is continually unaffordable, unattainable or whatever the new morphed word is now days....; This Town was essentially given to us as a gift, and we should make it better as we grow, but not RUIN it with explosive population and tall buildings that will further RUIN this once small town.

Before that Open House, I made the time to look and read some of the proposed comp plan, but it was impossible with the time it would take, sorry. However, I then read at least 30- 50 comments, of which it seemed to me that the vast majority of such industrious citizens were opposed to massive growth, and rather in favor of modest growth like 20-25%. I likewise looked at today's addendum set of comments, and again the same apparent vast majority agrees with a modest growth approach. I agree.

I did move here 49 years ago, and at that time we had an exceptional unique little HISTORIC Main Street Town with a great mix of venues in the storefronts to attract all walks of life, not just restaurants, bars and real estate offices. IMHO, that was a much better inviting Main Street, and town personality. Now, the Steinbaugh Pavilion that attracts many many town folk and Visitors as it is, will be torn down and the whole block modernized devoid of much of the Old Town Historic Charm, at a large cost. This is one example of using funds unnecessarily to create a new modern town when Historic Preservation would be much better to preserve the Old Town Character that many of us moved here for. The same goes for the ill conceived idea that CLOSING MAIN STREET and SOUTH STREET for a myopic, Idealistic, self centered, Future of "Pedestrians and Bicycles Only" is what Louisville should be. The 2019 Traffic Master Plan says keep traffic ways multimodal, but some leaders spend time and money trying to thwart that, and aggravating many of us; Why? It is hard to feel good about your own Downtown Businesses when they want to try to steal our Main Street and RUIN our friends side streets, not to mention making it

harder for mobility challenged people to use the Bus to get to Main Street Venues. Thank you in case that push has subsided.

At one time there was a mission statement painted on the City Council Meeting House wall that said in part "Small Town Charm." Someone told me that someone said "that was taken down because it is racist." If this rumor is true or somewhat true, can you please explain the whole story, and who and why is behind it? But please, help us keep what little small town charm is clinging on.

Again, thank you all as mentioned above, and please consider and see the fruits of turning down the large % allowed growth to be more like 20-25%.

Respectfully, and Thank You,

Tom Rafferty
Ward 3
Louisville, Colorado

From: [Carla Bigum](#)
To: [City Council](#)
Subject: Comments: Louisville Planning Commission vote Thursday
Date: Wednesday, February 25, 2026 10:05:42 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.

Dear Council Members,
I have just learned the Louisville Planning Commission is scheduled to vote on Thursday, February 26, regarding a proposed expansion of housing units by 46-67%.

I ask, as a Louisville resident, that the comprehensive plan's massive growth be substantially downsized to a reasonable and responsible size. Please direct the staff to **downsize the placetype density and acreage to reflect 25% growth and not leave them as is.** This growth % would be easier to manage, including water use.

I have lived in Louisville for a long time, 37 years, and have felt and seen that growth has been managed well. This proposed growth seems unreasonable. I am not sure what the end game is for the proposed larger numbers and potentially higher than the 46 - 67% expansion.

I am not opposed to growth, in general. It all comes down to how growth is managed.
Carla Bigum
273 S Lincoln Ave.

From: [Jennifer Cook](#)
To: [City Council](#); [Planning](#)
Subject: Comprehensive Plan Update — A Call for Thoughtful, People-Centered Growth
Date: Wednesday, February 25, 2026 7:54:42 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.

Dear Members of the Louisville City Council and Planning Commission,

My name is Jennifer Cook, and I moved back to Louisville within the last year. Several years ago, while earning my master's degree in Journalism and Mass Communications at CU Boulder, I lived here and experienced Louisville as a welcoming community with character, walkability, and an exceptional quality of life. That experience is why I chose to return — intentionally selecting Louisville over nearby communities because of its distinct sense of place.

After reviewing the proposed Comprehensive Plan update and the projected housing and population increases, I would like to share several concerns.

First, I am not opposed to growth. I am NOT a homeowner protecting property values. I am a renter in a one-bedroom apartment, and I care deeply about housing access, inclusivity, and long-term affordability. I understand that demographic change and housing supply constraints are real challenges.

My concern is not whether Louisville grows — but how it grows.

Louisville's identity has been shaped by planning that prioritized people, human scale, access to open space, and vibrant public life. A projected 46–67% housing increase represents a significant shift in scale. If growth is driven primarily by market-rate development without equally strong commitments to design quality, infrastructure readiness, and affordability mechanisms, we risk undermining the characteristics that make this community special.

Growth should be accompanied by:

- Walkable, truly mixed-use design
- High-quality architecture and public spaces
- Preservation of open space and trail access
- Infrastructure readiness (water, wildfire evacuation routes, recreation facilities, library capacity)
- Clearly defined affordability strategies beyond increased supply
- Support for small businesses and civic gathering spaces

As someone living in a smaller apartment, the quality of the public realm matters enormously. When private space is limited, parks, trails, sidewalks, and community spaces become essential to well-being. These are not amenities — they are foundational to quality of life.

Louisville can evolve while remaining distinctive. But that requires intentional design standards, transparent fiscal analysis, and infrastructure planning that keeps pace with

development. I respectfully urge the City to:

- Reexamine the projected growth scale in light of previously adopted housing targets
- Conduct and share a clear marginal cost analysis
- Prioritize public realm design and architectural standards alongside density goals
- Ensure infrastructure capacity is secured before approvals
- Define what “mixed-use” and “community-building” mean in practical, enforceable terms

Thoughtful growth can strengthen Louisville. Unbalanced growth risks making it feel generic and strained.

As a renter and non-homeowner, I want Louisville to remain welcoming, diverse, walkable, and distinct — a community that prioritizes people as much as development metrics.

Thank you for your service and for considering these perspectives.

Warm regards,

Jennifer Cook
Communications Consultant

From: [elizabeth.wetzel](#)
To: [Planning](#); [City Council](#)
Cc: [Brad BeMent](#)
Subject: Objection to the Comprehensive Growth Plan
Date: Wednesday, February 25, 2026 7:41:37 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.

Dear Louisville City Council,

We are writing as new Louisville residents to formally express our opposition to the current draft of the Comprehensive Plan. We are deeply concerned by the proposed 46% to 67% increase in housing units detailed in Table 1. This scale of growth is a significant departure from our community's established goals and threatens the small-town character that drew my family here from Michigan.

The current draft does not align with the previously approved housing plan, which recommended a more manageable population of 26,000—a roughly 28% increase. Instead, this proposal could surge our population to an estimated 29,388–33,410 people. Such rapid growth would negatively impact our quality of life and infrastructure in several ways:

- Infrastructure and Services: A 50% to 60% increase in residents will lead to severe crowding at our recreation center and library, alongside increased traffic and parking issues.
- Water Scarcity: Given the ongoing effects of climate change and declining snowpack, the demand for water from thousands of new units is a risk we cannot afford.
- Financial Strain: Large-scale residential growth often fails to "pay its way," potentially undermining city finances and leading to increased taxes for current residents to maintain essential services.

While we recognize the desire for affordable housing, adding thousands of market-rate units is unlikely to solve the affordability crisis; historical local developments have shown that costs continue to rise despite added inventory.

We ask the City Council to insist the city modify the comprehensive plan and return to a more responsible growth rate, such as the previously discussed 28% increase or a 20% to 25% range. We also suggest prioritizing the revitalization of existing areas, such as updating dilapidated facades downtown, to improve our current environment.

Based on my experience at the recent open house and conversations with neighbors, there is a clear consensus against this massive growth. I ask that you consider the voices of Louisville citizens and prioritize quality of life over quantity.

Thank you for your time and consideration.

Sincerely,

Elizabeth Wetzel & Bradley BeMent

986 Arapahoe Circle

From: [tamar krantz](#)
To: [Planning](#)
Cc: [Diana Langley](#); [City Council](#)
Subject: Please add a conditional statement to the density and scale values.
Date: Wednesday, February 25, 2026 6:43:16 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.

Dear Planning Commissioners,

I wrote to you already to ask that you please adjust the future land use map and lower the maximum density for each land use type so that the maximum number of new units is (at most) similar to the housing needs assessment.

I also very strongly hope that you will **add a sentence** in the section titled, "Potential Housing Capacity Estimates," to say that the ***density and scale values listed under "Comprehensive Plan Placetypes" are dependent upon the city's functional plans—*** such as parks, open space, transportation, and utilities as well as and affordability, and sustainability measures.

The existing statement is fantastic: "By aligning land use decisions with the City's functional plans—such as parks, open space, transportation, and utilities—Louisville can plan for housing needs responsibly, focus change in the most appropriate places, and sustain the welcoming, high-quality community residents value." **My concern is a potential disconnect between this sentence and the hard numbers listed under placetypes.**

The comp plan draft does a great job of explaining that this is not a zoning document, but will be used when "Updating zoning, design standards, or other City rules" (page 5). Still, I am very concerned that once the city adopts this plan that shows residential allowed in certain areas and indicates hard numbers for density and scale, this could be easily interpreted as a definitive policy. **Lawyers for developers could foreseeably interpret this as a granted right to future zoning that can not be taken away.**

Please add a conditional statement to the density and scale values.

Below are a few scenarios in which the density and scale numbers may be problematic or not intended. Thanks for considering this and for taking the time to read specific concerns below.

Tamar Krantz,

Scenarios in which the density and scale numbers may be problematic or not intended.

- What if there are unknown site conditions? The parcel at 9673 Dillon Road, at the corner of 96th Street and Dillon Road, is designated “Neighborhood Center.” What if a future council determined this is not an appropriate location for residential development due to its proximity to the 7-11 gas station and nearby natural gas valve station based on health or safety concerns? Even if technically compliant, the buffer may not meet risk-based recommendations. Could a developer claim a right to develop if the comprehensive plan numbers are construed as enforceable policy?
- No environmental site assessments have been conducted on industrial parcels in the Downtown Opportunity Area now envisioned as “Neighborhood Center” or “Flex.” Explicitly stating that future residential density depends on site-specific conditions and does not guarantee future zoning or development approvals could provide additional legal protection for the city. Erie faced a potential \$23 million takings lawsuit after denying the Redtail Ranch development over perceived environmental risks and ultimately reversed course in settlement.
- We do not want to bet against the hospital, but the “Regional Center” designation could produce unintended residential density. The housing capacity analysis assumes zero units at the hospital over 20 years (Appendix D), yet the placetype allows 30–40 units per acre and up to five stories—approximately 1,500 units on roughly 40 acres. If that level of development is not intended, the placetype should be revised so that residential is explicitly limited.
- Four and five stories could become the landowner’s reasonable expectation under the recent amendment to LMC Sec. 17.72.190 requiring yard and bulk standards to be consistent with the comprehensive plan in PCZD areas. Setting these expectations in the comp plan will later prevent the use of the fourth or fifth story allowance as an incentive for additional affordable housing.
- Finally, the RTR Opportunity Area alone has a theoretical build-out capacity of 6,598 units—far exceeding the stated intent. (This figure is calculated by multiplying maximum density by acreage across 33 residential parcels; excluding the hospital, the total is 5,004 units.) The 2,500-unit capacity estimate is based on the conservative Appendix D methodology-- using midpoint densities and a 0–70 percent development potential assumption. Once 2,500 units are entitled or built, the city may have limited ability to deny additional projects if maximum density figures are interpreted as binding policy rather than planning guidance.
- Do we really want to allow residential on the restaurant pad parcels at DELO plaza? (One is the site where Rocky Mt Tap and Garden has a temporary beer garden) The borders on the future land use map are not entirely clear. So the city may need an “out” to make sure every parcel’s future land use is intentional.

--

Tamar Krantz
She/her

From: [Matt Jones](#)
To: [Planning Commission](#)
Cc: [City Council](#)
Subject: Please Dowsize Draft Comprehensive Plan
Date: Wednesday, February 25, 2026 12:49:41 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.

Planning Commissioners:

Thank you for reading my comments. I believe some people are operating under the false premise that most Louisville residents want large residential growth. I think most want modest growth. The basis for my belief and my suggestions for changes to the Draft Comprehensive Plan needed to reflect that modest growth view follow.

Make all Draft Comprehensive Plan policy consistent with the Louisville Housing Plan's identified housing needs of approximately 2,483 units now. The revised Draft Comprehensive Plan (Draft Plan) states: "Under Strategy LU 1.8 City Council should periodically review the Comprehensive Plan, development regulations, and related implementation measures to ensure that residential development is occurring in a managed and incremental manner consistent with Louisville's vision and core values and to implement the Louisville Housing Plan's identified housing needs of approximately 2,483 units over 20 years." If the city wants development consistent with the Housing Plan, it should make the changes necessary in this Draft Plan and not rely on a Plan that enables 5,000 or more new residential units. Especially since there is no prescribed review time frame and there will be new people on council. You see these review promises in planning documents and because of other pressures they seldom get reviewed. It is far, far better to fix it now. Fixing it now will avoid all sorts of problems such as wanting to later revise updated zoning and having costly legal fights with developers.

The 2,483 housing units from the Housing Plan looks good on its face. But without changing the corresponding policy of placetype densities and area and opportunity area estimates it is still a plan for 5,000 or more units. Placetype densities and area and opportunity area estimates should be changed now to roughly equal the 2,483 units. This will provide future decision makers and the public with consistent policy direction. Otherwise, just leaving only Table 1 "maximums" enshrines the 4,100 to 5,800 new housing units, a 46% to 67% increase that is contrary to the policy of the target of 2,483 residential units. I am sure staff is ready to be done, but the last-minute Draft Plan revelation of the massive number of residential units baked in the plan requires significant policy adjustments now to placetypes and opportunity areas.

For me, and I believe a majority of the people in the community, the 2,483 housing units' figure is still too big and 2,000 would be more manageable and better preserve our unique small town character that is the reason most Louisvillians chose to live here.

To make Opportunity Area policy consistent with the 2,483 housing unit target, I suggest these ideas. Protect Louisville's most unique asset, our downtown, by adding only a handful of new units outside of old town itself. Don't make Centennial Valley look like the large cubic mishmash that is Downtown Superior. Don't make a satellite town at Redtail Ridge by adding

residential contrary to our public vote.

Make sure the plan is downsized now and do not rely on the argument that placetypes are not zoning, so it can always be downsized later. Some are saying, don't worry, the plan can be pared back through zoning, subdivision approvals or land use hearings and the public will have a chance to comment on all those changes. Why would the city put the onus on members of the public to show up at hearing, after hearing, after hearing? I believe it is the responsibility of the city to get the Comprehensive Plan right at a smaller reasonable and responsible number in the first place.

Ensure the Draft Plan does not create a long-term structural budget problem. This Plan is too important for the city budget and service delivery to not have a solid idea of the financial impacts of what is being approved. The reasoning that financial analysis should not be done because in the last comprehensive plan it was used to reduce the number of residences, makes vivid how the analysis must have painted a horrible picture of the drain residential puts on city coffers. Some argue that the residential budget drain is better now with online sale tax now being collected, but it is likely still a big drain and this is a critical 20-year plan. Far better to know now and not want to reverse the irreversible later on.

Use affordable housing approaches that will ensure affordability and not just more unaffordable houses. I agree that the city should implement effective solutions for housing affordability for working people. Income-restricted housing and to a modest degree housing diversification will help with affordability. But encouraging more market rate housing has just resulted in housing most cannot afford. Council tried adding market rate housing in an attempt to make homes more affordable at DeLo, Steel Ranch and the North End and housing prices and rents still increased. Likely reasons for this unaffordability is because there is strong demand to live in Louisville and developers are building higher end units to maximize profit. Making Louisville less livable by employing a market rate strategy that has not worked makes no sense.

Most of Louisville residents do not want massive residential growth. Unfortunately, the massive amount of residential growth was not published until late in this draft plan. Now that the public knows how massive the residential growth is, public comments have overwhelmingly been to downsize the plan. No substantial plan changes have been recommended by staff. Former mayor Bob Muckle and I wrote in a newspaper opinion post: "We believe most Louisville residents support moderate growth and not the massive growth currently in the Comprehensive Plan. This is based on thousands of conversations with residents over time. Our belief is backed up by a citizen survey conducted for the Comprehensive Plan. The citizen survey presented an imbalanced scale of growth choices. Scenario A was low growth and Scenarios B and C were for larger growth. There was no modest growth scenario. As a result of this scale defect, "other" was by far the biggest response (40% of total responses) and most of those responses were for modest growth, like the responses we personally submitted. The second biggest category (25%) was Scenario A for low growth. Taken together most people wanted modest, reasonable, responsible growth, not massive growth."

The maximum residential unit growth of 46% to 67% included in Table 1 is not really the potential maximum growth. It could be higher. This gets a bit weedy, but please bear with me. Appendix D includes the methodology for Table 1, "Future Residential Development Opportunity." First, the acreage was totaled minus rights of ways, schools, parks, etc. Second, a midpoint for each placetype density range was calculated as a reasonable planning assumption of neither minimum or maximum density. In other words, the

maximum density was basically halved. Third, that number is further divided by applying a likelihood to develop factors of 80%-70%, 50% and 10%--since no information was provided about distribution, it is reasonable to assume the midpoint of around 50%. Fourth, the number was calculated for each opportunity area. *As a result, the numbers in the Table 1 opportunity areas are only about one quarter (half of a half) of the maximum number of units possible.* Totals are then included in Table 1 opportunity areas columns which add up to 4,100 to 5,900 new residential units or a 46% to 67% increase from current units. In the text above Table 1, those numbers are for some unstated reason further reduced to an "estimated capacity range" of 4,000 to 5,000 additional housing units over the life of the plan which is an increase of 45% to 57%. Any way you cut it, it is massive. And it could actually be higher as it assumes about 25% of total maximum residential units possible.

My best,

Matt Jones

Louisville

From: [Sally Wilkinson](#)
To: [City Council](#)
Subject: Comprehensive Plan
Date: Tuesday, February 24, 2026 10:28:01 AM

[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.

As a resident of Louisville for 27 years, I do not feel that the current Comprehensive Plan is viable. I think it would cause multiple problems and ruin our city. I think the City Council should vote for moderate and responsible growth (20-25%) growth for the comprehensive plan.

Thank you,

Sarah Wilkinson
764 Peach Ct.
Louisville, CO

From: [Lucia Paramita](#)
To: [City Council](#); [Planning](#)
Subject: Sustainable and responsible growth
Date: Monday, February 23, 2026 3:27:36 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.

Dear Council and Planning Commission,

I am writing to urge you to fundamentally reconsider the scale of growth currently allowed under the Draft Comprehensive Plan.

Since the Plan's release, public comments have overwhelmingly asked that the proposed growth be reduced. Yet no substantive changes have been made. I respectfully request that City Council direct staff to revise the Plan so that total growth does not exceed 25%, with a preference for 20%. This target aligns far more closely with the Louisville Housing Plan and represents a large but manageable increase.

As currently structured, the Plan leaves the door open to growth well beyond what many residents understand. The stated 46%–67% residential unit increase is not truly the maximum potential. Appendix D makes clear that the numbers in Table 1 are already heavily moderated assumptions:

- Acreage excludes rights-of-way, schools, parks, etc.
- Density calculations use midpoints of placetype ranges — effectively cutting maximum densities in half.
- A “likelihood to develop” factor further reduces capacity, often assumed around 50%.
- The resulting totals are therefore roughly one quarter of theoretical maximum buildout (half of midpoint assumptions multiplied again by development probability).

Even after those reductions, Table 1 shows 4,100–5,900 new residential units — a 46%–67% increase. The narrative text then reduces that further to 4,000–5,000 units (45%–57%). Regardless of presentation, the scale remains unprecedented for Louisville.

Because placetypes establish allowable density ranges across large acreages, developers will rationally maximize those allowances. Leaving the densities and acreage unchanged effectively invites 50%–60% growth — or more. If staff and council members truly believe the likely outcome is closer to 2,500 units (approximately 28% growth, consistent with the Housing Plan), then placetype densities and mapped areas should be reduced accordingly. The Plan should not permit more than twice that amount if that is not the intended outcome.

It is also not sufficient to argue that placetypes are not zoning and that future hearings will provide safeguards. That shifts the burden onto residents to monitor and contest proposal after proposal for years. The Comprehensive Plan is the governing policy framework. It should be internally consistent, fiscally responsible, and aligned with adopted housing targets at the

outset.

A 46%–67% housing increase would push Louisville’s population from approximately 19,889 to between 29,000 and 33,000 residents. That level of growth would materially affect traffic congestion, trail crowding, recreation center capacity, library use, water supply acquisition and treatment costs, wildfire evacuation safety, and overall service demand.

Financial impacts also deserve formal analysis. Residential development often does not fully cover long-term service and infrastructure costs. Commercial and industrial uses frequently subsidize those services. Before adopting a Plan of this magnitude, the City should conduct a marginal cost analysis to evaluate fiscal sustainability.

The argument that large-scale market-rate growth will meaningfully improve affordability is not supported by Louisville’s recent history. During periods when Steel Ranch, North End, and DELO added thousands of units, both home prices and rents continued to rise. Increasing supply alone, particularly at market rate and at this scale, does not guarantee affordability outcomes.

Finally, survey data suggest residents did not endorse massive growth. The survey presented low-growth and high-growth scenarios but omitted a moderate option. “Other” was the largest category, and many respondents favored modest growth. When combined with support for the low-growth scenario, the clear preference appears to be moderate, responsible expansion — not transformative scale change.

Louisville’s character, fiscal health, infrastructure capacity, and safety deserve careful stewardship. Growth of 20%–25% is still substantial. It would introduce challenges, but at a scale that can be responsibly planned, financed, and absorbed.

I respectfully ask the City Council to direct staff to:

1. Reduce placetype densities and mapped acreage.
2. Align total projected capacity with a 20%–25% maximum growth target.
3. Conduct a marginal fiscal impact analysis before adoption.

This is the moment to calibrate the Plan to a reasonable and responsible trajectory. Once adopted, it will shape Louisville for decades.

Citizens are asking for sustainable, reasonable growth. The current proposal does neither. You are elected to represent citizens, and we do not support this proposal.

Thank you for your time,

Lucia

=>^ . ^<=

From: [Norma Anderson](#)
To: [Christopher Leh](#); [Caleb Dickinson](#); [Josh Cooperman](#); [Deb Fahey](#); [Judi Kern](#); [Barbara Hamlington](#); [Dietrich Hoefner](#); [Planning](#); [City Council](#)
Cc: [Anderson Norma Jean Auer](#)
Subject: Increase in housing and population in Louisville Comprehensive Plan update
Date: Monday, February 23, 2026 10:43:17 AM

[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.

Dear Mayor Leh, Mayor Pro Tem Dickinson, Council Member Cooperman, Council Member Fahey, Council Member Kern, Council Member Hamlington, Council Member Hoefner and the Planning Department members for the City of Louisville,

I've written a number of letters to each of you concerning this issue, and yet it still seems as if Louisville is continuing to plan too large a leap in terms of housing for our beautiful city to be able to absorb in what my Dad would have called "one fell swoop". One thing I've learned over the many years I've been alive is the fact — when it comes to something like housing — you can always add more, but you can't take away housing that's been built too precipitously without the careful planning for traffic, schools, public resources, etc. Once something is built, you have to live with the consequences.

I frankly don't understand why our Louisville's representatives, which includes each of you, feel we absolutely must increase our housing so quickly and in such large quantities. There are many cities in Boulder County that can help share the burdens required by housing needs. We aren't the only saviors in this scenario.

My husband and I moved from Mountain View in California, which — if the name doesn't ring a bell — is where Google has its large, ever-growing main campus. In a matter of less than a decade Mountain View went from a lovely mid-sized town with a community that was capable of housing its citizens, providing municipal services, schools, medical care and — most of all — controlled traffic even during rush hour — to a community that tore down its affordable housing to create new multi-million dollar housing that made it impossible for the lower and low-middle class citizens to stay in the community where before they'd worked, sent their children to school, etc., and where "rush hour" began as early as 2pm — and finally was "rush hour" nearly 100% of the time. We saw it, and we lived it.

Watching this happen made my husband and me decide to leave the city we had loved in the state where each of us was born, and come to beautiful Colorado — and live in one of the loveliest smaller communities I've seen in my life: Louisville.

Please don't go forward with a growth in housing that will choke all the desirable qualities that make Louisville one of the best places to live in America. Please re-think before you vote for the extravagant plans you're considering for housing. Be modest. More housing can always be added later. I plead and repeat: please re-think before you vote for the increase in housing and population for Louisville as it is in your current proposed Louisville Comprehensive Plan.

Don't turn Louisville into another Mountain View/Silicon Valley. Louisville won't be the same, and will lose much of what makes Louisville such a wonderful community to call "home". The decision is in your hands.

Thank you (and the citizens of Louisville would thank you, too),

Norma Anderson
1904 Steel Street
Louisville, Colorado 80027

From: [Paul T. Little](#)
To: [City Council](#); [Planning](#)
Subject: Please align the comprehensive plan with the housing plan with regard to 26,000 population.
Date: Sunday, February 22, 2026 9:31:08 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.

Hi, and thanks for your time.

I trust Matt Jones and Bob Muckle. If they are waving red flags about a bug in the comprehensive plan, please fix it. I provided input on the housing plan that recommended a total population of 26,000 people. I support that number and would like the comprehensive plan to reflect that.

Please direct staff to downsize the placetype density and acreage to reflect 25% growth and to not leave them as is.

Thank you.

Regards,
Paul

545 Jefferson Ave, Louisville.

Paul T. Little
he / him
plittle@ptlittle.com
720-317-7014

----- Forwarded Message -----

Subject: Need your help

Date: Sun, 22 Feb 2026 19:47:33 -0700

From: Matt Jones <electmattjones@gmail.com>

Please attend!

The Louisville Planning Commission is scheduled to vote on a proposed expansion of housing units by 46-67% this Thursday, February 26.

Only through your personal action will the plan change!

Attend and ask that the comprehensive plan's massive residential growth be substantially downsized to a reasonable and responsible size. Ask council to direct staff to downsize the placetype density and acreage to reflect 25% growth and to not leave them as is. Recently Louisville staff and some council members are downplaying the size of the proposed increase in housing that is baked into the Comprehensive Plan (see below

for more). But the Comprehensive Plan still includes massive growth.

Please:

1) Attend the Planning Commission

What: Planning Commission meeting

When: Thursday, February 26, 6:30 PM

Where: Louisville Council Chambers, 749 Main Street **or** remotely at this [link](#)

From: [Lisa Dierauf](#)
To: [City Council](#)
Cc: [Lisa Dierauf](#)
Subject: Thoughts on proposed developments
Date: Tuesday, February 3, 2026 11:59:06 AM

[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.

Hi there. I have been a Louisville resident for 32 years. I remember when Cherry Street was a dirt road!

First of all, I'd like to say thanks for your hard working on making Louisville a great city! Projecting into the future is not an easy thing.

In general, I am not opposed to building UP, as this allows us to leave room for precious open space. (Do pay attention to viewsheds though.) But I am not okay with the rate and amount of building proposed in the draft Comprehensive Plan. The added congestion will impact the quality of Louisville. This whole area of Colorado is growing so fast. As a unique and historic city, let's pace ourselves and leave room for all of us to breath. This is not a race. And you can't get open spaces back once built upon.

Just a reminder, the benefits of Open Space are many. These include mental and physical health; habitat for biodiversity; a place for social interactions; economic value; and environmental benefits like better air quality, less noise pollution, and storm water management.

Also, I am concerned about putting a trail along a riparian corridor. These areas that weave along waterways are critical for wildlife -for food, movement, and protection. On other trails along ditches in Louisville, I have seen bald eagles and other birds of prey that ended up flying away because so many people stopped to look at them. The City of Boulder has made a concerted effort to redirect and move trails OUT of riparian areas. I'm sure you are checking in with Louisville's very competent Open Space team. It might be worth it to check in with others as well. Know that for many of us, there is a strong value for having safe spaces for wildlife.

Thanks for listening,

Lisa Dierauf
720-209-6022

From: [m.r.rose](#)
To: [City Council](#)
Subject: Growth/Coal Creek Village
Date: Sunday, February 1, 2026 10:07:41 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.

Thank you for serving Louisville.

I am deeply concerned about the sheer number of housing units proposed in the new Comprehensive Plan. The possibility of our city transforming into a version of Boulder is troubling. Boulder, once a charming city, has now overdeveloped, filling every available empty lot with housing—yet, despite this increase, the cost of housing there has not significantly decreased. I fear we are heading down the same path.

The 187 proposed dwelling units in Coal Creek Village is more than three times the number approved in 2016. Will these homes truly be affordable, with permanent, below-market pricing, or will the developers simply make a contribution to the affordable housing fund? It's critical that we ensure these new developments serve the people who need affordable housing, not just add homes that only increase market pressure.

I am also concerned about the traffic impacts. Adding approximately 1,800 weekly vehicle trips to already congested streets is not a responsible move. The additional strain on our infrastructure will not only worsen traffic but also contribute to increased air and water pollution, which harms both people and wildlife. Moreover, the wear and tear on our streets will be significant, adding to the current need for road repairs. While the plan assumes many new residents will rely on alternative transportation, current trends suggest that is overly optimistic.

Additionally, I am alarmed by the lack of discussion surrounding water and electricity needs for this large-scale development. We are already experiencing a water shortage, and with this winter's low snowfall, water availability is more critical than ever. Similarly, our electricity infrastructure is struggling. Areas like Centennial 8, Cornerstone, the Enclave, and Hillside have already faced frequent power outages—more than other parts of Boulder County. If Xcel Energy cannot even meet current maintenance demands, how can we expect them to support the increased strain of these new residents?

It is necessary that we consider these factors carefully before moving forward. Our city's infrastructure, environment, and quality of life are at stake. We need a plan that prioritizes sustainable growth, addresses these pressing concerns, and ensures that the needs of

existing residents are not overlooked in the rush to build more housing.

Thank you for your time and consideration,

Martha Parks

From: [Richard Forrest Phillips](#)
To: [City Council](#)
Subject: Bullhead Gulch Underpass
Date: Sunday, February 1, 2026 11:12:11 AM

[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.

I am strongly in favor of building the Bullhead Gulch Underpass (T18 on the Future Priority Transportation Improvements List). This would be an enormous improvement for northern Louisville. There is huge demand for a pedestrian underpass; there are already a bunch of desire paths over the railroad tracks in the area. The Bullhead Gulch Underpass would also complement the existing Courtesy Road Underpass, which is already well-used.

Thanks for hosting the Comprehensive Plan Open House last week, it was very informative!

Forrest Phillips, Louisville resident.

From: [Maxine Most](#)
To: [City Council](#)
Subject: [The Washington Post] Are YIMBYs winning the housing wars? Not so fast, these people say.
Date: Sunday, February 1, 2026 9:40:49 AM

[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.

Dear Council,

I was unable to attend the open house on the comprehensive plan last week, so when I read this article this morning, I thought I would share my thoughts on Louisville. Comprehensive plan.

<https://wapo.st/4q9jr8A>

As this article discusses, it is critically important that the city council understand that simply allowing developers free reign to build more housing is not going to lower the cost of housing in Louisville. As this article explains, while the YIMBY approach seems to have won the argument, there is simply no guarantee that more building will produce affordable housing.

Allowing construction of housing via use by right along the McCaslin corridor and at Redtail Ridge will not only not solve Louisville affordable housing crisis, it will bring massive additional infrastructure costs to the community that current taxpayers will have to bare.

Just look at what happened in Boulder. For a decade, they have been building high density housing in previously commercially zoned areas. This is not brought housing prices down and without requiring developers to build or contribute financially to infrastructure development, they created a \$400 million infrastructure backlog which the taxpayers now have to cover.

Increasing the size of this community by 50 to 100% without requiring additional development of open space, parks and recreation facilities, utilities, and sewer infrastructure, not to mention where we're going get the water to support all of these residents, is a violation of your fiduciary duty to the current residents of Louisville. The principle in Louisville has been the development has to pay for itself. Use by right housing development along the McCaslin corridor and at Redtail Ridge will do quite the opposite.

The same class of business people that sold this city the McCaslin corridor development plan with promises of a long-term economic bonanza that rapidly fizzled will - if given the chance - do the exact same thing with their promises on housing development along that corridor and Redtail Ridge. McCaslin corridor has underperformed since shortly after its completion and has become a long term problem to be solved, including the recent street downsizing we've had to do along Via Appia and Cherry.

Let me be clear. I am not opposed to housing development, particularly along the McCaslin corridor. In fact, I enthusiastically support higher density housing development in that area to create affordable and entry-level homes for low and moderate income people that want to make Louisville their home. As well as for current residence, who want to retire here.

I think it is really unfortunate that the University of Colorado is going to build housing at the old theater location helping to solve their affordability issues while having no impact on Louisville's affordability needs. Redtail Ridge is a completely different situation because the community voted against allowing housing at this development and allowing "use by right" housing development in this area would now be contrary to the explicit wishes of the voters expressed through a referendum.

Having said that, use by right along the McCaslin corridor is a mistake. Because, as I said, developers will make all kinds of promises about what's good for Louisville but ultimately the housing they build will be the housing that is most profitable for them--high-end luxury homes. The high density housing developed over the last 20+ years in Louisville has proven this point. While, I would love to see entry level townhomes and condos for moderate income individuals, families, and seniors, without clear city imposed constraints, we will just see more million dollar condos. And this is precisely what this article in the Washington Post discusses.

Simply allowing "use by right" to develop housing is nothing more than a gift to developers of community assets by the city council and does not serve the taxpayers of Louisville.

I know it's hard work to find ways to deal with the housing affordability issues we have in this town, but that's the job of the city council. It is incumbent upon you to push our city staff to not just do what's easy, or to capitulate to developers demands, but to actively engage in creating a comprehensive plan that reflects the values of this community and creates a foundation for growth that will not just maintain but enhance Louisville's future.

I urge you to encourage housing development in commercial areas without granting use by right privileges to wealthy developers who should not be gifted the assets of this community.

Respectfully,
Maxine Most

From: [Mark Dayan](#)
To: [City Council](#); [Planning](#)
Subject: Louisville Comprehensive Plan - NO on the 67% Growth
Date: Friday, January 30, 2026 8:29:08 AM

[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.

City Council Members and Planning Department,

I attended the Open House this week and reviewed the city comprehensive plan.

I was extremely disappointed to hear that that the plan allows for up to 67% growth in housing units over the planning period.

I was told that it's more than likely that the growth will be half of that...if so why not state that in the plan?

Most folks that I know are comfortable with growth in the 20% range - Reasonable and Responsible Growth like we have had in the past.

If the city goes ahead with this plan I have no other choice than to consider the current city leadership unrepresentative of our city residents.

Sincerely,

Mark Dayan
946 Saint Andrews LN

From: [Peter Isherwood](#)
To: [City Council](#)
Subject: New comprehensive development plan
Date: Wednesday, January 28, 2026 2:34:07 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 and thank you for your attention.

I'm writing to express my opposition to the new proposed development plan. I'm not supportive due to its ignorance of what makes Louisville special and so livable. If we wanted to live in a high density, congested neighborhood we would move or already live in Denver. We surly don't need the tax revenue, nor the accompanying ever expanding reach of government "services" that would come from this plan. Please consider the unintended consequences of such a plan, and how it would change the character of our city.

Thank you,

Peter

H: (303) 665-6003

C: (303) 667-7788

From: [Mark Poletti](#)
To: [City Council](#)
Subject: Louisville Comprehensive Plan Feedback
Date: Wednesday, January 28, 2026 9:11:34 AM

[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.

Dear City Council,

I have been a Louisville resident for 29 years and value the small town environment, local small businesses and wealth of open space, parks, trails, and recreation center opportunities. I would like to see the town continue to grow at a smart and measured pace using a common sense approach with a balance between business and housing growth and open space and parks growth.

I would like to be on the record as a Louisville citizen against the current draft Comprehensive Plan proposing a 46%-67% increase in housing units in Table 1 of the Plan. This is an unreasonable increase that will erode the small-town feel Louisville has, and does not follow the previously City-approved housing plan of 28%.

A total housing increase of 46%-67%, would increase the population by 50%-60%. This is a significant amount and will cause crowding at the recreation center and library, a significant increase in traffic, and will require much more water as we continue to suffer from climate change effects in terms of lower annual snowpack.

I would like to request that the City Council reject this draft plan and stick to the previously approved 28% increase which will allow the citizens of Louisville to continue to enjoy the small-town feel they value.

Thank you,

Mark Poletti
303.550.6413

From: [Kim Poletti](#)
To: [City Council](#)
Subject: Louisville Comprehensive Plan Feedback
Date: Tuesday, January 27, 2026 4:00:47 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.

Dear City Council,

I would like to be on the record as a Louisville citizen against the current draft Comprehensive Plan proposing a 46%-67% increase in housing units in Table 1 of the Plan. This is an unreasonable increase that will erode the small-town feel Louisville has, and does not follow the previously City-approved housing plan of 28%.

A total housing increase of 46%-67%, would increase the population by 50%-60%. This is a significant amount and will cause crowding at the recreation center and library, a significant increase in traffic, and will require much more water as we continue to suffer from climate change effects in terms of lower annual snowpack.

I would like to request that the City Council reject this draft plan and stick to the previously approved 28% increase which will allow the citizens of Louisville to continue to enjoy the small-town feel they value.

Thank you,

Kim Poletti
303.877.2507

From: [Charlie Ealy](#)
To: [City Council](#)
Cc: [Judi Kern](#); [Deb Fahey](#); [Barbara Hamlington](#); [Dietrich Hoefner](#)
Subject: Louisville Comprehensive Plan Feedback
Date: Tuesday, January 27, 2026 11:53:35 AM

[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.

Dear Louisville City Council,

As a decades-long resident of Louisville, I am writing to express my deep concerns regarding the 10-year Comprehensive Plan currently under discussion. While I recognize that planning for the future is necessary, I urge you to reconsider the scale of growth proposed and instead adopt a **Smart Growth** strategy that prioritizes housing affordability and preservation over sheer density.

The 10-Year Risk: Long-Term Consequences

We must acknowledge that while these projections span a decade, the decisions made today set an unchangeable course. My fear is that 5 to 10 years from now, the community will have lost sight of the cumulative approvals made today, only to realize the negative impacts when it is too late to reverse them. Furthermore, the true impact of **Redtail Ridge**—traffic, etc —will not be fully understood for years. Committing to additional massive development before we see the reality of Redtail Ridge is a gamble with our city's future.

Protecting Our Viewshed and Gateway

A key component of smart growth is respecting our geography. I urge the Council to protect the high points of our city, specifically the **Avista campus**.

- **The "Superior" Effect:** We have already seen how high-density housing in new Superior has blocked iconic views of the Flatirons. We must not allow Louisville to follow suit.
- **The US 36 Entrance:** The first view of Louisville from US 36 should reflect our unique character, not a wall of high-density housing that obscures our natural landscape.

Infrastructure and Capacity

Our current infrastructure—roads, utilities, schools, and public services—is already under significant strain. It is irresponsible to pursue development on this scale without first proving that our existing systems can be stabilized and improved. Sustainable planning means ensuring that development aligns with the actual **capacity** of our city, rather than growth for growth's sake.

A Plea for Small-Town Character

Many residents chose Louisville because it is *not* another overbuilt Front Range city like Westminster or Broomfield. We must ask ourselves: why would we sacrifice the very qualities that make our city desirable? I ask that you:

1. **Scale back** the proposed density in the Comprehensive Plan.
2. **Prioritize house-building affordability** in areas that do not compromise our ridgelines or view corridors.
3. **Exercise greater responsibility** for the long-term well-being of the people who already call Louisville home.

Not everything should be measured in housing units or economic expansion. Please prioritize preservation and the voices of your constituents over the next decade.

I own property at 822 Trail Ridge Dr and 976 St Andrews Lane hence my first hand knowledge of protecting our views and gateway.

Sincerely,

Charlie Ealy

From: [Chris Gabriel](#)
To: [City Council](#)
Subject: in favor of the comprehensive plan
Date: Tuesday, January 27, 2026 9:51:17 AM

[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

Just writing that I'm in favor of the comprehensive plan. I do wish it rezoned more around Old Town to allow denser housing, but I'm glad we aren't being stagnant. Please don't listen to the people who think we need to freeze Louisville as is. We need to keep adding people if we want to maintain our status as a dynamic small town.

Thanks

Chris

From: [Pat Bowen](#)
To: [City Council](#)
Cc: [Planning](#)
Subject: Comprehensive plan objection
Date: Monday, January 26, 2026 11:31:12 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.

We adamantly oppose the massive increase in growth for our city in the proposed comprehensive plan. The idea that high density housing will bring down housing prices is erroneous. You have only to look to Boulder to see that this is true. The idea that you were proposing, a 46-67% increase in housing units makes us shudder. We moved here 13 yrs ago from Boulder after 30+years there because we craved the small town atmosphere that Louisville provided and that Boulder had lost, and to get away from the unchecked expansion in Boulder. Please don't turn Louisville into another Boulder!!! The plan would increase the population here by another 10 to 15,000. It would destroy what we all care so much about now. We can expect more crime, more traffic, more crowding at our parks, our rec center and our wonderful downtown. McCaslin is already turning into a freeway with speeding cars and traffic especially during rush hour. Davidson Mesa Trails are more and more crowded. and you want to add another 10 to 15,000 people to this??? Small, reasonable well-planned growth is expected. But what you are now proposing is way beyond that. Please stop and change this proposal! You will be driving away longtime residence if this continues to go through.

Patti and John Bowen
1214 W Pine Ct
Louisville

Get [Outlook for iOS](#)

From: [Alan Muir](#)
To: [City Council](#)
Subject: Comprehensive Plan
Date: Monday, January 26, 2026 6:27:15 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.

Dear council members

I am writing to voice my opposition to the growth plan being proposed for Louisville. I personally feel that the quality of life will be negatively impacted for current and future residents. Louisville is unique in the front range for it's downtown area. Let's not destroy the character of this town by simply thinking more is better. Superior has tried to create a modern downtown and it is soulless and doesn't seem to be doing all that well economically. Additionally, we haven't yet felt the impact of RedTail Ridge and need to slow things down until we do. I don't see how this much growth will benefit anyone but developers and investors. Thank you.

Alan Muir
1158 Lafarge Ave
Louisville

~~~~~

*"Wop bop a loo bop a lop bam boom!"*

**Little Richard**

**From:** [heather gardner](#)  
**To:** [City Council](#)  
**Subject:** Comprehensive Plan  
**Date:** Monday, January 26, 2026 5:58:14 PM

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**[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.

I am opposed to the current comprehensive plan for Louisville for several reasons.

1. Too much growth too fast!

Our city has been celebrated as one of the best places to live in the US. One of the most compelling aspects of our city is that it maintains a small town, family atmosphere. I'm not opposed to growth at all, but the scale of growth in the plan is way too large.

2. Supply and demand is a faulty argument.

Many have said that if we provide more housing, prices will go down. However, demand is about more than housing availability. In beautiful, desirable places to live, demand will stay high, and prices will stay high no matter how many houses you build.....until you wreck the beauty with too many people, too much traffic and crime, and not enough city services to keep up with growth. The only people who profit from this scenario are developers and real estate agents. Those of us who live here will suffer from the lack of foresight.

Please keep the growth in your comprehensive plan to 20 or 25%! I beg you not to ruin the small town atmosphere of our beautiful city.

Sincerely,  
Heather Gardner  
1158 La Farge Ave.  
Louisville, CO 80027

Painting is silent poetry, and poetry is painting that speaks. - Plutarch



**From:** [michelle\\_reddy@comcast.net](mailto:michelle_reddy@comcast.net)  
**To:** [City Council](#)  
**Subject:** I oppose the proposed Comprehensive Plan  
**Date:** Monday, January 26, 2026 12:00:57 PM

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**[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.

Remember when Louisville was rated one of the best towns in the NATION to live in? Well, if the Louisville City leaders continue with the proposed comprehensive plan, it will become a distant memory. Not every city needs to be like every other. For some reason, I thought I voted for leaders to maintain our small-town feel...or did I, but those elected are failing in their mission?

--Michelle Reddy

750 Club Circle

Louisville, once one of the best towns to live in

**From:** [Paula Dallabetta](#)  
**To:** [Planning](#); [City Council](#); [Jeff Hirt](#)  
**Subject:** comments on comprehensive plan  
**Date:** Monday, January 26, 2026 9:38:19 AM

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**[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.

I don't believe in all the comprehensive plan meetings i have attended people were in favor of 46-67% growth. I believe most people would prefer zero residential growth given all the growth in the surrounding towns (superior, broomfield, erie). We would be better served with with commercial focused developed. I can't imagine how the services - schools, rec center, library, roads - could handle this type of increase.

I think you intentionally titled the options to larger growth. you only had one low growth and 2 large growth options. Where is the moderate growth?

Please consider a moderate growth option. I have live in Louisville 25 years and plan on staying another 25.

Paula Dallabetta  
303.883.2999



**From:** [Thomas Lepak](#)  
**To:** [City Council](#)  
**Subject:** My comments about the proposed Louisville Comprehensive Plan  
**Date:** Saturday, January 24, 2026 9:55:24 PM

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**[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.

Some residents want no growth. Some want some growth. Others feel we will be best served through greater growth.

With the City's consultants, planning department, and council providing so little data, how can any Louisville resident such as myself have an informed discussion with neighbors and ultimately reach a rational choice through analysis?

Other than a brief post pandemic surge, Louisville's population total has been relatively stagnant over the past dozen years.

Has the population age distribution changed over this time?

What are the current 2030 population and age distribution forecasts?

What are the City's current fiscal buffers and constraints?

What are the City's current staff buffers and constraints?

What are the City's current physical plant capacity buffers and constraints for numerous public services such as schools, water, sewer, library usage, Rec Center usage, etc.?

What are the City's current transit capacity buffers and constraints?

What is the current housing mix (single family, townhouse style, multi-family apartments, mobile homes, etc.)?

What is Louisville's current market rate and affordable housing mix?

Has there been any community agreement on the proposed mix for each growth scenario?

What existing Louisville qualities must be maintained under all growth scenarios?

What existing Louisville qualities might be improved under each growth scenario?

What existing Louisville qualities would be degraded under each growth scenario?

What are the resident age distribution forecasts for each proposed growth scenario?

At what growth level, if any, would school expansions be required?

At what growth level, if any, would a library expansion or branch be required?

At what growth level, if any, would a Rec Center expansion or branch be required?

At what growth level, if any, would further open space be acquired?

At what growth level, if any would the City need to secure more water rights?

How would the City's fiscal health be impacted by each growth scenario?

It would be hoped that with this data an optimal growth rate would organically percolate to the top and be strongly supported by the majority of the Louisville citizenry.

Thank you for all you do,

Thomas Lepak  
846 Saint Andrews Lane  
Louisville, CO 80027



**From:** [Richard Simpson](#)  
**To:** [City Council](#)  
**Subject:** Louisville Comp Housing Plan  
**Date:** Saturday, January 24, 2026 4:00:07 PM

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**[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.

My wife and I have owned our home in Louisville for 30 years and have found it to be a wonderful place to live.

The Louisville Comprehensive Plan is proposing a 46%-67% increase in housing units which would result in a massive 30% increase in population. Even a 20-25% increase in housing units would create problems.

This is simply not acceptable for Louisville and would cause crowding, traffic problems, over use of library Post Office, and Rec Center. A 30% increase in population would ruin what is currently a wonderful sized city

Water is already an expensive problem and if we are faced with a shortage based on current historic low snow pack, we could be in serious trouble let alone with 30% more housing.

I think most Louisville residents would support moderate growth but not the massive growth currently in The Comprehensive Plan .

Richard Simpson

1560 Ridgeview Dr

**From:** [Norman Thompson](#)  
**To:** [Planning](#); [City Council](#); [Jeff Hirt](#)  
**Subject:** comments on Comprehensive Plan  
**Date:** Friday, January 23, 2026 5:02:06 PM

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**[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.

I read Bob Muckle and Matt Jones' opinion piece published in the Daily Camera.

I think they did an excellent job of laying out the concerns with the proposed Comprehensive Plan. Their points were all the same ones that I have been turning over in my head, thinking that I should write an editorial for the Camera myself, but they beat me to it – and did a better job than I would have.

I'd like to make these key points:

--- I would go even further than what Muckle and Jones say. I would like to see almost zero further housing development in Louisville. There are no "blighted" areas that I am aware of in Louisville that would benefit by being developed as residential properties. Open areas that are not currently developed should either be used for commercial development (specifically, at Centennial Valley and Red Tail Ridge). Other open areas should be preserved as open space. But I could see myself supporting some minor additional housing built in Louisville.

--- I am absolutely opposed to a height increase of any kind. There are already buildings in Louisville that should never have been allowed to be as high as they currently are (specifically, the condos/townhouses just south of Sweet Cow, and the monster 3-story houses on the corner of Bella Vista and Roosevelt). To add yet more towering buildings, even in limited areas, goes against the small-town "look" that has been for the most part maintained in Louisville.

--- I am absolutely opposed to any residential buildings at Red Tail Ridge. As I recall, the original plan proposed by the developer of Red Tail Ridge included some senior housing. There was push-back from the community, expressing the concern that this outlying housing development did not fit in with the character of Louisville — that Louisville's housing should all be contiguous.

--- I am opposed to development of the funny little triangular property to the east of Courtesy Road/Highway 42, south of the ball fields. That should be preserved as open space. All the land east and north of Highway 42 should be preserved as open space and buffer between our town and Lafayette.



--- I am disheartened that the 2013 Comprehensive Plan, which was much more oriented towards slow growth and a preference for commercial development over residential development, has been thrown out the window and replaced with a proposed comprehensive plan that reverses much of the philosophy of the 2013 document. My philosophy (and that of everyone else that I have spoken with about this subject) is much more aligned with the philosophy of the 2013 plan.

--- I have serious concerns because the community input that was much of the basis of the proposed Comprehensive Plan came from community in-person meetings and an on-line survey. For both of these sources of input, the participants were self-selected and therefore may not accurately represent the opinions of the community as a whole.

--- I am saddened and disappointed that the writers of the proposed Comprehensive Plan seem to have applied the idea of “how to create a survey that supports your pre-conceived plan.” Specifically, on page 36 of the proposed Comprehensive Plan is a sidebar with this text in it: “**Community Support for Mixed Use Development** 79% of Louisville residents polled in a statistically valid survey support redevelopment of underutilized commercial land for mixed use housing and businesses in Louisville. (Source: Louisville 2024 Community Survey)” I found this percentage to be surprising. Based on my conversations with other Louisville Residents, there is a much lower interest in this kind of development. So I went searching in the survey on the Louisville website to find out more. Here is what I found: Most of the 2024 survey questions are what I call “mom and apple pie” questions – avoiding anything specific or controversial (for example, rating “Adequacy of parks, bike paths, playing fields and playgrounds”). But at the end of those types of questions was this very specific question:

Imagine a commercial area with several vacant storefronts and empty parking lots.  
How much would you support, if at all, the development of mixed-use housing and businesses in this area?

Strongly support

Somewhat support

Somewhat oppose

Strongly oppose

Don't know

It was apparently the results of this question that were summarized in the sidebar that I quoted above. This is clearly a distortion of the survey results. Even I, a minimal-development person, might have checked the “Somewhat support” box for this question. But I don’t know of any place in Louisville that falls in this scenario. One might argue that the empty Kohls and Sams Club buildings on McCaslin were similar to this category, but they are now vibrant new developments. To take the results of this question and summarize it as “79% of Louisville residents polled in a statistically valid survey support redevelopment of underutilized

commercial land for mixed use housing and businesses in Louisville” is a distortion. This type of distortion seems evident to me when the Plan supports much more dense and vertical housing construction than is supported by the community input.

--- Looking over the results of the community outreach meetings and survey, there is some support for medium-density development, but little support for high-density development. In the on-line survey, Scenario B (with the most housing development) was only selected by one person. Three people selected option C (less new housing but still quite a bit). These were far outweighed by option A (stay the course with modest increases in housing) with 23 votes, and all these were far outweighed by “Other” with 37 votes. (I would have voted “other.”) Strangely, these results do not match well with the in-person results, which had a much higher percentage of people supporting options B and C. Part of the explanation is that this is comparing apples with oranges – the in-person options did not include an “other” option. Another issue here is the definition of “high-density” vs. “mid-density” housing. Is the big block of 3-story apartments just west of Walgreens on McCaslin considered high-density or mid-density? There is almost no green space around it; I would call this high-density. Are the Copper Crest Condominiums at the corner of Dillon Road and Dahlia high or mid? I would call that high-density, but I suspect that our city planners would consider that to be mid-density.

--- I see the term “affordable housing” thrown around a lot, including in the proposed Comprehensive Plan. I do not believe that any new housing that is built in Louisville is going to be “affordable” unless it is subsidized by the City. The high-density mixed-use development at Delo Apartments has apartment rents that start at \$1,545/month for a studio apartment and go up to \$2,665. Prices are similar for the apartments at Steel Ranch. Building more housing in Louisville is not going to make a bit of difference to affordability.

--- The job of developers is to make as much money as possible. Although they always talk a good line about how their project will be an asset to the community, each of you (our city council members and planners) must always keep in mind that developers’ real goal is to maximize their profits. On the other hand, your job is to represent the interests of the thousands of citizens of Louisville, those who live here now and those who will live here in the future. You all need to be strong-willed and push back against these developers. You have to stand up for the thousands, not the handful of developers, who probably don't even live in Louisville. If they don't make the maximum amount of money that they were hoping for because you told them, “Sorry, but no,” then so be it. That's your job. You need to tell them, “Sorry, too dense; too tall; not enough parking; not sufficient access roads; not in character with the neighborhood; it'll create traffic problems; not enough open space left around the development; we're not going to let you cheat on the height limitations by putting flat roofs on residential buildings so you can make them 3 stories tall...” and so on.

--- I am absolutely opposed to rezoning areas to allow residential development on them. Once



an area is rezoned to allow residential, there is no going back. Developers will pounce on this opportunity to maximize their profits as soon as possible.

--- I would encourage every one of you who is reading this letter to take a drive down US 36. Better yet, have someone else drive so you can look out the window without having to pay attention to the traffic. Start at McCaslin and drive to Sheridan. Look at the urban sprawl along that route. Starting in Superior and continuing through Broomfield you will see one high-density apartment/condo/townhouse development after another. They are all crammed in on their property and are 3 to 5 stories tall. Is this what you want Louisville to look like? I sure don't want that. But that seems to be where this proposed Comprehensive Plan is heading us.

In closing, I'd like to quote from Dr. Seuss. Yep, that's right, a children's book. *The Lorax* is a cautionary tale of corporate greed and development for the sake of development. "I'm figgering on biggering and biggering and BIGGERING and **BIGGERING**! Turning MORE Truffula Trees into Thneeds which everyone, EVERYONE, **EVERYONE** needs!" (No, we don't "need" more housing in Louisville. There is plenty of new housing going in in Broomfield and other areas. Let people live there, not cram into Louisville. No, Louisville does not need to keep biggering and biggering. It's plenty built out now. Any new growth should be in-filling areas that are already committed and zoned for commercial/industrial/retail use. And more open space should be bought to protect Louisville from the ugly urban sprawl that is pressing in on our beloved town.)

I love Louisville. I love the feel of the town. Please don't compromise the small-town character of Louisville with new housing developments.

Thank you for your time reading and considering my concerns.

Norman Thompson  
(Resident of Louisville for about 35 years.)

**From:** [Barbara Lamm](#)  
**To:** [City Council](#); [Planning](#)  
**Subject:** Increased housing units  
**Date:** Friday, January 23, 2026 4:58:42 PM

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**[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.

Dear Louisville City Council and Planning Commission Members,

While I understand the need for more "affordable housing" in our beloved little city, I am deeply concerned about the proposed growth in the update to the Louisville Comprehensive plan. The recent plan that would have increased the population by 28% seemed like it would take some adjusting to, but 46-67%, as suggested in the new update, is simply untenable. The crowding on streets and in grocery stores and restaurants, on trails and our local golf course, our beloved Recreation Center and Library will be really awful. What about services such as water supply and treatment, street maintenance, trash pick up?

I just shudder to think about it. And I'm not the only one. Everyone of my neighbors that I talk to feels the same way. It's going to ruin nearly everything we love about our special Louisville. I'm begging you to please, please reconsider and if ANY increase in population is deemed necessary and unavoidable, please consider holding it to a more reasonable 20%-25%.

Thank you very much for your consideration!



# Barbara Lamm

-----  
Barbara Lamm

303-494-5318 - home

720-938-5755 - cell

[Barbara.Lamm@comcast.net](mailto:Barbara.Lamm@comcast.net)

324 Diamond Circle,

Louisville, CO 80027  
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Email City Council and the Planning Commission at: [Council@louisvilleco.gov](mailto:Council@louisvilleco.gov) and [planning@louisvilleco.gov](mailto:planning@louisvilleco.gov) and write that we want reasonable and responsible growth, not the proposed massive growth.

Louisville residents! The City is proposing a massive increase in housing and population in the Louisville Comprehensive Plan update. YOU need to speak up now if you want a more reasonable and responsible growth rate. The draft Plan proposes a 46%-67% increase in housing units when you add up all the housing units in Table 1 of the Plan. These additional housing units would increase Louisville's population from the current 19,889 up to an estimated 29,388-33,410 people! The City recently developed a housing plan that recommended a more reasonable total population of 26,000 people, a 28% increase. We don't understand why the City completed the plan, but is not following it.

Louisville has been voted the best small city in America multiple times. The massive 46-67% growth will damage our unique small-town quality of life and likely threaten City finances.

A massive increase in population will create many problems. There will be a substantial increase in frustration, crowding, and conflict while driving around town or out on the trail. There will be more crowding at the recreation center and library. Much more water will be required—water that has become enormously difficult and expensive to acquire and treat. There is the possibility of more crime. All this will result in the loss of our unique small town feel. Wildfire routes will be even more jammed and dangerous. People are already complaining about these things. Imagine what it will be like with more than a 50% or 60% increase in residents?

A massive increase in population will likely undermine already stretched city finances, hurting services like street maintenance, and may require increased taxes. Typically, housing does not pay its way and commercial and industrial development subsidizes the cost of services for residential properties. At a minimum, the City Council should conduct a marginal cost analysis in order to understand what the financial trade offs are before they approve the plan.

This massive growth is meant to make housing more affordable. But building more units of market rate housing, far in excess of the Housing Plan goal, and thinking housing will be less expensive is wishful thinking. This is born out in Louisville's own

experience. During the time frame when Steel Ranch, North End, and DELO added thousands of housing units, the cost of local housing, both housing prices and rent, steadily increased. We agree there is a big housing affordability problem, but this Plan's massive market rate growth unfortunately will not meaningfully address it.

We think the city should adopt a more reasonable and responsible growth rate of 20%–25%. This is still a large increase, but it would better maintain our great quality of life. Even 20-25% growth will create problems, but they will be far more manageable.

We believe most Louisville residents support moderate growth and not the massive growth currently in the Comprehensive Plan. This is based on thousands of conversations with residents over time. Our belief is backed up by a citizen survey conducted for the Comprehensive Plan. The citizen survey presented an imbalanced scale of growth choices. Scenario A was low growth and Scenarios B and C were for larger growth. There was no modest growth scenario. As a result of this scale defect, "other" was by far the biggest response (40% of total responses) and most of those responses were for modest growth, like the responses we personally submitted. The second biggest category (25%) was Scenario A for low growth. Taken together most people wanted modest, reasonable, responsible growth, not massive growth.



**From:** [Alice Ierley](#)  
**To:** [City Council](#)  
**Subject:** Comprehensive Plan  
**Date:** Friday, January 23, 2026 2:04:04 PM

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**[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.

I look forward to learning more about what the Plan includes, and have no doubt a lot of time, effort, and consultation has gone into it, for which I thank city staff and the council.

I am, however, opposed to the rate and extent of population growth being considered. I second the numbers stated in today's Daily Camera op Ed by Bob Muckle and Matt Jones, of 20-25%, as far more reasonable, for the reasons stated in the piece.

Thank you.  
Alice Ierley  
560 Jefferson Ave, Louisville

**From:** [Susan Robertson](#)  
**To:** [City Council](#)  
**Subject:** Comp Plan  
**Date:** Friday, January 23, 2026 10:01:27 AM

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**[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.

As a Louisville resident since 1991, I strongly advise against the proposed comprehensive plan with 46-67% growth of our city. I am not entirely anti-growth but this will destroy our small town character. This massive increase in population will lead to overcrowding on our roads, trails, rec center and stretch city finances as growth never supports the costs. I do not feel that this will solve the affordability of housing. I would support a more responsible growth rate of 20-25%. I grew up in Broomfield and their massive growth has destroyed the town feel in my opinion.

Susan Robertson  
Ward 2 resident



**From:** [tamar krantz](#)  
**To:** [City Council](#); [Planning](#); [Diana Langley](#)  
**Cc:** [Steve Brauneis](#)  
**Subject:** Please Revise Draft Comp Plan according to Council's clear commitment to affordable housing.  
**Date:** Friday, January 23, 2026 9:44:35 AM

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**[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.

Dear City Council Members, Planning Commissioners, and Staff.

(Could you please include this email in the meeting packets for your next meetings on the comprehensive plan.)

Council had a great discussion about affordable housing at the January 13 meeting! I hope you can make revisions accordingly before the Open House. I looked at my notes and revisited the discussion. Councilmember Dickenson said that his one thought as you move toward final approval is to cement in enough of a policy direction so that we get a lot of affordable housing. As a reminder, I revisited what he said and copied some of his outstanding points below.

***“...that would be my one thought as we move forward to final approval. Have we cemented enough of a policy direction for future generations that that's what we want?...not just housing but specifically affordable housing, Not solely affordable housing but certainly a lot of it.”***

I agree. The plan needs to be revised to include clear policy direction. Please follow up on these ideas before the open house!

- The second bullet under 'Ten Big Things To Get Right Over the Next Ten Years' includes increasing affordability. But, a single goal on affordability is buried in the Land Use Plan Element. A Plan element – a whole page– specifically for affordability could give room to expand this commitment and add policy direction.
- Expand upon LU 2.1, 2.3, and 2.6 or further break them down into more strategies.. Regarding LU2.1, we need more specific action items or clear policy direction to protect naturally occurring affordable housing. For example, securing the right of first refusal into the plan, a tax on scrape offs, incentives for landlords to reduce rent increases, or a city program to purchase homes and sell them with deed restrictions.
- Regarding LU 2.3, I agree with Councilmember Cooperman that the Inclusionary Housing Ordinance Update should be in the action items. You could also add policy

direction for increasing the percentage or increasing the fee in lieu to be equivalent to the costs of building units.

- Councilmember Cooperman suggested that 2.6– Supporting Boulder County's Regional housing goal should be included in the action items. I agree that it should be an action item. But it can also be worked into the land use strategies placetypes to ensure it happens. The plan should describe the existing gap in affordable units and the plan to get to 12%.
- Councilmember Cooperman suggested including affordability in the definitions and descriptions of the placetypes. He said we should have explicit statements that we want to see affordable or mixed income. It could be made clear under the category of “development considerations” for each place type that we want to see affordable housing or a mixed income development. He didn’t suggest that we attach numbers, but I think it is the only way to show we are serious. We could simply express a range of homes that are affordable (as defined in the plan) to people at various percentages of the AMI, thus it would be applicable as incomes and prices change.

Please remember what Councilmember Dickenson said. He was clear that building high-end housing will not solve the problem. He said,

***“If we just get five million (the projected number of new homes) million dollar places, what have we done?”***

He expressed concern about future zoning and development decisions. He said

***“When you’re coming to this zoning moment or this building moment or this PUD, does it match this comprehensive plan in its aggressive affordable housing?”***

He expressed the need for clarity for future council members:

***“Does that person read this document and [see that] the public said we want more affordable housing?”***

As it stands right now, this is not nearly clear enough. The largest impact of the comp plan will be the changes in land use. The comp plan needs to require affordability along with the land use changes. Please make the 5 changes above and incorporate them into the open house presentation.

--

*Tamar Krantz*  
*She/her*



**From:** [Kim Riemer](#)  
**To:** [City Council](#); [Planning](#)  
**Subject:** Growth in Louisville  
**Date:** Thursday, January 22, 2026 8:05:02 PM

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**[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.

Greetings all

I will not be able to attend the town hall on Wed January 28<sup>th</sup> but I do want my opinion heard. I am opposed to the draft of the comprehensive plan that proposes 46-67% increase in housing units to city of Louisville. With the growth in the last 10 years we are already seeing over crowding on our crumbling roads, in our parks and recreation center as well as increased crime. Many of us moved to Louisville because it is smaller and less crowded than Boulder. I do not want to live in a town where it takes 30 minutes to drive 3 miles. I have been here for 20 years and have already seen the negative impact on 95th from all the growth on that side of town. I do not want more mega complexes with no open space- houses build on top of house. I support slow responsible growth. Uncontrolled residential growth will not make housing more affordable and will not pay its way to cover city growth costs. I would like to see growth capped at no more than 20%

I hope you honor your positions and listen to the communities wishes and not continue to pander to developers.

Kim Riemer  
182 W Elm Street  
Louisville,

**From:** [Betty Solek](#)  
**To:** [City Council](#)  
**Subject:** Apartment vacancy in metro Denver reaches highest rate in 16 years, pushing down rents again  
**Date:** Thursday, January 22, 2026 7:21:57 PM

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**[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.

<https://coloradosun.com/2026/01/21/apartments-in-metro-denver-reach-highest-vacancy-rate-in-16-years-pushing-down-rents-again/>

As we consider increasing the number of apartments available in Louisville during discussions of the draft Comprehensive Plan, this article seems especially useful information about apartment capacity in the Denver area.

Betty Solek  
1101 N Franklin Ave  
Louisville



**From:** [Doris Fasbender](#)  
**To:** [City Council](#)  
**Subject:** Draft for the Louisville Comprehensive Plan  
**Date:** Thursday, January 22, 2026 6:55:18 PM

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**[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.

City council members,

I am very concerned with what I'm hearing about the proposed increase in the upcoming comprehensive plan for Louisville. Please give serious consideration to the proposed massive growth, and choose the more reasonable numbers

Thank you,  
Doris Fasbender  
Ward 3, Louisville.

**From:** [Norma Anderson](#)  
**To:** [Matt Jones](#); [City Council](#); [Planning](#)  
**Cc:** [Christopher Leh](#); [Caleb Dickinson](#); [Josh Cooperman](#); [Deb Fahey](#); [Judi Kern](#); [Barbara Hamlington](#); [Dietrich Hoefner](#)  
**Subject:** Re: Help  
**Date:** Thursday, January 22, 2026 10:44:45 AM

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**[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.

Dear Mr. Jones, I have been supportive of slow, planned growth in Louisville ever since becoming involved in the Redtail Ridge proposals (of which there have been several, including a single-action vote by Louisville citizens that proved how completely our residents were against what developers and — sadly — some City Council members — were willing to do to our beautiful, small city).

My husband and I moved from Mountain View, CA, in the very heart of what's become Silicon Valley (the massive Google campus was within walking distance of our condo) because we saw, first-hand, what overly ambitious and ill-considered "development" could do to a previously lovely community. We watched it happen. We've also been back to Mountain View, for visits to family, since we moved here in January of 2019, and have seen what "post-development" has meant to the area:

Shops are now closed because no one who can afford to live close enough to get to work on the salary the shop-owners could pay.

Roads that take on the level of rush-hour traffic — by 2:00 in the afternoon and well into darkness.

Whole blocks of housing that had been affordable torn down for "new" condos that start at \$1M plus.

Traffic on freeways that are clogged with cars from pre-dawn until dark.

Worse, children who are so burdened by the expectations of parents newly-rich because of the "Google economy" committing suicide.

I could go on, but won't.

Louisville has a wonderful "feel" to it. You can see this in the way it still respects its past, and the way in which people still treat one another with courtesy. These will both become either lost or abandoned if Louisville is allowed — too fast and without adequate forethought — to grow in the way this "Comprehensive Plan" is currently outlined. I respect our City Council members, but would like also to have the assurance they understand the benefits Louisville has, as a city, as it exists now. One truism I have repeated more than once, in cautioning all the City Council members (by name and honorific) is: once livability is lost to ill-considered development, it can't be regained. What's lost stays lost. Louisville will no longer be "Louisville".



Below is the message I just emailed to every City Council member yesterday.

"Dear Mayor Leh, Mayor Pro Tem Dickinson, Ward I Council Member Cooperman, Ward II Council Member Fahey, Ward II Council Member Kern, Ward III Council Member Hamlington, and Ward III Council Member Hoefner,

"I have a real concern for the future of Louisville in what's being proposed as a comprehensive growth plan for our city, presumably being backed by you as Council Members. Please take a step back and make a decision to go more slowly in what you're proposing.

"What you're proposing in the Louisville Comprehensive Growth Plan is a massive increase in housing and population. Alternately, I support a more reasonable and responsible growth rate than your plans possess.

"Your plan proposes a 46%-67% increase in housing units. The number of units in this plan will increase Louisville's population from our current 19,889 to an estimated 29,388 - 33,410. Louisville recently developed a housing plan that recommended a more reasonable total population of 26,000 people, a 28% increase. The city completed this plan, but isn't choosing to follow it. What's motivated the change?

"Louisville has been voted the best small city in America multiple times. Your current plan's large increase in growth will change the unique small-town quality of life we now enjoy here in Louisville. Once that quality is lost, it can't be reclaimed.

"In addition, the larger plan you're proposing will lead to a substantial increase in crowding — in the town itself, on our roadways, and for those enjoying outdoor activities. A much larger demand in water usage will also be part of your proposed housing growth, in a state like ours where the water supply is already challenged.

"The much larger increase in population inherent in your plan will stress city finances and compromise services. Rather than pushing this enlarged housing plan through, I encourage you, as City Council members, to conduct a cost analysis that will reveal what the financial trade offs will be, before approving this plan.

"From past discussions and votes that solicited input from Louisville residents, it was shown over and over that most Louisville residents support moderate growth, nothing like the level of growth currently in the Comprehensive Plan. Louisville residents would all support a modest growth scenario.

"I've written to you before, and will continue to write — and support — city plans that reflect what a majority of current residents want for our community: modest growth is still 'growth', minus the many problems inherent in profligate growth, made too quickly. I come from another state where I saw this happen in real time, experiencing the damage it caused to the quality of life in the affected community.

"Please rethink your current proposal. Louisville will be better off adopting a more responsible growth rate of 20%-25%."

Sincerely  
Norma Anderson  
1904 Steel Street  
Louisville, Colorado 80027  
email: [norma22@me.com](mailto:norma22@me.com)  
landline: 303-954-9373

cell: 720-537-5901

On Jan 22, 2026, at 9:36 AM, Matt Jones <[electmattjones@gmail.com](mailto:electmattjones@gmail.com)> wrote:

**I have not written to you in a while, but we have a huge problem in Louisville that we need your immediate, personal action to fix.** The draft Louisville Comprehensive Plan proposes massive residential growth, when we need reasonable and responsible residential growth. Former mayor Bob Muckle and I describe the problem below in the opinion piece that we submitted to the Daily Camera.

Please attend the town hall and write city council and planning commission members.

What: Community Open House

When: Wednesday, January 28, 2026, from 5:30-7:30PM

Where: The Simon, 957 Main Street, Louisville. Across for the museum's Coca Cola Sign.

Email City Council and the Planning Commission at: [Council@louisvilleco.gov](mailto:Council@louisvilleco.gov) and [planning@louisvilleco.gov](mailto:planning@louisvilleco.gov) and write that we want reasonable and responsible growth, not the proposed massive growth.

Also, please attend the Planning Commission on February 26 and the Louisville City Council meeting on March 17.

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Massive

Louisville residents! The City is proposing a massive increase in housing and population in the Louisville Comprehensive Plan update. YOU need to speak up now if you want a more reasonable and responsible growth rate. The draft Plan proposes a 46%-67% increase in housing units when you add up all the housing units in Table 1 of the Plan. These additional housing units would increase Louisville's population from the current 19,889 up to an estimated 29,388-33,410 people! The City recently developed a housing plan that recommended a more reasonable total population of 26,000 people, a 28% increase. We don't understand why the City completed the plan, but is not following it.

Louisville has been voted the best small city in America multiple times. The massive 46-67% growth will damage our unique small-town quality of life and likely threaten City finances.

A massive increase in population will create many problems. There will be a substantial increase in frustration, crowding, and conflict while driving



around town or out on the trail. There will be more crowding at the recreation center and library. Much more water will be required—water that has become enormously difficult and expensive to acquire and treat. There is the possibility of more crime. All this will result in the loss of our unique small town feel. Wildfire routes will be even more jammed and dangerous. People are already complaining about these things. Imagine what it will be like with more than a 50% or 60% increase in residents?

A massive increase in population will likely undermine already stretched city finances, hurting services like street maintenance, and may require increased taxes. Typically, housing does not pay its way and commercial and industrial development subsidizes the cost of services for residential properties. At a minimum, the City Council should conduct a marginal cost analysis in order to understand what the financial trade offs are before they approve the plan.

This massive growth is meant to make housing more affordable. But building more units of market rate housing, far in excess of the Housing Plan goal, and thinking housing will be less expensive is wishful thinking. This is born out in Louisville's own experience. During the time frame when Steel Ranch, North End, and DELO added thousands of housing units, the cost of local housing, both housing prices and rent, steadily increased. We agree there is a big housing affordability problem, but this Plan's massive market rate growth unfortunately will not meaningfully address it.

We think the city should adopt a more reasonable and responsible growth rate of 20%–25%. This is still a large increase, but it would better maintain our great quality of life. Even 20-25% growth will create problems, but they will be far more manageable.

We believe most Louisville residents support moderate growth and not the massive growth currently in the Comprehensive Plan. This is based on thousands of conversations with residents over time. Our belief is backed up by a citizen survey conducted for the Comprehensive Plan. The citizen survey presented an imbalanced scale of growth choices. Scenario A was low growth and Scenarios B and C were for larger growth. There was no modest growth scenario. As a result of this scale defect, “other” was by far the biggest response (40% of total responses) and most of those responses were for modest growth, like the responses we personally submitted. The second biggest category (25%) was Scenario A for low growth. Taken together most people wanted modest, reasonable, responsible growth, not massive growth.

Please attend the upcoming open house and write to the city council to say you don't want a massive increase and instead demand a more responsible 20%-25% increase. The Community Open House is Wednesday, January 28, 2026, from 5:30-7:30PM, at The Simon, 957

Main Street, Louisville.

Also speak out at the February planning commission and March city council meetings.

Bob Muckle, former Louisville Mayor

Matt Jones, former County Commissioner and State Senator

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My best,  
Matt Jones



**From:** [Lars Kvan](#)  
**To:** [City Council](#); [Planning](#)  
**Subject:** Comprehensive housing plan  
**Date:** Thursday, January 22, 2026 10:40:16 AM

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**[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.

As a resident homeowner and taxpayer I wish to express my support for Matt Jones and Bob Muckle's objections to the comprehensive housing growth plan the city council is debating. I am not even sure I understand that the premise behind the plan of housing affordability makes any sense to me. Is it really Louisville's obligation to affordably accommodate everyone who wants to live in our town? Some cities have a higher cost of housing which I would venture to say is correlated with a higher quality of life.

Best regards,  
Lars Kvan

**From:** [elzbeth.otto@aim.com](mailto:elzbeth.otto@aim.com)  
**To:** [City Council](#)  
**Subject:** Comprehensive Plan  
**Date:** Thursday, January 22, 2026 9:56:33 AM

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**[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.

Dear Louisville City Counsel members,

I am commenting on the portion of the new Comprehensive Plan addressing proposed growth of the city.

It appears that the new plan is calling for an inordinate increase in population to the city - half again the population that we currently have and support. Such a drastic increase to population will put undue pressure on all city infrastructure including schools, water supply, sewage systems, the Recreation Center, Library, roads, etc.

I would urge you to reconsider this and reduce the proposed population increase to 25% at the most.

Thank you for providing the opportunity for comment.

Sincerely,

Elizabeth Otto

*In a world where you can be anything, be kind.* Claire Pooley



**From:** [Richard Forrest Phillips](#)  
**To:** [City Council](#)  
**Subject:** I support more housing in Louisville  
**Date:** Wednesday, January 21, 2026 9:27:51 PM

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[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.

City Council--

I see that the Comprehensive Plan includes allowing a great deal more housing in Louisville. Excellent! Louisville, Colorado, and America need more housing.

I'm sure some people will be upset, but we need to remember that buying a house doesn't entitle us to freeze the city in amber.

Forrest Phillips, Louisville resident and homeowner

**From:** [Regina Rice](#)  
**To:** [City Council](#)  
**Subject:** Re: City Council meeting on January 13th at 6 pm  
**Date:** Wednesday, January 14, 2026 7:15:16 PM  
**Importance:** High

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**[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: Mayor Chris & City Council Members:

Since I definitely was NOT eloquent when addressing you all last night, let me try this again...

In light of our current climate crisis, I would like the Comprehensive Plan to take into account the following issues - specifically the dwindling water supply & increased wildfire risk - both resulting from our current climate change & global warming.

Again, I think that it is important to conserve & preserve our precious water sources - prior to possible mandatory water restrictions in the not too distant future.

And while we might currently have adequate water for some growth, I think we should take into account that some other CO locations &/or neighboring states are not necessarily in the same position.

Just look at the Hoover Dam & the issues with the Colorado River.

So we should all be conserving what we have & acknowledging that other communities may need to draw water from our current water sources.

Not too mention, we should also acknowledge that with our ever increasing wildfire risk - thanks again to climate change & global warming - we will all need more water to fight more fires.

So as this Comprehensive Plan is a 20 year guideline, I respectfully request that it includes some provisions for respecting & protecting our limited water sources.

And again, thank you for your time & attention in this matter - last night, as well as today!!

Regina Rice  
401 Fairfield Ln  
Louisville, CO 80027

And interestingly, after some discussion at last night's meeting about our population decline in Louisville, on our local 9 News last night they did a piece on the decline in school enrollment in Denver & Jefferson County.

And in Denver it seems that they were attributing some of that to a decline in the birth rate, as well as immigration issues.

So while some of Louisville's decline in population is probably due to a lack of affordable



housing, there could be others factors influencing this decline.

And while I support adding some affordable housing to Louisville - as others mentioned last night, defining "affordable" could be very tricky &/or very subjective.

So again, thank you for your time & your service to our community!!

Greatly appreciated!!

**From:** [cindy Bedell](#)  
**To:** [City Council](#)  
**Cc:** [Diana Langley](#)  
**Subject:** City Council 1/13/26 Public Comments on The Comprehensive Plan  
**Date:** Tuesday, January 13, 2026 7:40:18 PM

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**[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.

Dear Mayor Leh and City Councilmembers,  
cc: City Manager Langley

Thank you for the opportunity to give comments on the Comprehensive Plan Public Review Draft Discussion during the 1/13/26 City Council Meeting public comments.

I am enclosing my comments below because I ran out of time to read them all clearly.

Best Regards,  
Cindy Bedell

This is honestly a shocking comprehensive plan for Louisville. Why? How will this amount of growth benefit the residents of Louisville? Who is benefitting from this plan? Certainly not the residents.

It is a plan for massive, completely unprecedented growth! Up to 2/3 more people in Louisville. Double or more of what was outlined in the aggressive Louisville Housing Plan. What would the impact be of adding 9,389 - 13,511 more people to a town of 19,889?

If implemented, I believe it will fundamentally forever change the unique small-town community quality of life we enjoy. and threaten city finances. Adding the columns in Table 1 shows an increase from 46% to 67% more housing units. The Plan proposes the addition of 4,100 - 5,900 housing units- in a town of about 8,826 current housing units.

Housing does not pay it's own way. How will the city pay for the infrastructure expenses such as police, water treatment facilities, roads, library, parks, rec and open space, fire department, etc caused by such growth.

As a past Planning Commission member stated, the quickest way to reduce quality of life is to spend more time sitting in traffic.

During the Marshall Fire evacuation, it took us over an hour to travel a few blocks to South Boulder Road. Traffic was completely gridlocked.



The person in the car behind me and myself were planning to leave our cars and make a run for it if we saw flames. How would adding this many more cars, houses, and vehicles impact safe evacuation in another natural disaster?

This amount of growth will significantly crowd our rec center, where people are already fighting over lap lanes and yoga classes are full, and cause such a burden on parks and open space that maintenance costs will go way up, the visitor experience will be degraded, and the trails and spaces will be pummeled with over use. Right now it's a conflict on the trails between walkers, dog walkers, bicyclists, and e bike users. Imagine instead of 100 users trying to avoid each other, 200. Right now most people are civil, polite, we know each other. Imagine the impact of this amount of increase in users and how this could degrade people's politeness.

Live/work is a fallacy, right up there with the urban myth that people who live in dense housing near transit centers won't drive. Are they going to take the bus to take their kids to day care, go to work, stop by the doctor's office, bring a 4x6 piece of wood from Home Depot home on the bus, go grocery shopping? Of course not. Would you? If you look at live/work statistics, very few people happen to have jobs near where they live.

People choose to live in Louisville due to quality of life.

We should do what we can to preserve naturally occurring more affordable housing, reasonably increase our affordable housing stock, and institute creative programming such as down payment assistance and home ownership programs/grants for lower and middle income residents.

What we should not do is approve this plan. This plan needs to have the residential growth be reduced to reasonable and sustainable growth. Send it back for downsizing.

The city of Louisville has been in the black for every annual financial report I've read. Why do we need to do this to our small town community? We don't.

Cindy Bedell  
Ward 2  
Louisville

**From:** [Norman Thompson](#)  
**To:** [City Council](#)  
**Subject:** comments on the Comprehensive Plan  
**Date:** Tuesday, January 13, 2026 6:58:53 PM

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**[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 mayor and city council:

I am concerned that the Louisville planners are not listening to the current residents of Louisville. Again and again, residents have indicated to the council that we want limited growth.

The voters of Louisville turned down the request by the developers of Redtail Ridge to increase the amount of development. *Read between the lines:* A large percentage of the residents of Louisville really would have been happier to see NO development at Redtail Ridge.

In the most recent election, a proposal was put on the ballot to limit development. This did not pass, but did receive 22% of the voters in favor. This despite the fact that the plan was flawed. This despite the fact that the mayor and council all came out against it. This despite the fact that there were multiple mailings sent out opposing it, but only one mailing sent out supporting it. *Read between the lines:* A large percentage of residents of Louisville would really like to see little or NO development.

I have been living in Louisville now for about 35 years and this comes up again and again. We keep trying to send the message to the city planners and council that we want limited growth, with a focus on commercial development, NOT residential.

Please, NO NO NO to increased heights! I don't want Louisville to look like another Broomfield!

Please, NO NO NO to residential at Redtail Ridge! This has come up again and again and the feedback from town residents to the city planners has, again and again, been to oppose residential at Redtail Ridge. This will create this weird, outlier neighborhood, disconnected from the rest of Louisville. It would be more like an extension of Broomfield than an extension of Louisville. We have already become, in effect, the town of Lafayette-Louisville by allowing development of those two towns to go right up to each other north of South Boulder Road. I laugh at the absurdity of the "Welcome to Louisville" sign right next to the "Welcome to Lafayette" sign along Highway 42/96th Street north of South Boulder Road. We will simply become the town of "BROOMFIELD-Lafayette-Louisville" if residential is put at Redtail Ridge.



The key part of the comprehensive plan that makes my blood boil is this:

**“Louisville Housing Plan Implementation** The Louisville Housing Plan was adopted by City Council in May 2024 and establishes three primary goals: (1) Increase Residential Development Opportunities in Louisville; (2) Expand and Maintain Access to Affordable Housing; and 3) Diversify Louisville’s Housing Stock. The Comprehensive Plan update was intentionally sequenced after adoption of the Housing Plan to ensure that land use policies respond directly to the City’s identified housing priorities.”

My questions are these:

1. WHY is “Increased Residential Development Opportunities in Louisville” seen as a good thing?
2. WHY is “Expand and Maintain Access to Affordable Housing” viewed as a good thing? Even if you view the idea of affordable housing as goodness, do you really think that housing built in Louisville in the future is really going to be affordable? I doubt it very much. The (semi-)affordable housing now is out on the plains in Frederick and Firestone.
3. Why do you think it is goodness to have “Diversity in Louisville’s Housing Stock”? What goal is that accomplishing?

If Louisville grows by 50% increase in residents, as suggested in the Comprehensive Plan, is the city going to increase the police station by 50%? Increase the rec center by 50%? Increase the number of through roads in Louisville by 50%? (I laugh at this last one – the obvious answer is that that is impossible; the traffic will just get 50% worse than the traffic now on the same roads.)

I would much, much, much rather see the City buy up these potential housing areas as open space. Surround and in-fill our town with as much open space and parks as possible. There is NO NEED to in-fill every open space with housing. If you put a ballot issue for the voters to approve bond issues for purchase of these potential housing areas as open space, I bet the current residents of Louisville would approve them.

Please slow down and don’t approve this comprehensive plan. Keep the 2013 plan in place till you can think this through and really listen to the large no-growth contingent living in Louisville.

Thank you for considering my opinions, which I know represent a large portion of the residents of Louisville.

Norman Thompson

(I live in Coal Creek Ranch – Ward 3.)



**From:** [Andy Johnson](#)  
**To:** [City Council](#)  
**Subject:** 95% Comp Plan Draft Feedback  
**Date:** Tuesday, January 13, 2026 5:13:03 PM

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**[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.

Dear Mr. Mayor and Council Members,

I have lived and worked as an architect in Louisville for 26 years, and I am pleased to speak in strong support of the 95% draft of the Comprehensive Plan Update.

I want to express my sincere enthusiasm for this document. This update is a community-led effort—a true reflection of all of us who live in Louisville. I have participated in nearly all the public engagement offerings over the past two years, which reached over 2,000 residents, and I have been deeply impressed by how seriously the City staff has included public comments in a meaningful way.

To say this draft is merely "good" is selling it short; it is outstanding. I want to specifically thank City Manager Diana Langley, Jeff Hirt, Rob Zuccaro, and the entire participating staff. Jeff, in particular, has authored a document that is brave and forward-thinking. For years, I have viewed Comprehensive Plans as the foundation upon which exclusionary zoning rests. Historically, Louisville's plans have been weak and ineffective at answering hard questions about our future. This draft represents a fundamental mental shift. It is 95% amazing and 100% a step in the right direction toward making our system "less bad" and more collaborative.

However, we must be clear-eyed about what this document is—and what it is not. The Comprehensive Plan is a strategic guidebook for policy priorities and a reflection of our values. It is not a prescriptive "To-Do list" to achieve a specific population benchmark, nor is it a strategy for unchecked growth.

I want to speak pointedly to the NIMBY groups and those who oppose any growth. These groups often follow a specific "Playbook" of opposition that distracts and misrepresents intent to serve a goal of total limitation. We see these tactics locally:

- **Framing a "Growth Machine":** They attempt to paint any progress as a small minority capturing benefits at the public's expense.
- **The Cost Fallacy:** They demand "full-cost accounting" as a way to say "no" until every possible infrastructure cent pencils out, ignoring that development in Louisville already pays its way. In fact, permit and impact fees for a single home can reach \$140,000 before a shovel hits the ground—fees that already rival the highest in the region.
- **Narrative Shifting:** They argue that any growth equals a lowered quality of life. This is not only obtuse; it is intentionally misleading.

A no-growth or significantly limited growth policy is exclusionary by nature and represents a path toward protectionism. We cannot allow our city to be governed by a philosophy of fear and obstruction. Stagnation is the real threat to Louisville's future, not the incremental growth proposed in this plan.

While the draft is excellent, I have several technical recommendations to ensure it is as

thorough and effective as possible:

- **Modernize Land Use and Density Calculations:** We must remove density restrictions (units per acre) from **R-LD (Residential-Low Density)** and **R-MX (Residential-Mixed)** placetypes. Under current draft language, an 8-unit-per-acre density calculation equates to a minimum lot size of approximately 5,500 square feet. This mathematical requirement simply does not work for small-sized lots or fee-simple attached single-family units. To fix this, we should strike the word “limited” from these descriptions and explicitly add **“single-family detached and 2-unit attached (duplex)”** to the list of Primary Land Uses. This prepares our code for the necessary removal of minimum lot size restrictions and allows for more flexible, diverse housing options.
- **Create a Path for Incremental “By-Right” Housing:** The City should establish an easy, **“by-right” path for duplex conversions** of existing homes in all residential districts. This type of incremental change is a powerful tool; it provides a significantly more affordable entry point into Louisville than a new detached home. Most importantly, it achieves this with almost zero impact on the physical scale or character of our existing neighborhoods.
- **Revitalize Downtown and Key Corridors:** It is time to **repeal and replace the McCaslin Blvd and South Boulder Road Small Area Plans**. Furthermore, the **Downtown Design Handbook** must be completely redone. At nearly 30 years old, the current handbook is tired and tends to generate derivative architecture. It limits downtown’s capacity to support meaningful, modern spaces. In Goal **LU7**, we should replace the word “preserve” with **“enhance”**. “Preserve” is too restrictive and often prioritizes “sameness” over creative architectural solutions. Additionally, we should explicitly add **“hospitality”** as a primary placetype for Downtown.
- **Distinguish the Old Town Overlay:** The plan must clearly address the **Old Town Overlay Zoning District** under the R-LD Placetype. This is a critical distinction that describes our historic downtown area in contrast to the suburban-style development of other detached single-family neighborhoods.
- **Prioritize Connectivity and Nature-Based Solutions:** We must follow through on all new trail connections, specifically maintaining the **Goodhue Ditch Trail (T5)** connection to Redtail Ridge. We should also add comprehensive way-finding signage that notes distances to destinations in miles. I strongly urge the Council to adopt the **Sustainability Advisory Board’s** recommendation for **“Nature-based solutions,”** including incorporating street trees into downtown and enhanced green infrastructure for newly proposed developments in RTR, Centennial Valley, and South Boulder Road.
- **Refocus on “Housing Affordability” for the “Gray Zone”:** While the document discusses affordable housing, we need to broaden our focus to **“housing affordability”** as a systemic goal. Data from the Household Income graph in the EPS memorandum shows a disproportionate amount of wealth favoring households making more than \$100,000 annually. A worthy goal for this plan would be to provide housing opportunities that help **flatten that distribution graph**, specifically targeting the **“gray zone”**—those households making between **\$15,000 and \$100,000** who are currently priced out of our community.

The work doesn’t end with the adoption of this plan; the hard work starts once it is in place. My hope is that this Comprehensive Plan “greases the skids” for future collaboration and



positivity. Let's move beyond the limitations of segregated single-family neighborhoods and embrace a healthier, more vibrant, and truly modern Louisville.

Thank you for your time and for your commitment to our city's future.

Warm regards,

Andy



ANDY JOHNSON, AIA

w: [dajdesign.com](http://dajdesign.com)

o: 303.527.1100

m: 303.249.1624

[vCard](#)



**From:** [Robert Anastasi](#)  
**To:** [City Council](#); [Judi Kern](#); [Deb Fahey](#)  
**Subject:** Comprehensive Plan / Jan 13 Council Meeting  
**Date:** Tuesday, January 13, 2026 4:49:27 PM

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**[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.

As someone who has lived in Louisville since 1985 – and raised a family here – I was surprised to see the following sentence in the packet for tonight’s meeting: “The Plan identifies a potential capacity of approximately 4,000 to 5,000 additional housing units citywide, compared to roughly 9,000 existing housing units in Louisville today.” I am wondering where this came from. Everyone I know who lives in Louisville (residents that I know through neighborhood, my kids going to school with theirs or playing sports with theirs, etc.) has been consistent in their belief that Louisville big problem is supporting and growing their business and retail base while maintain that small town culture and feel. Growing the residential base by anywhere near 50% in the next 20 years doesn’t come close to fitting the bill. I don’t know how many of these people actually got involved in the input process on the Comprehensive Plan -- I only know that I did and one of my neighbors did -- but I find it hard to believe that my (and my wife’s) social circle are in the minority on this issue.

I also don’t get the fact that 75% of this residential growth is supposed to happen in RedTail Ridge and Centennial Valley. First, I must have missed something because I thought RedTail Ridge plan approved allowed for zero residential units. And besides the obvious -- at least to towns like Superior, Broomfield, Thornton, etc., but apparently not to Louisville – unwritten rule that, if you’re lucky enough to have your town border a highway interchange, that’s the perfect place to put retail (so you can gain sales tax revenues) and businesses (companies typically like to be in locations where it is easy for employees to get to... think Interlocken), not only do you have the issue of more residential units means more drain on city resources, but you also have the double-whammy of people who live in Centennial Valley are going to spend their money in Superior unless Louisville FIRST fixes the problem of increasing business and retail growth in Centennial Valley (starting with not losing more businesses). I know about the latter personally because I started a tech company in 2001 out by the Tri-County airport and then moved it to Centennial Valley in 2002 (we had 95 employees in Louisville by 2005)... one of the reasons being the increased “accessibility” to more employees in the area.

In the last 5-10 years, Louisville has rapidly become a bedroom community to the well-rounded growth that has occurred in Lafayette, Erie, Superior and even Boulder. They are experiencing the kind of balanced growth that is reminiscence of Louisville back in the 90s and early 2000s. But now Louisville has become “residential heavy” in terms of the ratio of residential units to retail and other businesses. More residents mean more drain on city resources and more traffic. How do you reconcile changing via Appia from two lanes to one lane while talking about increasing the town’s population by 50%.

To summarize: [1] the city needs to really FOCUS on growing it’s retail and business base, starting



with not losing the businesses it still has, [2] a plan that calls for a 40-50% growth in residential units over the next twenty years is NOT good for this city, and [3] although it makes sense for Centennial Valley to be the area of the city where a majority of new residential units are located, it needs to be based on a plan that focuses on growing retail in the area close to the 36 interchange (and RTD stop). Turning old Kohl's and Lowes locations into residential apartment complexes is a waste of a resource.

Bob Anastasi  
839 Trail Ridge Drive

PS. And please be EXTREMELY conservative when it comes to allowing taller buildings in the city. If people living, walking and driving around the Louisville are looking at the sides of buildings instead of the mountains, we might as well live in NYC.

**From:** [Becky Neumann](#)  
**To:** [City Council](#)  
**Subject:** Fast-tracking review and final adoption of Draft Comprehensive Plan  
**Date:** Tuesday, January 13, 2026 1:08:16 PM

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**[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.

Dear City Council Members,

I am writing to you in opposition of fast-tracking the review and final adoption of the Draft Comprehensive Plan. The population growth laid out in this plan is too large and will put the City's Open Space in jeopardy. Open Space means leaving spaces open, not just for humans, but for the myriad other animals, birds, butterflies, and reptiles that occupy those places. Too many social trails are already overrunning these spaces and more people will only exacerbate these problems. We need to allow these spaces to have some structural integrity and not be constantly bombarded with people moving through.

Please remove the Goodhue Ditch Trail Connection from the Comprehensive Plan. This trail would negatively impact sensitive riparian areas along the Goodhue ditch and Coal Creek. These areas need to be kept intact for nesting birds along with being kept as a safe passage for coyotes and foxes. The trail would pass through lands that are classified as Open Space Preserve which goes against the City Charter. This trail would also go across an agricultural section of open space and fragment a large block of habitat.

The staff of Louisville's Open Space Department with DTJ Design is already working on a plan to improve the trail system and had comprehensive open houses for city residents to take part in. It seems that the city council is bypassing all the hard work and dedication that the Open Space Department is putting in before they even have a chance to bring their plan forward. This plan will factor in the need for habitat and ecosystem protection, protect high-value areas, balance recreation and ecological integrity, and rely on science-based decision making. Why is this process being circumvented?

Please do not fast-track this plan unnecessarily. Do not waste the Open Space Department's time and money by putting forth a proposal that is so ill-conceived.

Sincerely,

Becky Neumann  
2541 N Franklin Av  
Louisville, CO

"Tell me, what is it you plan to do with your one wild and precious life" Mary Oliver

Becky Neumann



bneumann428@gmail.com

**From:** [joel hayes](#)  
**To:** [City Council](#)  
**Subject:** Comprehensive Plan  
**Date:** Tuesday, January 13, 2026 11:38:06 AM

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[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.

Dear Mayor and City Council members:

I write to express my concern and opposition to the changes proposed to our Comprehensive Plan tonight. I regret that because of work commitments I cannot attend in person, but hope that you will consider my written comments below.

First, I am shocked at the thought of such a major increase in housing and population proposed here. I consider myself a long-term resident and homeowner although I only occasionally participate in city government because I generally trust city government to look out for residents. I have never seen a proposal this sweeping. I do not believe most residents would support it if they understood it, which is not easy with a 348 page document.

I am OK with additional housing and housing density in reasonable amounts, primarily along McCaslin Blvd., and to the extent we are converting failed retail space to housing, at a reasonable rate, I am strongly opposed to shoehorning dense housing into existing neighborhoods, and particularly doing that near Via Appia and South Boulder Road, where I live. I think moderate growth, such as that called for in the City's Housing Plan from May 2024 might be OK. But even that document only called for 28% growth. The idea of a 46% increase in housing would change our lifestyle, and not for the better. From dog parks to machines at the rec center, usage could double and the plan does not specify where money will come from to increase services. (Particularly when retail and sales taxes are lessened to make room for residents.) Anything substantially beyond that could destroy it.

Traffic flow alone should limit our population growth. Red Tail Ridge has insufficient roadways for traffic flow even before the current development, as noted by residents and the County Commissioners who opposed to that development. Adding residents to that area not only goes against assurances by developers and city government during that process, it exacerbates the traffic problems that already existed.

Consider the recent Marshall Fire, which resulted in substantial losses of housing but fortunately, minimal loss of life. While most residents honored the call to evacuate timely, many were stuck in bumper to bumper traffic trying to leave. Fortunately the winds died down before the fire reached those stuck in traffic, avoiding the kind of tragedies we saw in Hawaii and other places. Louisville is not alone in struggling to adapt to climate change, but we can expect more floods and fires going forward. However, we have not increased our ability to evacuate by car, in fact we have lessened it by reducing at least one major arterial street from 4 to 2 lane (Via Appia). We are courting disaster by increasing residents instead of public safety.

I am also concerned with the lack of clarity on the proposed development. For example, in my area (South Boulder Road and Via Appia) there is a proposal for 250 new units. It is not clear where that would go. I think that is true for many other sections. Each of these changes should allow for local input with advance notice to neighbors and other interested parties. To change everything at once with a huge document like this is unfair, undemocratic and overwhelming to busy residents. Please vote against this.

Thank you for reading this far, and please do contact me if you have comments or thoughts to share.

Sincerely

Joel Hayes  
187 Harper St.  
Louisville CO



**From:** [Cathern Smith](#)  
**To:** [City Council](#)  
**Cc:** [Diana Langley](#); [Adam Blackmore](#); [Planning](#)  
**Subject:** LOSA's Comments on the 95% Draft Comprehensive Plan  
**Date:** Tuesday, January 13, 2026 11:06:08 AM  
**Attachments:** [image.png](#)

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**[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.

Dear Mayor Leh and Members of the City Council:

### **Introduction.**

Open Space is one of the community's best loved amenities and a shared core-value. Both the residents and the City Charter value Open Space for its recreational, scenic, agricultural, and habitat values. Some people go to Open Space to exercise; others for a mental break or solitude; while others go to observe birds, flowering plants, sunsets, and moonrises. For our wildlife, Louisville's Open Space is their home. The grasses and trees of our Open Space sequester carbon, filter water, and provide other ecological services.

### **Summary.**

As discussed more below, the proposed growth of the human population in the 95% Draft of the Comp Plan will degrade the visitor experience and the ecological value of our Open Space. It is inconsistent with Section 15-1(a)'s mandate to manage Open Space in a manner that is consistent with good stewardship and sound ecological principles and to preserve and promote native plants, wildlife, and their habitat.

The Goodhue Ditch Trail Connection (T5 on Figure 17 of the Comp Plan. See Appendix A below.) does not belong in the Comp Plan for many reasons. First, the Comp Plan is consistently described as a high level document that does not delve into details such as specific trail alignment. Secondly, the City has a separate, more environmentally robust, comprehensive planning process underway for trails. Thirdly, the placement of the Goodhue Ditch Trail Connection is inconsistent with mandates of the City Charter. Fourthly, there is an alternative trail alignment. And, finally, there are many real world obstacles to the proposed trail alignment including that it would: (1) Negatively impact active agricultural operations as well as sensitive riparian areas along the Goodhue Ditch and Coal Creek; (2) Require permission from a conservation easement holder for access and a bridge across Coal Creek; and (3) a dangerous at-grade crossing of Dillon Road not far from 96th Avenue.

Finally, to better align the Comp Plan with the full range of activities necessary to manage our Open Space, LOSA concludes this comment letter with 3 suggested revisions to the text. One revision changes the wording of "The Ten Big Things" and the other two revisions relate to the Action Plan.

### **Requirements of the City Charter.**

For ease of reference we are sharing sections 15-1 and 15-4 of the City Charter. As you

know, it provides foundational guidance for managing Open Space, including the following:

#### **Section 15-1. Open Space Article - Purpose.**

The purpose of this article is to establish **management standards** for City-owned open space lands **that**:

- (a) Are **consistent with good stewardship and sound ecological principles**;
- (b) **Preserve and promote native plants, native wildlife, and their habitats**; and
- (c) Preserve and promote cultural resources, agriculture, scenic vistas, and appropriate passive recreation activities.

Excerpted from page 54 of the PDF of the City Charter available here,  
<https://www.louisvilleco.gov/home/showpublisheddocument/64/635500284987870000>.

#### **Section 15-4. Classification and Management of Open Space Land.**

(a) It is intended that the various classifications of open space provided for in this section will require management policies specifically designed to provide an appropriate level of protection for each classification.

(b) The City shall place open space in and manage open space according to the following classifications, as further delineated by ordinance:

##### **(1) Open Space-Preserve Land.**

(A) Land under this classification shall be characterized by a moderate to high level of relative ecological importance with lower levels of habitat fragmentation. Where Open Space-Preserve land is adjacent to other open space or other City-owned land, the adjacent land shall include, where possible, a sufficient buffer area to permit the successful management of the Open Space-Preserve land.

(B) This land shall be managed in a manner that preserves and promotes the long-term viability of native plants and native wildlife, restoration, restoration potential, and ecologically sound agricultural use. Management of City-owned lands surrounding Open Space-Preserve lands shall, to the extent possible under and consistent with the management criteria for the classification of such surrounding land, not be in conflict with the management required under this section.

(C) Visitation for research purposes and formal supervised educational visitation may be permitted in this classification. No or very low levels of passive recreational activities shall be permitted.

(D) When there is a real conflict between human use and any area or item of ecological importance in this classification, preference shall be given to sustaining the area or item of ecological importance. ...



## **POPULATION GROWTH IMPACTS NEED TO BE ADDRESSED**

As a preliminary matter, Louisville Open Space Advocates (LOSA) notes that the 95% Draft of the Comp Plan does not grapple with the problem of how to reconcile the extraordinary, proposed growth in the human population with the pressure this growth will put on our Open Space.

According to the 95% Draft, the current human population, number of units, and average household size are as follows:

Current population = 19,889  
Current number of units = 8,826  
Average household size = 2.29

If 4,000 new units are added, there will be 9,160 new residents ( $4,000 \times 2.29$ ) bringing our total population to 29,049 people. If 5,000 new units are added, there will be 11,450 ( $5,000 \times 2.29$ ) new residents, bringing our total population to 31,339. Adding up the maximum column in Table 1 (page 37) adds 5,900 units. (We are not sure why this was rounded down to 5,000 in the text.) And, if 5,900 units are added, there will be 13,511 ( $5,900 \times 2.29$ ) new residents, for a total Louisville Population of 33,400. Using the internal document's numbers, see pages 10 and 37 of the Draft Comp Plan for the source of the underlying data.

The current visitor experience and functional habitat can not be preserved with these proposed rates of growth. To preserve the quality of life for humans and the myriad lifeforms dependent on Open Space, LOSA urges you to comply with the City Charter's mandate and substantially reduce the rate of growth to no more than 20-25%.

## **DEFER TO THE PROS PLAN AND THE TRAILS MASTERPLAN FOR TRAIL ALIGNMENT**

Management of Open Space requires unique knowledge and skills. The PROS Department has subject matter experts who are working with consulting experts to put together a comprehensive plan for the management of Louisville's open space, parks, and other recreational assets. Common sense says that the City should not have three conflicting documents, (i.e., the Comprehensive Plan, the PROS Plan, and the Trails Plan) providing nuanced guidance for stewardship of our Open Space and Trails.

1. Defer to the planning efforts of the PROS Department, which is currently working with DTJ Consultants to put together Louisville's first Trails Masterplan. To the extent that the Planning Commission and the Planning Department wish to participate in the Trails Planning process, LOSA's ask is that they work with DTJ Consulting, just like everyone else.

As an example, LOSA strongly recommends the removal of the Goodhue Ditch Trail Connection (T5) from the Comprehensive Plan. (Appendix A to

this email shows the proposed alignment of the Goodhue Ditch Trail Connection (T5). This trail idea has many fundamental flaws which make it a non-starter. A trail would negatively impact sensitive riparian areas along the Goodhue Ditch and Coal Creek, fragment a significant habitat block, negatively impact active agricultural operations, require an at-grade crossing of busy Dillon Road, require permission from a conservation easement holder for access and a bridge across Coal Creek after passing through classified Open Space Preserve land.

Using the City Charter Section 15.1 criteria above, the proposed trail would violate parts (a), (b) and the agricultural part of (c) making it an inappropriate passive recreation activity. Using the City Charter Section 15.4 criteria above, the proposed trail would violate parts (b)(1)(A), (B), and (D). And this does not include the legal and safety issues listed above.

A trails connection from the Red Trail Ridge development can be made using T4 and T2 on the Figure 17 Transportation Connections map.

2. Defer to the process recently created by the PROS Department and City Council for the acquisition of Open Space and remove the language about the ability to maintain open space as a criterion.

### **REVISE THE “TEN BIG THINGS” AND THE ACTION PLAN**

Further, in an effort to better align our stewardship of Open Space with the mandates of the City Charter and planning efforts already underway by other City Departments, LOSA provides the following comments.

1. To reflect the full range of things we need to do for our Open Space, revise bullet 8 of “Ten Big Things to Get Right Over the Next Ten Years” by:

**replacing:** “Protect and Enhance Open Space – Prioritize open space and access to nature as essential community assets.”

**with:** “Protect, Preserve, Restore, and Strategically Acquire Open Space - Prioritize open space and access to nature as essential community assets while preserving and promoting native plants, wildlife, and their habitats.”

Using the internal document's numbers, see page 3 of the Draft Comp Plan.

2. To clarify that the PROS Plan that is underway does not simply sit on a shelf, refine the Action Plan by:

**replacing:** "Review and update the City's Park and Recreation Department priorities for the next 10+ years."

**with:** "Update and implement the City's Parks and Recreation and Open Space Department priorities for the next 10+ years."

And in the column "Why it's important", **add** "Preserve and restore habitat to protect existing wildlife and preserve the existing user experience."



Using the internal document's labels, see Appendix A: Action Plan.  
No number is assigned to this page.

We will have additional comments on the Plan, but these were what we were able to draft in the brief time frame provided.

We look forward to continued discussion about the needs and values of the community and thank you for your service.

Best,

/s Cathern Smith on behalf of LOSA

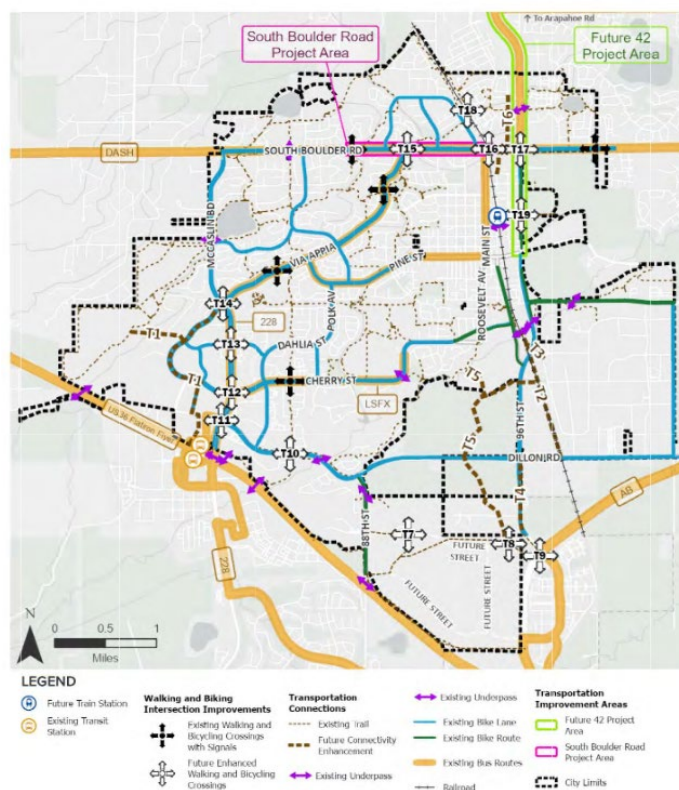
cc: Diana Langley, City Manager

Adam Blackmore, Director of Parks, Recreation, & Open Space

Ember Brignull, Open Space Superintendent

Louisville Open Space Advisory Board (*via* Ember Brignull)

**Appendix A:** Figure 17 (below) from the Comp Plan showing the location of the proposed Goodhue Ditch Trail Connection (T5). You can pinch the map to Zoom in.



Map taken from page 52 of the 348 page PDF (page 79 using the document's internal numbering system), available here: <https://www.louisvilleco.gov/home/showpublisheddocument/47223>

### End of Document ###

**From:** [S S](#)  
**To:** [City Council](#)  
**Cc:** [Judi Kern](#); [Deb Fahey](#)  
**Subject:** Considerations for January 13th Public hearing on the Comprehensive Plan  
**Date:** Tuesday, January 13, 2026 9:53:13 AM

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**[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.

Dear Louisville City Council,

As a member of ward 2, I would like to address the item of increasing the height allowance of buildings in the city of Louisville. I have lived in three major cities most of my life (NY, DC and San Francisco) all of which naturally have a tall buildingscape. I moved to Louisville because of its small town, provincial charm.

As a designer, understanding cohesiveness and layout design has thought me that the change of building height will fundamentally change the feel, character and ambiance of the town. Once you increase the height of buildings it changes the sidewalk view, road dynamics (how drivers perceive the space around them), and sky and mountain visibility for the town. This creates their perception of the town and part of its character.

What is a draw for people coming to Louisville, whether to live or visit, is the charm that Boulder, Superior and Erie can't offer. In terms of architecture, it is caused by a mixture of residential (historical and new small footprint) housing in close proximity (walking distance) to a main business block (businesses mixed with restaurant zoning). In addition, things like old growth trees, historical building and greenspace this creates a feeling for people that the town has not been built in just a few years but has a history and sense of place within the ever changing space around it.

I understand the interest and some of the need to increase dwelling units and space of expansion in order to keep the town from dwindling. But as a Millennial and current resident that has also lived in Boulder, we need to have a architectural plan that is cohesive with a small town feel. Perhaps that means a wider expansion vs a taller one.

In conclusion, if we do not keep a small town feel while incorporating necessary expansion, then we will lose that charm that draws people to Louisville's provincial character and will simply become another Boulder or worse seen as an extension of it. At that point we will simply be an offshoot of those city's and not something of our own identity.

I ask that you please consider these requests for incorporation into the Comprehensive Plan.



Best,  
Sarah Staunton  
-Ward 2  
-6 year resident

**From:** [Jennifer Singer-Rupp](#)  
**To:** [City Council](#); [Christopher Leh](#); [Josh Cooperman](#); [Deb Fahey](#); [Judi Kern](#); [Barbara Hamlington](#); [Dietrich Hoefner](#)  
**Subject:** Concerns Regarding Overall Amount of Residential Growth in draft Comp Plan and Rezoning Scale  
**Date:** Tuesday, January 13, 2026 8:25:57 AM

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**[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.

Dear Mayor Leh and Members of City Council,

I am writing to express concerns regarding the overall scale of residential growth contemplated in the draft Comprehensive Plan, and particularly the concentration of that growth in the Redtail Ridge (RTR) area.

The plan's projected residential capacity represents a substantial increase for a community of Louisville's size and character with about 5,000 units in a city that currently has about 8,900 units. I am concerned that the cumulative level of growth envisioned across the city exceeds what existing infrastructure, transportation networks, and public services can reasonably support without eroding quality of life. A more moderate and carefully phased approach to residential growth would better align with Louisville's long-term capacity, fiscal health, and community values.

These concerns are especially pronounced with respect to the new Redtail Ridge development. As proposed, the plan would transition RTR from a rural designation to dense residential zoning, allowing for up to approximately 2,500+ housing units. This represents a fundamental shift in land use for an area that is not well connected to downtown Louisville or core services and lacks the transportation connectivity, walkability, and infrastructure typically required to support development at this scale.

At the proposed level of residential rezoning intensity, Redtail Ridge would effectively function as a second city—drawing residents, services, and infrastructure demands into a largely disconnected area rather than strengthening Louisville's existing core. Redtail Ridge was also approved by Council as a metro district supporting this disconnection to the city. This approach risks straining public resources, increasing traffic, and diluting the vitality of downtown Louisville, while fundamentally altering the character and role of Redtail Ridge within the community. This land used to be used as a single-use corporate campus with no residential units. This shift of rezoning would drastically alter the land use of this area. Additionally, WUI maps have indicated that this land is fire prone and a high risk for the city of a fire event. A concentration of dense residential units on this land could create significant risk for a fire event.

I respectfully urge City Council to consider both the overall magnitude of residential growth proposed in the Comprehensive Plan and the disproportionate concentration of that growth in Redtail Ridge. Reducing citywide growth assumptions and significantly scaling back development intensity in RTR would result in a more balanced, realistic, and sustainable plan for Louisville's future.

Thank you for your time and consideration.



Sincerely,  
Jennifer Singer-Rupp

Muirfield Circle, Louisville, Colorado

**From:** [Matt Jones](#)  
**To:** [City Council](#)  
**Cc:** [Planning Commission](#)  
**Subject:** Please downsize the Comp Plan  
**Date:** Tuesday, January 13, 2026 6:54:38 AM

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**[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.

Mayor and City Council members,

I wanted to attend this Comprehensive Plan meeting to make the following points, but can't because of her prior commitment.

**Now that you know the Comprehensive Plan will drive massive housing growth, downsize to something reasonable and responsible.** In the previous Comprehensive Plan draft council and staff established the placetype areas and criteria and then asked staff to project how much residential growth would result. It is massive! Up to 2/3 more people in Louisville. Double or more of what was outlined in the aggressive Louisville Housing Plan. If implemented, I believe it will fundamentally undermine the unique small-town community we enjoy and threaten city finances. Adding the columns in Table 1 shows an increase from 46% to 67% more housing units. Now that you know the number I believe it is time for council to reduce residential growth to a number that is reasonable and responsible. More in the range of 20 to 25%. The housing plan had a 28% increase and it was aggressive at adding housing.

**It is critical to immediately direct staff to conduct a fiscal marginal cost analysis of the impact of the plan before making decisions.** I believe that this much residential growth will undermine city finances because typically residential does not pay its way. I've heard arguments that it's not as bad as it used to be, but at this massive scale there's high likelihood that service delivery will suffer and/or there will be the need for more tax revenue. Too much is at stake to not be absolutely sure.

**The massive increase will be almost all market rate, which will do little to help affordability.** I agree we need more affordable, diverse housing. Adding several thousand housing units in a metro area of three million people will not decrease housing prices. The aggressive Louisville Housing Plan adds 28% more housing units and lines out how to build more truly affordable housing, but even much of that housing seems to be market rate.

**A massive increase in residential growth will drive a lot of negative consequences.** There will be a substantial increase in frustration, crowding, and conflict while driving around town or out on the trail, significantly more crowding at the recreation center and library, the possibility of not having enough water for residents which has become enormously difficult and expensive to acquire and treat, the possibility of more crime and just generally the loss of our unique small town feeling. Those types of complaints are already being voiced. Can you imagine it with the



more than a 50% increase in residents?

**Please direct staff to reduce the massive amount of residential growth through downsizing the placetype area and criteria so that residential growth is closer to reasonable and responsible 20 to 25%.** Even that rate growth will cause issues, but they'll be far more manageable.

My best,  
Matt Jones

Louisville

**From:** [Julie Abrams](#)  
**To:** [City Council](#)  
**Subject:** The Comprehensive Plan  
**Date:** Monday, January 12, 2026 8:37:39 PM

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**[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.

Dear City Council Members,

I am writing to express my concern and disappointment regarding the proposed comprehensive plan. Increasing Louisville's population by 50–60% feels both irresponsible and misaligned with what many residents value most about our community.

I have spoken with numerous neighbors, and a consistent theme emerges: people chose Louisville because it is a small town. That is why my family moved here nearly 20 years ago. As the Taste of Louisville slogan proudly states, "A small town—with taste." A population increase of more than 50% fundamentally changes that identity and risks losing what makes Louisville special.

Even at our current size, our infrastructure is already strained. Over the past month alone, parking at the recreation center has become extremely difficult, and classes and equipment are consistently overcrowded. It is hard to imagine how these facilities could accommodate 50% more residents.

Traffic is another growing concern. Living off Via Appia, it can take up to two minutes just to exit the neighborhood during busy times due to congestion. Adding significantly more residents would only exacerbate this issue. Downtown, especially during the summer, parking is scarce and restaurants are often at capacity. While this may benefit business owners to a point, growth at this scale would be difficult—if not impossible—to sustain.

Additionally, residents are already facing increased utility costs, seemingly to support rapid development that benefits developers while diminishing the quality of life for those who already live here.

I respectfully ask the City Council to slow this process down and consider a more measured approach—one that prioritizes smart, thoughtful growth supported by existing infrastructure and reflects the desires of the community you represent.

Thank you for your time and consideration.

Sincerely,

Julie Abrams



**From:** [Betty Solek](#)  
**To:** [City Council](#)  
**Subject:** Comments on 95% draft of Comprehensive Plan  
**Date:** Monday, January 12, 2026 5:54:59 PM

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**[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.

I commend the Planning staff for a well organized system of policies. The land use policy direction is very clear and easy to follow.

I have the following general comments.

1) I think another review should be done to add the importance of local transit connections to multi modal access in the descriptions of the different Placetypes.

**For example:** Transportation connectivity of R-MX, NC, RC should specifically call out access to transit. Currently Transportation connectivity policy of these Placetypes refers only to pedestrian and cyclist access.

Also, transportation connectivity of Downtown (DT) placetype should specifically identify transit stop improvements (such as shelters and benches).

2) I'm surprised by the lack of references to "small town character" throughout the draft document. This has been a consistent theme of city council elections since I've lived here.

**For example:** Downtown (DT) placetype should specifically identify "small town character" as part of its description.

I especially appreciate the clear direction provided in the following Land Use (LU) goals:

Goal LU 3: Diversify Louisville's Housing Stock

Goal LU 6: Promote Exceptional Building and Site Design

Goal LU 7: Downtown Opportunity Area Goal

This is a very quick review so that I can submit my comments via email. I am sure there will be much to debate about the population numbers before the plan is finalized.

Thank you for considering my input.

Betty Solek

1101 N Franklin Ave

Louisville

**From:** [beth armbruster](#)  
**To:** [City Council](#)  
**Subject:** Comprehensive plan  
**Date:** Monday, January 12, 2026 5:54:58 PM

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**[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 City Counsel,
- I would like to express my thoughts on the projected growth plan. Growth of the city should be reasonable, responsible and compatible with quality of life and city finances.
- [Housing Needs Assessment](#) calls for 2,483 new units, a 28% increase.
- Financial analysis of growth impacts should be completed and used before making decisions.
- Height increases need to be clearly coupled with a requirement to cluster buildings, including businesses, single and multi family residences and parking garages, to increase green space and decrease sprawl.
- All appliances should be electric, builder to provide solar options at bulk pricing.
- Walkable communities accessible to bus transportation and trails.

Please ensure sustainable growth in all decisions.

Regards,  
Beth Armbruster



**From:** [tamar.krantz](#)  
**To:** [City Council](#)  
**Cc:** [Diana Langley](#)  
**Subject:** Too much residential growth in the comprehensive plan.  
**Date:** Monday, January 12, 2026 3:48:37 PM

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**[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.

Dear Mayor and City Council Members,

Thanks for your work for the community and for taking the time to go through this draft and all the appendices in your meeting packet!

The plan in this packet projects tremendous growth. The number of housing units is more than twice the already large number recommended in the Housing Needs Assessment.

Please direct staff to recommend land use changes consistent with the scenarios that were most favored by the public! ("Stay the Course" with 12% growth and "other" with growth conditional upon various factors). Please see page 99/348 of your agenda/packet. I wrote to you extensively before that the conclusions drawn from the Public Engagement Summary are inconsistent with the data. I hope you will collect meaningful input from the public on January 28 at the open house and through your online activities that accompany it.

Finally, despite the thorough staff summary, it was difficult for me to understand the changes between this version and the last version that you saw at your July 14 meeting. It would be helpful to the public if you could request the changes be highlighted within the document.

Thanks for considering this.

Tamar Krantz  
Ward 3

--

*Tamar Krantz*  
*She/her*

**From:** [Norma Anderson](#)  
**To:** [City Council](#); [Christopher Leh](#); [Caleb Dickinson](#); [Josh Cooperman](#); [Deb Fahey](#); [Judi Kern](#); [Barbara Hamlington](#); [Dietrich Hoefner](#)  
**Cc:** [Anderson Norma Jean Auer](#)  
**Subject:** City Council meeting Tuesday, January 13th (2026), proposed Comprehensive Plan draft  
**Date:** Monday, January 12, 2026 3:03:38 PM

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**[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.

Dear Mayor Leh, Mayor Pro Tem Dickinson, Ward I Councilman Cooperman, Ward II Councilwoman Fahey, Ward II Councilwoman Kern, Ward III Councilwoman Hamlington and Ward III Councilman Hoefner,

I'm writing today to address the proposed Comprehensive Plan being drafted for Louisville. I want to go on record cautioning strongly against excessive growth and housing as part of Louisville's future, including the potential of increasing maximum building height to five stories.

My husband and I had lived in Mountain View — the heart of California's Silicon Valley, a mile away from the massive Google complex — and experienced personally what can happen to a liveable community when plans are made by the local City Council that sound progressive, exciting, and beneficial to the Mountain View community, but which turn out to be anything "but".

In Mountain View what had been a pleasant, mid-sized community became overwhelmed by what was developed. What had been affordable housing was torn down, with new housing being built in its place, priced from \$1M on up. People who had been living in Mountain View were no longer able to afford to live there. Roads became overwhelmed with massive amounts of cars, commuting into Mountain View. The cost of living escalated and people who used to fill the service jobs (including teachers, one of a community's most valuable assets) were no longer able to live where they worked. Shops and stores closed down because people who worked in them now lived too far from the jobs they used to have. This is not conjecture; this is what we saw, and it could too easily happen here.

In Mountain View, after enduring what this massive development brought to our community for a number of years, we moved — we moved to a place where it was possible to be part of a community that's of reasonable size and welcoming, here in Louisville. Please don't consider turning Louisville into another Mountain View. It will happen more quickly than you'll realize, because "plans" often sound more ideal than what reality will produce, and once you give up the quality of life we have here now, you can't get it back.

One important element to remember is the fact that developers will come into our community, promising the development they'll bring with them will improve the quality of life. They'll come in, build massively, collect their money and leave. We, in our community, will be left with trying to accommodate to the too-fast, too-large changes that come with the level of development under consideration, while developers go onto their next development.



Having experienced what happens to a desirable community like our former home in Mountain View, my husband and I know first hand what it's like when the type and degree of development proposed by your Comprehensive Plan is carried out here. We speak out strongly against moving too quickly. A **carefully-considered slower-grown plan**, one that includes and provides for increasing demands on road systems, school systems, the power grid, etc. is what Louisville should be looking for.

It's hard to stand by and watch another Mountain View happen here in Louisville. We've been there. It's not in the interest of Louisville or its citizens to expand in the way and to the degree your Comprehensive Plan is considering.

Also, please be more forthcoming about the renaming of the Redtail Ridge as "RTR". This has been a highly controversial site that's seen many proposals, most of which have resulted in protests and even a city-wide vote about how disadvantageous the earlier plans have been to Louisville, and what citizens want done with this area.

Sincerely,  
Norma Anderson  
1904 Steel Street  
Louisville, Colorado 80027  
email: [norma22@me.com](mailto:norma22@me.com)  
cell: 720-537-5901  
landline: 303-954-9373

**From:** [Lawrence Crowley](#)  
**To:** [City Council](#)  
**Subject:** My Views on the Comprehensive Plan and Massive Growth  
**Date:** Monday, January 12, 2026 2:47:33 PM

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**[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.

Dear Council Members,

I am a resident of Boulder County for over 70 years and of Louisville for over 30 years. I raised my two children here and was a public school teacher for over 40 years. I have served on the Open Space Advisory Board.

I vehemently oppose massive growth of Louisville. Its charm and friendliness as a small town are what has made it so attractive and desirable. There is big money to be made pushing growth, hence the current rush to develop our town at breakneck speed. I do not think destroying our lovely small town by crowding in as many new developments as possible to line the pockets of developers, real estate agents, builders, etc. is reasonable, responsible or beneficial to the majority of us Louisvillians. Otherwise, why the rush?

Slow down. Preserve our wonderful small town. If it is to grow, minimalize that growth and plan it very carefully so it can retain its charm and what has made it so attractive and livable.

Thank you,

Lawrence Crowley

441 Pheasant Run

Louisville

303-666-0640



**From:** [joy brook](#)  
**To:** [City Council](#)  
**Subject:** Comprehensive plan  
**Date:** Monday, January 12, 2026 2:31:24 PM

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**[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.

Please consider the citizens of our town and their needs. We need to have a **better quality of life** - reduce traffic and have better air, not create more traffic and more air pollution. We do not need more growth, and we do not need taller buildings obstructing our views of the mountains and closing us in. **No to massive residential growth! Do not change land use rights** or allow residential development at Redtail Ridge. The traffic studies show we will not be able to access our city from the parkway with current plans Development needs to be in a transit area. There was an election where citizens clearly indicated they do not want this development and yet the developer is disregards our requirements and submits pictures of five story buildings that violate what is allowed. No taller buildings. Maintain our small town character!

Financially sound decisions need to be made that will not create excessive expenses for the city to support exorbitant development. Staff need to be more concerned about citizens, not developers' needs and desires.

Council needs to **listen** to citizens. Some of us have lived here for years and plan to spend the rest of our life here. The development in recent years has not been an improvement. The traffic and air pollution needs to be addressed.

I am very concerned of the lack of **respect** and **listening to citizens** and the unbelievable manipulation and support for developers. Save our town. Please do not continue to destroy it.

**From:** [Brad Pugh](#)  
**To:** [City Council](#)  
**Subject:** Comp Plan Draft  
**Date:** Monday, January 12, 2026 1:25:47 PM

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**[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,

I'm writing to encourage City Council to reject the massive residential growth currently in the draft Comprehensive Plan. The proposed level of growth will dramatically alter the quality of life in Louisville for the worse and will make life worse and more difficult here, not better and easier. Council should push for reasonable growth, such as:

- Reasonable, responsible growth compatible with quality of life and city finances.
- At the least, limit growth to recommendations in the recent [Housing Needs Assessment](#) (calling for 2,483 new units, a 28% increase)
- Financial analysis of growth impacts should be completed and used before making decisions.
- No height increases unless they are very clearly coupled with a requirement to cluster buildings and parking lots, thus increasing green space.
- Keep residential growth in transit areas, not at RTR (where future residents will spend time and money in Broomfield and Superior, not Louisville).

Sincerely,

Brad Pugh

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Brad Pugh  
303.819.4232



**From:** [Cathern Smith](#)  
**To:** [Planning](#)  
**Cc:** [City Council](#); [Diana Langley](#)  
**Subject:** 95% Draft Comprehensive Plan  
**Date:** Thursday, January 8, 2026 2:17:38 PM

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**[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.

Dear Chair Brauneis and Members of the Planning Commission:

I see a disconnect between the City's 95% Draft Comprehensive Plan and the values of the community in that the Comp Plan does not reflect residents' appreciation of the character of the community and its delightful small town feel. The people are the heart of any community and I believe they are looking for measured growth and continuation of the high level of services and amenities that Louisville provides. To me this means, adjusting the rate of growth to absorb traffic impacts, maintain access to the rec center and library, keep reasonably priced water, preserve open space's wildlife and solitude, and all of the rest of the social and physical infrastructure which makes Louisville such a great place to live.

In addition to reducing the rate of growth, I see a need to:

1. Bury the power lines. Excel Energy is right to proactively turn off power during high wind events. Louisville clearly needs a reliable source of power to keep the businesses and services we have (e.g., Avista Hospital) and to attract new ones. Climate change is making our fall and early winter season dryer and hotter. We need to adapt. The Comprehensive Plan should address this issue of economic resilience and public safety.
2. Adjust the rate of growth to match the capacity of emergency evacuation routes and expand evacuation routes as needed. Again, a public safety issue.
3. Make a serious commitment to affordable housing to preserve our community character.

Other Colorado communities with high rates of growth are now struggling with the cost of building the necessary infrastructure to sustain their communities. Let's plan more carefully so that we can maintain the existing high levels of service, address climate change, and preserve the livable character of Louisville.

Thanks for all that you do.  
Best,

Cathern Smith

cc: Mayor Leh and Members of City Council  
Diana Langley, City Manager

**From:** [Cathern Smith](#)  
**To:** [Planning](#)  
**Cc:** [City Council](#); [Diana Langley](#); [Adam Blackmore](#); [Ember Brignull](#)  
**Subject:** LOSA's Comments on the 95% Draft of the Comprehensive Plan  
**Date:** Thursday, January 8, 2026 12:43:01 PM

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**[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.

Dear Chair Brauneis and Members of the Planning Commission:

Louisville's Open Spaces are one of the community's best loved amenities. Open Space is highly valued by the community for its recreational, scenic, agricultural, and habitat values. Some people go to Open Space to exercise; others for a mental break or solitude; while others go to observe birds, flowering plants, sunsets, and moonrises. For our wildlife, Louisville's Open Space is their home. The grasses and trees of our Open Space sequester carbon, filter water, and provide other ecological services.

The foundational guidance for managing Open Space is found in the City Charter, which establishes the following management standards.

**Section 15-1. Open Space Article - Purpose.**

The purpose of this article is to establish **management standards** for City-owned open space lands **that**:

- (a) Are consistent with good stewardship and sound ecological principles;
- (b) **Preserve and promote native plants, native wildlife, and their habitats;** and
- (c) Preserve and promote cultural resources, agriculture, scenic vistas, and appropriate passive recreation activities.

See page 54

at <https://www.louisvilleco.gov/home/showpublisheddocument/64/635500284987870000>

**POPULATION GROWTH IMPACTS NEED TO BE ADDRESSED**

As a preliminary matter, Louisville Open Space Advocates (LOSA) notes that the 95% Draft of the Comp Plan does not grapple with the problem of how to reconcile the extraordinary, proposed growth in the human population with the pressure this growth will put on our Open Space.

According to the 95% Draft, the current human population, number of units, and average household size are as follows:

Current population = 19,889  
Current number of units = 8,826  
Average household size = 2.29

If 4,000 new units are added, there will be 9,160 new residents (4,000 x 2.29)



bringing our total population to 29,049 people. If 5,000 new units are added, there will be 11,450 (5,000 x 2.29) new residents, bringing our total population to 31,339. Adding up the maximum column in Table 1 (page 37) adds 5,900 units. (We are not sure why this was rounded down to 5,000 in the text.) And, if 5,900 units are added, there will be 13,511 (5,900 x 2.29) new residents, for a total Louisville Population of 33,400.

The current user experience and functional habitat can not be preserved with these proposed rates of growth. To preserve the quality of life for humans and the myriad lifeforms dependent on Open Space, LOSA urges you to substantially reduce the rate of growth.

### REVISE THE “TEN BIG THINGS” AND THE ACTION PLAN

Further, in an effort to better align our stewardship of Open Space with the mandates of the City Charter and planning efforts already underway by other City Departments, LOSA provides the following comments.

1. To reflect the full range of things we need to do for our Open Space, revise bullet 8 of “Ten Big Things to Get Right Over the Next Ten Years” by:

**replacing:** “Protect and Enhance Open Space – Prioritize open space and access to nature as essential community assets.”

**with:** “Protect, Preserve, Restore, and Strategically Acquire Open Space - Prioritize open space and access to nature as essential community assets while preserving and promoting native plants, wildlife, and their habitats.”

See page 3 of the Introduction.

2. To clarify that the PROS Plan that is underway does not simply sit on a shelf refine the Action Plan by:

**replacing:** "Review and update the City's Park and Recreation Department priorities for the next 10+ years."

**with:** "Update and implement the City's Parks and Recreation and Open Space Department priorities for the next 10+ years."

And in the column "Why it's important", add "Preserve and restore habitat to protect existing wildlife and preserve the existing user experience."

### DEFER TO THE PROS PLAN AND THE TRAILS MASTERPLAN

Management of Open Space requires unique knowledge and skills. The PROS Department has subject matter experts who are working with consulting experts to put together a comprehensive plan for the management of Louisville’s open space, parks, and other recreational assets. Common sense says that the City should not have three conflicting documents, (i.e., the Comprehensive Plan, the PROS Plan, and the Trails Plan) providing nuanced guidance for stewardship of

our Open Space and Trails.

1. Defer to the planning efforts of the PROS Department, which is currently working with DTJ Consultants to put together Louisville's first Trails Masterplan. To the extent that the Planning Commission and the Planning Department wish to participate in the Trails Planning process, we ask you to submit comments to DTJ Consulting so that your perspective may be folded into the efforts underway.

As an example, LOSA strongly recommends the removal of the Goodhue Ditch Trail Connection (T5) from the Comprehensive Plan. This trail idea has many fundamental flaws which make it a non-starter. A trail would negatively impact sensitive riparian areas along the Goodhue Ditch and Coal Creek, fragment a significant habitat block, negatively impact active agricultural operations, require an at-grade crossing of busy Dillon Road, require permission from a conservation easement holder for access and a bridge across Coal Creek after passing through classified Open Space Preserve land.

Using the City Charter Section 15.1 criteria above, the proposed trail would violate parts (a), (b) and the agricultural part of (c) making it an inappropriate passive recreation activity. And this does not include the legal and safety issues listed above. A trails connection from the Red Trail Ridge development can be made using T4 and T2 on the Figure 17 Transportation Connections map.

2. Defer to the process recently created by the PROS Department and City Council for the acquisition of Open Space and remove the language about the ability to maintain open space as a criterion.

We will have additional comments on the plan, but these were what we were able to draft in the brief time frame.

Thank you for sharing your expertise and for your service on the Planning Commission.

Best,

/s Cathern Smith on behalf of LOSA

cc: Mayor Leh and Members of City Council

Diana Langley, City Manager

Adam Blackmore, Director of Parks, Recreation, & Open Space

Ember Brignull, Open Space Superintendent

Louisville Open Space Advisory Board (*via* Ember Brignull)



**From:** [Matt Jones](#)  
**To:** [Planning](#)  
**Cc:** [City Council](#)  
**Subject:** Comprehensive Plan comment  
**Date:** Thursday, January 8, 2026 11:19:18 AM

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**[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.

Dear Chair Brauneis and Members of the Planning Commissioners,

It is absolutely critical that a fiscal analysis using either a marginal cost approach be conducted on the projected growth in the comprehensive plan before any decisions are made. The 46% to 67% increase in housing units and population when adding the columns in Table 1 (page 37) will significantly diminish our quality of life and service delivery and/or require tax increases to pay for additional services. This kind of analysis was performed in the last comprehensive plan update and resulted in a downsizing of the number of units. No decisions on the comprehensive plan should be made until this information is available because of the significant long term costs it could require of current residents.

Thanks,  
Matt Jones

**From:** [Betty Solek](#)  
**To:** [City Council](#)  
**Subject:** Example of Future Land use designations for Comprehensive Plan  
**Date:** Monday, August 18, 2025 6:52:16 PM

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**[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 All

I have been concerned that the most recent version of the draft Louisville Comp Plan does not have enough specification of design approaches for different land uses in the FLUM. The language of the policies is supposed to be broad and general but I think more specifics about design characteristics would be helpful for the public, business and city boards during the review process.

I've been to Carbondale, CO frequently over the years and I see a lot of similarities between Louisville and Carbondale. I looked at Sections 4 Future Land Use of the Carbondale Comprehensive Plan and I think the layout of the design characteristics by land use type is helpful for visualizing what infill and growth would look like.

I am forwarding the link below to Section 4 so you can scroll through and get a sense of their layout and approach.

[https://www.carbondalegov.org/2022%20Carbondale%20Comprehensive%20Plan\\_Chapter%204\\_Future%20Land%20Use%20Plan.pdf](https://www.carbondalegov.org/2022%20Carbondale%20Comprehensive%20Plan_Chapter%204_Future%20Land%20Use%20Plan.pdf)

I hope this is helpful for upcoming discussions of the draft Comprehensive Plan.

Betty Solek  
1101 N Franklin Ave  
Louisville



**From:** [Matt Jones](#)  
**To:** [City Council](#)  
**Cc:** [Adam Blackmore](#); [Ember Brignull](#)  
**Subject:** Comprehensive Plan comment.  
**Date:** Monday, July 14, 2025 9:15:19 AM

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[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.

Thank you for the opportunity to comment on the Comprehensive Plan Draft.

I have a comment on open space direction and another on the over-focus on converting commercial to residential. I also support the Open Space Advocates letter sent separately.

The plan is structured to start with the general in Plan Elements and Goals. Then be more specific for Land Classifications and Uses. For Open Space guidance the opposite is true, it now goes from general to even more general.

On the Plan Elements and Goal summary for Sustainability, Recreation and Open Space Focus Areas, in Conservation and Open Space Goals, thanks for including the more general open space protection language for "Preserve, restore and maintain the integrity of open spaces and habitats." Also, please add the acquisition language to the Open Space goals that is included and Recreation Asset Goals under RA.3.

On page 49, Open Space under Uses, it just reads a general "Trails and open spaces." We already have the more specific language in the City Charter so we should use it because it is already required management direction and for constancy. For "Uses", "Primary" please use the more specific city charter language: "Preserve and promote native plants native wildlife and their habitats and preserve and promote cultural resources, agriculture, scenic vistas and appropriate passive recreation activities."

More generally, I am concerned about what appears to be a wholesale changing of commercial and industrial areas to residential areas. First, as residential is a net drain on the tax base compared to commercial which subsidize residential, it undermines the city's tax base when the city is already facing a structural budget deficit problem. Second, at best it will have no impact on affordability for middle class workers like teachers. Third, it undermines the small town character we cherish and hear so much from residents.

One residential example is the jaw-dropping 18 to 30 dwelling units for the downtown area. This is in Land Use Classifications – Downtown/Central Business District under Uses for the downtown area multi use. This could lead to tearing down old buildings in downtown that are essential to its historic character and sets us apart from other communities. Please don't kill our downtown golden goose.

Thanks for all your and staff's work on this important document.

My best, Matt Jones

**From:** [Cathern Smith](#)  
**To:** [City Council](#); [Diana Langley](#); [Rob Zuccaro](#); [Adam Blackmore](#); [Ember Brignull](#)  
**Subject:** LOSA's 1st Comment on the Draft Comprehensive Plan  
**Date:** Monday, July 14, 2025 8:01:19 AM

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**[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.

Dear Mayor Leh, City Council Members, and City Manager Langley:

Louisville Open Space Advocates (LOSA) appreciates the continued work on the Comprehensive Plan and the opportunity to provide constructive feedback. While each iteration of the Plan is better than the previous version, with regards to Open Space substantive concerns remain.

Louisville Open Space Lands provide benefits that quietly—but profoundly—support biodiversity, climate resilience, and public and environmental health. The Comprehensive Plan must align with and champion the Charter’s conservation mandate and place Open Space protection and restoration at the heart of land use planning. We urge the City to revise the Comprehensive Plan to explicitly prioritize the acquisition, restoration, and protection of Open Space Lands in accordance with the Charter and the will of the voters. Doing so affirms Louisville’s commitment to conservation, sustainability, and community health.

As explained below, the current Comprehensive Plan Preliminary Review does not fully align with the City Charter; needs to prioritize the preservation, restoration, and protection of open space; and fails to clearly call for the acquisition of additional open space zoned land. These omissions undermine Louisville’s long-standing commitment to conservation and risk compromising the irreplaceable benefits that open space provides. The importance of the decisions before you cannot be overstated. We are in the midst of an ecological crisis brought on in part by global land use choices. The community expressed its strong support for existing Open Space and also for open space acquisitions when 2C passed with 70% of the vote. The City has a clear mandate to honor the commitments made in 2C and continue investing in land that aligns with our community’s values.

With regard to the proposed re-zoning of open space lands without the approval of registered electors, we request both that (1) City Council review the requirements of Section 15-3 of the City Charter/Open Space Zone District and then direct the staff to make appropriate revisions to the draft Plan, including the Future Land Use Maps (FLUM); and (2) the City provide a written response that explains what adjustments will be made. Please include a copy of any updated FLUM in the response.

Please also carefully consider and specifically address the suggested edits during Monday's meeting.

#### **I. THE PROPOSED REZONING OF LAND PLACED IN AN OPEN SPACE ZONE DISTRICT VIOLATES THE CITY CHARTER’S REQUIREMENTS.**

The City Charter establishes and prioritizes the legal framework for the preservation of open space in Louisville and enshrines open space preservation as a core civic responsibility. Throughout the Future Land Use Maps (FLUM), land zoned open space or open space use land is being converted to other uses. Examples include:

- South Boulder Road Corridor/Open Space Hecla Lake converted to a park;
- South Boulder Road Corridor/Many open space corridors converted to other residential, mixed neighborhood or parks; and



- McCaslin Corridor and Davidson Mesa Adjacent open space future use planned or designated as a park or mixed neighborhood or residential neighborhood.

The FLUM's proposed rezoning of open space land at Hecla Lake to park land and rezoning or use changes to other open space corridors to residential or other public uses in the FLUM violates section 15-3 of the City Charter. Section 15-3(d) of the City Charter only permits rezoning with "the approval of the registered electors." Re-zoning open space land without complying with the procedure set out in the City Charter sets a bad precedent that will erode public trust and create municipal liability. Due to the significance of the proposed rezoning, we request that the City Council re-evaluate the proposed rezoning and direct that appropriate revisions are made. Due to the unprecedented nature and significance of the proposed FLUM, we request a written response from the City addressing which - if any - of the proposed open space rezonings it is approving or recommending. Please include a copy of any updated FLUM maps in that response.

## **II. WORDSMITHING FOR POLICY REASONS AND FOR CLARITY.**

Although good work has been done between drafts, there is more to be done to align the Comprehensive Plan with the City Charter.

Open Space is unique in that the governing structure, including the purpose of Open Space is set out in the Section 15 of the City Charter. A very important edit needed to align the Comprehensive Plan with the City Charter is to change the primary use for open space on page 28 of the PDF to "Preserve and promote native plants, native wildlife, and their habitats; and preserve and promote cultural resources, agriculture, scenic vistas, and appropriate passive recreation activities." This language paraphrases Section 15-1 of the City Charter. As you can see, the use from the most recent draft, which simply says "Trails and open spaces", falls far short of the mark.

Below are some additional suggested edits that address inconsistency of terms, organization, the requirements of the City Charter (again), and conceptual issues.

### **1. Strengthen Articulation of City Charter-Based Open Space Land Mandate and Consistent Use of Terms.**

The opening pages of the Comprehensive Plan must more prominently reflect the City Charter's core environmental mandate: the preservation, protection, and promotion of open space land. This is not a peripheral issue – it is the foundational ecological and environmental principle of Louisville's city charter.

a. Clear and Consistent Use of Term Open Space in Vision Statement (Page 4) and Throughout the Plan: The current draft defines sustainability vaguely, using the phrase "achieved by... the preservation of open spaces"—a term that may be misinterpreted to include undeveloped or vacant parcels.

For clarity, we recommend using language consistent with the City Charter such as:

i. "Achieved by... the preservation of open space land"

or

ii. "Achieved by... the preservation of open space" (using the singular collective noun as defined in the Charter).

b. To reduce confusion and improve clarity, the selected re-wording should be applied consistently throughout the document. The term "open spaces" appears over thirty times in varied and often inaccurate contexts—sometimes referring to charter-defined open space, but other times referring to public plazas, parks, or recreational facilities (e.g., Pages 10, 23, 41 and

42).

**2. Incorporate the preservation of open space into the definition of environmental sustainability. Core Values Section (Page 5):**

- a. Incorporate the preservation of open space into the environmental sustainability definition with phrasing that aligns with the city charter's language and reinforces the ecological value of Louisville's open space lands.

Change from "We value climate action, environmental resilience, and adaptation to promote environmental sustainability."

Change to "We value climate action, environmental resilience, adaptation, *and the preservation and protection of native plants, wildlife, and their habitats to promote environmental sustainability.*"

- b. Expand and clarify the definition of Community Places with a comprehensive list that values recreation, parks, culture, and the arts. Reordering and refining this list reinforces community identity, avoids ambiguous usage of "open spaces," and ensures recreational and cultural assets are prominently acknowledged.

Change from "We value community places that bring people together and support healthy living including parks, open spaces, and other public places."

Change to "We value community places that bring people together and support healthy living—including recreation, culture and art facilities, parks, open space (not open spaces), and other public places."

**3. Clarify and separate open space and recreation. Page 10, Plan Goals and Summary Section: Sustainability, Recreation, and Open Space Focus Areas.**

There are significant language and organizational issues that warrant revision of this section—particularly in how it addresses open space land versus recreational land use. Conflating these two distinct categories obscures critical conservation goals and undermines the planning for recreation facilities and parks. This distinction is foundational to sustainable open space land management and must be consistently maintained throughout the Plan.

- a. Clarify and separate open space and recreation designations.  
b. Edit and relocate Recreation Asset Goal RA.3 for clarity and alignment.

Change from "Support the enhancement of new public space through land acquisition, conservation, and restoration." While this is a high-priority concept, the language is confusing, vague, and better aligned with conservation goals than recreational objectives.

Change to "COS.2. Support the preservation of new open space land through land acquisition, conservation, and restoration." NOTE THAT we are recommending first revising this goal and then relocating it to the Conservation and Open Space section, as a new goal!

- c. To maintain strategic clarity, preserve the conservation mission of open space planning, and strengthen the plan's alignment with Louisville's land use priorities, rewrite RA.3 under Recreation Assets to clearly focus only on recreation-specific development. For example, this could be re-written as "RA.3. Support the enhancement of new recreation facilities and parks through land acquisition, infrastructure development, and appropriate management resources."



Thank you for taking the time to read our comments. We look forward to seeing the next version of the Comprehensive Plan and to receiving your response about the rezoning of open space.

Best,

/s Cathern Smith and Helen Moshak for Louisville Open Space Advocates

cc: Rob Zuccarro, Community Development Director  
Adam Blackmore, Director of Parks, Recreation, & Open Space  
Ember Brignull, Open Space Superintendent  
OSAB (via email to Ember Brignull)

**From:** [Cathern Smith](#)  
**To:** [City Council](#); [Diana Langley](#); [Rob Zuccaro](#); [Adam Blackmore](#); [Ember Brignull](#)  
**Subject:** LOSA's 2nd Comment on the Draft Comprehensive Plan  
**Date:** Monday, July 14, 2025 8:01:14 AM

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**[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.

Dear Mayor Leh, City Council Members, and City Manager Langley:

Louisville Open Space Advocates (LOSA) appreciates the continued work on the Comprehensive Plan, including the initial efforts to incorporate Open Space preservation, restoration, and protection into this important document.

The information presented here is intended to deepen your understanding of Open Space as you chart the course of the City through the Comprehensive Plan. This letter provides important information about why Open Space lands exist, a description of Louisville's key ecosystems, highlights some of the results of the 2025 BioBlitz to give you an appreciation for how varied the life forms on our open spaces are and the threats that some of them face, the ecosystem services provided by Open Space, and its direct benefits to humans. After reading this letter you should have a clear understanding of (1) why restoration (along with protection) of existing Open Space is essential; and (2) why we think that strategic acquisition is also essential. To that end, we would like to see the Open Space Advisory Board's (OSAB's) recommended acquisition list included in the Comprehensive Plan.

### **Big Picture - Why Invest in Open Space?**

Open Space is not simply a matter of land use – it is a profound investment in ecological biodiversity and resilience, community well-being, climate action, and the legacy we leave for future generations. Protection of biodiversity is vital because it preserves the intricate web of life that sustains ecosystems, builds resilience against climate change and environmental disruption, and supports human health and food security.

### **What Kinds of Ecosystems Does Louisville Have?**

Louisville's open space lands are made up of these unique and irreplaceable ecosystems:

- Shortgrass prairie and mixed grasslands that support native grasses and other plants, pollinators, mammals, and ground-nesting birds;
- Riparian corridors along Coal Creek and other waterways, vital for amphibians, small mammals, and pollinators;
- Wetlands and seasonal ponds that provide breeding grounds for insects, birds, and aquatic species; and
- Shrublands and rocky outcrops, offering shelter for birds such as the Grasshopper Sparrow. (A ground-nesting bird that lives in mixed grass-shrub habitat. The Grasshopper sparrow is declining regionally and is considered a species of concern due to prairie habitat loss and predation by foxes, coyote, badgers, ringtails, and other mammals.)

### **What are Some of the Plants and Animals Living in Our Open Space?**

The City of Louisville Open Space Department and Colorado State University 2025 BioBlitz



Survey revealed hundreds of species in our Open Space including rare plants, native grasses, insects, birds, and amphibians all under severe pressure from habitat loss and fragmentation, invasive species, climate change, and development. Conserving and adding to Louisville's open spaces will serve as a lifeline for rare and declining native plants and animals whose survival depends on intact grasslands, wetlands, and migration corridors. Preserving these landscapes isn't just about scenery—it's about safeguarding a living legacy that includes:

**Preble's Meadow Jumping Mouse:** With its long tail, distinctive stripe and ability to hibernate up to 9 months, this mouse is recognized federally as threatened and found only in parts of Colorado and Wyoming. It prefers riparian corridors such as Coal Creek and connections between Harper and Hecla Lake.

**Lark Bunting:** Colorado's state bird is rarely seen nesting in Boulder County anymore. Open prairie habitat is critical to restoring its presence.

**Loggerhead Shrike:** A rare and remarkable songbird known for its hunting behavior, sighted sporadically in Louisville's open areas.

**Bald & Golden Eagles:** Majestic predators observed near Harper Lake and other open tracts—require ecosystem health and abundant wildlife.

**Calliope & Rufous Hummingbirds:** Migratory gems that rely on native flowering plants and undisturbed feeding grounds.

**Long-billed Curlew & Upland Sandpiper:** Grassland shorebirds requiring extensive, uninterrupted prairie for nesting and foraging.

**Western Bumblebee:** Once common, now in steep decline across the West. Sightings in Boulder County are increasingly rare due to habitat loss and pesticide exposure.

**Mason Bees:** Solitary native bees that are critical pollinators of early spring wildflowers and fruit trees. Some species are highly localized and sensitive to disturbance.

**Astragalus schmollii (Schmoll's milkvetch):** A rare legume found in limited prairie habitats, sensitive to soil disturbance and invasive species.

**Penstemon harringtonii (Harrington's beardtongue):** A native wildflower with striking purple blooms, found in dry, open meadows and rocky slopes. Considered vulnerable due to habitat fragmentation.

**Oenothera coloradensis (Colorado evening primrose):** This delicate white flower is a CO state-listed species officially designated as endangered, threatened, or of special concern based on its status within CO's borders. It prefers sandy soils and open grassland and is threatened by development and recreational use.

**Physaria bellii (Bell's Twinpod):** This yellow flower is endemic to Colorado's Front Range, grows in shale-rich soils, often near Louisville's eastern open spaces and is listed as globally imperiled (G2 rank).

Each of these species tells a story of adaptation, fragility, and connection to land. Renowned biologist E.O. Wilson advocated for setting aside half the planet's lands and oceans to preserve biodiversity. As Louisville faces growing development pressure, preserving open space becomes essential not just for biodiversity, but for safeguarding habitat and

protecting the natural resources, environment, views, and wildlife that make our community unique and support a sustainable future. Protecting Wildlife corridors and habitat quality is an essential component of planning. Larger, contiguous tracts of land offer higher-quality habitat and enable species to complete essential life cycle activities.

### **Which Ecosystem Services do we Get From our Open Spaces?**

Open space buffers against climate extremes, improves air and water quality, and supports pollinators and healthy soils. These ecosystem services are vital to both environmental and human health and include:

- Open space vegetation absorbs heat, reducing the urban heat island effect and cooling surrounding areas.
- Open space provides opportunities for floodwater retention and detention, reducing flood risks and impacts.
- Trees and grasses filter airborne pollutants like ozone, nitrogen dioxide, and particulate matter.
- Vegetation sequesters carbon, helping offset greenhouse gas emissions and improves overall air quality.
- Native plants and healthy soils filter runoff, trapping sediments and pollutants before they reach waterways.
- Wetlands and riparian zones in Open Space store excess water, reduce erosion and improve stream bank stability.
- Open Space habitats support seasonal blooms from spring through fall, ensuring year-round nectar and pollen sources.
- Undisturbed soil in Open Space areas hosts diverse microbial communities that aid nutrient cycling and plant growth.

### **What Direct Benefits do Humans Get From Ecosystem Services?**

Finally, open space provides direct benefit to humans as access to open space enhances mental and physical well-being, fosters environmental stewardship, and supports appropriate passive recreation such as hiking, birding, volunteering, photography, stargazing, wildlife viewing, fishing, canoeing, citizen science events, nature education opportunities, and strengthens community identity. Research shows that time in nature reduces stress, improves cognition, and cultivates a sense of awe and belonging.

Thank you for taking the time to read our comment. As you can see, Open Space is a vital component of our City. To enshrine our values in the Comprehensive Plan, we think that it is essential to emphasize restoration, protection, and through the inclusion of OSAB's recommended acquisition list and other appropriate edits, acquisition. We look forward to seeing the next version of the Comprehensive Plan.

Best,

/s Cathern Smith and Helen Moshak for Louisville Open Space Advocates

cc: Rob Zuccarro, Community Development Director  
Adam Blackmore, Director of Parks, Recreation, & Open Space  
Ember Brignull, Open Space Superintendent  
OSAB (via email to Ember Brignull)



**From:** [John Leary](#)  
**To:** [City Council](#)  
**Cc:** [Rob Zuccaro](#)  
**Subject:** Misnomer  
**Date:** Sunday, July 13, 2025 9:26:49 PM  
**Attachments:** [CompPlanCC2.docx](#)

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[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.

Council members,

See the attached letter for my comments on the Draft Comprehensive Plan.

Thank you.

Members of the City Council,

The topic of your July 14<sup>th</sup> meeting has a major misnomer. You are not reviewing a Comprehensive Plan. You are reviewing a long document that contains many good ideas and policies, and some that are not so good because they are very ideological and not supported by real world experiences. But, long cannot be equated with comprehensive. The clear goal of the plan is to change Louisville's small-town character via densification and urbanization under the guise of creating affordable housing. The plan contains no information on the impact of attaining this goal. The public has the right to know what these impacts will be, and without this knowledge, has no way of judging the desirability of the plan. This can only be done by providing data on these impacts, that at a minimum, is directionally correct.

Affordable housing is a laudable goal that has not been fully explored and defined and can likely be achieved without changing the overall nature of our community. It should not be approached in a "tokenism" manner that does not address underlying root causes. Much of the reason houses are incrementally more expensive in Louisville than in similar neighboring communities is simply because people want to live here for our city's character. We should not erase the attributes that create this demand as the solution to the affordability problem.

Here are some of the impacts that need to be evaluated.

1. Crowding. How much will congestion increase on our streets? How will city trails and city facilities be impacted?
2. Capital funding. What city facilities will need to be expanded and how will these expansions be funded?
3. Service demands. Will the city's service levels for things like public safety, recreation programs and plowing snow need to be increased and how will these increases be funded?
4. Fiscally sustainable land use mixture. What land use mixture is needed to ensure the city can adequately fund future capital and service needs? What will be the impact of repurposing current commercial land use designations to residential uses? Currently, even with increased household on-line spending, households do not cover the cost of the services they receive. Revenues from the commercial sectors is used to offset these deficits. Various land use mixes must be modeled to identify an acceptable land use mix. To do this our fiscal model needs to be updated. Retreating from fiscal modeling would be a step backwards for Louisville. (Please "google" "land use planning and fiscal modeling" to see an AI summary of this issue).

The timing of development is also important. It is very dangerous to make land use based on demand at a moment in time. "Banking" vacant land must often be done for long term fiscal sustainability. We should not succumb to calls for using property for its



“highest and best use” at a point in time; and using the term “underutilized” land illustrates a misunderstanding of the importance of pursuing a fiscally sustainable land use mixture.

5. Parking impacts. As an old town resident, I add this concern. The draft plan calls for redeveloping the downtown area while protecting its historical character. REALLY? Between the lines is the implication that parking requirements would have to be relaxed to make three story residential units feasible. Reducing parking requirements does not reduce parking. It simply pushes more of it into adjoining neighborhoods.

Let me add a couple of side comments. The plan has statements about what the plan is not. One says it is not a detailed budget. Of course it is not. This statement leads me to believe there is a misunderstanding of the difference between budgeting and fiscal sustainability. This is very concerning. Another statement says it is not a zoning document. This is true, but misleading since our City Code requires developments to be consistent with the Comprehensive Plan.

The public’s right to know cannot be ignored by the desire to move on. Democracy can only work when we have full information. Furthermore, our national government’s abandoning the exploration of cause and effect should not be duplicated at the local government level.

Thank you,  
John Leary

**From:** [joy brook](#)  
**To:** [City Council](#)  
**Subject:** Comprehensive plan  
**Date:** Saturday, July 12, 2025 10:10:27 AM

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**[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.

I would like to see our quality of life enhanced or at least maintained. There is no option on the comprehensive plan for a little or no growth. This looks like it has been created by developers and businesses are running our town with little or no concern for Citizen's quality of life. We need to address our traffic issues, pollution, and water shortage. What about affordable housing? The new requirement has never been enforced and the loophole has always been used. We need to preserve land for the future not destroy it. Commercial development has more potential for income for the city, and those zonings should not be given up for residential. Please think about our future and our quality of life!

Tane Mahuta E Tu!

Blessings to the Creator, trees! Stand Tall!



**From:** [Tawnya Somauroo](#)  
**To:** [City Council](#)  
**Subject:** Please Amend Draft Comprehensive Plan for Wildfire Resilience and Climate Adaptation  
**Date:** Friday, July 11, 2025 7:26:20 PM

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**[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.

Dear Mayor and Councilmembers,

I write to request specific amendments to ensure the Comprehensive Plan meaningfully addresses climate adaptation and wildfire risk reduction. Several sections in the draft plan contain narrow or misleading language, exclude the lived experience of residents, and fail to incorporate lessons learned from the Marshall Fire.

### **1. Don't Oversell the Wildfire Risk Assessment and Over-Emphasize WUI**

Page 81 of the plan states:

"The City completed a Wildfire Risk Assessment in 2023. This developed valuable new wildfire hazard and vulnerability information that is aiding decision making. Grasslands, which dominate many open spaces, present a high fire risk due to their fuel load and connectivity. Evaluating and maintaining natural ecosystems, WUI zones, and resilience-focused land use policies can help reduce future disaster risk while supporting healthy environments."

This language weighs the scales toward mitigating buildings only in WUI zones. Our Fire Chief has already recommended focusing on conflagration risks city-wide, not just applying WUI code. This distinction is critical: the WUI code protects individual buildings from embers, but conflagration mitigation protects neighborhoods from the conditions that allow a wildfire to spread uncontrollably.

The draft plan also puts too much emphasis on the 2023 Wildfire Risk Assessment (WRA). The WRA was purposefully under-scoped to address only City property through open space mitigation on fair weather days—it does not address protection of homes under red flag conditions. Its scope and recommendations are so minimal that I have come to suspect it was a performative ruse created under a previous city manager who openly denied that the City needed to do anything to address risk because he believed the Marshall Fire was a fluke.

The plan must incorporate the forthcoming Wildfire Conflagration Risk Assessment (WCRA) being developed by the Louisville Fire Protection District. The recommendations of the WCRA should take precedence over the WRA in shaping City wildfire mitigation

strategies.

## **2. Expand and Clarify the List of Mitigation Strategies**

The statement on page 81 that:

“Evaluating and maintaining natural ecosystems, WUI zones, and resilience-focused land use policies can help reduce future disaster risk while supporting healthy environments.”

is far too narrow. The plan should clearly state that the City will consider any and all methods to reduce fire risk—especially anything the LFPD recommends in the forthcoming WCRA.

I recommend amending the sentence as follows:

“Mitigating disaster risk in open space areas may require a range of strategies—including prescribed burns, grazing, mowing, thinning, and ecosystem restoration—alongside resilience-focused land use policies and maintenance of fire breaks in WUI zones.”

## **3. Clarify Intent of Goal SRA.1**

The current goal reads:

“Support programs and strategies to adapt to economic and social change and respond to natural disasters.”

This is really unclear. What does adapting to economic and social change have to do with natural disasters? It is highly unlikely that the community linked these concepts in their feedback.

Residents are asking for more than just disaster response. We recognize that climate change is well underway and want the City to close the adaptation gap, the growing divide between what we know about our community’s climate risks and the actions we’ve actually taken to protect people, homes, and infrastructure from those threats. The City must commit to reducing the likelihood that homes and businesses are destroyed in the next climate-fueled disaster.

Proposed rewording:

“Support programs and strategies that close the climate adaptation gap to reduce the risk of natural disaster to homes and businesses, and improve capacity to respond to natural disasters.”

## **4. Amend SRA.1.B to Empower Residents**



“Empower community partners, including leaders within churches and faith-based organizations, with information on hazard response options and ways to help shape updates to the Boulder County Natural Hazard Mitigation Plan.”

This must be changed to empower **Louisville residents**. City staff have shut fire survivors out of hazard mitigation discussions for over three years. The principles of climate justice dictate that the people most impacted by climate disasters should have a voice in shaping future responses.

Please revise to:

“Empower Louisville residents and community-based organizations with information on hazard response and opportunities to shape updates to the Boulder County Natural Hazard Mitigation Plan.”

## **5. Update SRA.1.E to Reflect Existing Commitments**

“Adopt a Wildland Urban Interface (WUI) code in compliance with the state minimum code, and explore more stringent code options for areas of the city with high fire hazard conditions.”

The City has already committed to anti-conflagration code city-wide, yet this section creates an opening to backtrack on the City's commitment to harden *all* new construction.

Please update this section to state that the city will continue to support the policy being the the anti-conflagration code that has already been adopted and remove any implication that resilience might be optional or negotiable.

## **6. Clean Up and Refocus SRA.1.F**

“Promote structure hardening, defensible space Firewise™ principles and green infrastructure for reducing hazards, balancing hazard mitigation needs...”

I am not sure what “green infrastructure for reducing hazards” means, but it sounds like an attempt to conflate hazard mitigation with decarbonization. Decarbonizing does *not* protect our neighborhoods from wildfire, however. Moreover, “balancing hazard mitigation needs” is vague and suggests competing priorities where there should be clarity.

Please revise to:

“Promote structure hardening, defensible space, and Firewise™ principles to reduce wildfire risk.”

## **7. Delete COS.1.H – False Tradeoff Between Environment and Fire Risk Reduction**

“When considering public land management adjacent to residential

development near open space, particularly fire-prone areas such as Davidson Mesa, balance hazard risk with ecological and community values.”

This is absolutely chilling. The Marshall Fire was the largest environmental catastrophe in Louisville’s history, preventing another megafire in Louisville IS an ecological value. And why is reducing fire risk being portrayed as something in opposition to “community values.” If a resident prefers tall invasive grasses on Davidson Mesa, that preference cannot outweigh the need to prevent future destruction of property and toxic contamination of neighborhoods and schools due to fire.

Please delete this entire statement.

#### **8. Fix SRA.1.J – No Unfunded Open Space Purchases**

“Evaluate all potential land acquisitions in terms of their ability to minimize natural hazard.”

Mitigation should not be used as a justification to acquire more open space that the City may not financially commit to maintain. Please amend this section to read:

“Evaluate whether the City can afford to maintain and mitigate any potential new open space acquisition for natural hazard risks before deciding to purchase.”

Thank you for your time and consideration. These changes are necessary to reflect what we’ve learned, what we’ve lost, and what we must do to avoid repeating the mistakes that left us vulnerable in 2021.

Sincerely,

Tawnya Somauroo

Louisville Resident and Marshall Fire Survivor



**From:** [Josh Cooperman](#)  
**To:** [Diana Langley](#); [Rob Zuccaro](#); [Jeff Hirt](#)  
**Cc:** [City Council](#)  
**Subject:** Comments on draft Comprehensive Plan, part 1  
**Date:** Thursday, June 19, 2025 10:58:46 PM

---

Dear Diana, Jeff, and Rob,

Please find below my comments on the draft Comprehensive Plan excluding the strategies for goal implementation; I will provide comments on the strategies as soon as possible. Please let me know if I can provide any clarifications.

Best,  
Josh

#### General comments

The draft hardly connects the vision statement and core values to rest of Comprehensive Plan. We should include some form of explanation of these connections.

We should cite and reference all of the City's other plans, relevant policies, and relevant resolutions, and we should lift all of the City's principal goals (and strategies) from these sources.

In many places there are sentences that more-or-less consist of lists of catchwords and catchphrases. We should tailor these sentences to the specific context of Louisville.

That each set of goals for each plan element fit on one page strikes me as quite a coincidence. Each set of goals should have as much space as needed; there is no good reason to inflate or limit this space for aesthetic reasons.

Ensure that all mentions of open space align with relevant provisions of the City's charter. In particular, ensure that all terminology associated with open spaces, like greenways and natural areas, accurately reflects these provisions.

Terminology is not used consistently throughout the draft. For instance, "economic vitality", "economic conditions", and "economic vibrancy" are all used for the same plan element, and the FLUM legend does not fully use the same terminology as the land-use type descriptions. I love to wordsmith my own writing, and I love to reference a thesaurus, but clarity of writing must come first. In many places there are sentences in which the word choice makes these sentences unclear or even incorrect. I would be happy to suggest editing techniques to remedy this issue.

The draft contains insufficient emphasis on preparedness, resilience, and adaptation. Given that the Comprehensive Plan is supposed to guide development over the next decade and provide a vision for Louisville's future beyond the next decade, these topics strike me as particularly important.

Some goals are more overarching than others. For instance, the City's greenhouse gas

emissions reduction goals have relevance for land-use, development, transportation, infrastructure, open space, and other realms. Such overarching goals should explicitly inform less overarching goals.

There is very little consideration of the constraints on development presented by natural resource limitations.

#### Specific comments

##### Page 4

A comprehensive plan does not just address “future growth”; our description of the comprehensive plan should reflect its comprehensive nature.

I still favor including the boxes with definitions of equity, sustainability, resilience, and vibrancy and examples illustrating these definitions. These definitions need improvement along the lines that I outlined on Tuesday night. The core values do not fully capture equity, resilience, and aspects of sustainability, so I favor having these lenses from the vision statement explained to some extent.

##### Page 6

I do not understand how the vision statement and core values inform the plan elements and their focus areas. This link should be made much more explicit.

##### Page 7

I strongly disagree with the organization of the five plan elements. The current organization involves too much lumping, and some of the elements have considerable overlap. I advocate for splitting up some of the elements, especially those of environmental sustainability, recreation, and open spaces and economic vitality, and for reforming some of the elements to reduce overlap, especially those of community services and infrastructure and transportation and mobility.

That each plan elements has three focus areas strikes me as a quite a coincidence. Each plan elements should have as many focus areas as needed; there is no good reason to inflate or limit the number of focus areas for aesthetic reasons.

The focus areas should not themselves be goals as each focus area will have associated goals.

##### Page 8

I do not like the phrase “neighborhood enhancement” at least not in the current context. All three NE goals apply to the entire City. One could argue that the City is a collection of neighborhoods, but this interpretation does not fully align with the usual usage of the word “neighborhood”.

Not all of goals HD1, HD2, and HD3 directly or fully address housing diversification, so we might consider a more appropriate name for this focus area. Affordability should supersede diversification even if diversification is one step towards affordability.

We should include the 12% affordable housing by 2035 goal as one of the housing goals.

Goal HD2 does not make much sense as currently written.



Goal DO2 should make reference to our businesses and possibilities for additional housing. Goal DO3 needs to be completely rewritten. While the McCaslin corridor generates the majority of the City's sales tax, its revitalization involves so much more than its shopping opportunities.

Goal DO4 needs to be edited. What is "self-sustaining development"? What is the difference between "employment" and "commercial"?

We should include a goal about connections, especially for bicyclists and pedestrians, to the opportunity areas.

We should include a goal concerning consideration and mitigation of development impacts on nearby existing developments.

#### Page 9

The focus areas of transportation alternatives, multimodal connectivity, and transportation infrastructure are inextricably interconnected. Either reduce the number of focus areas, consolidate these focus areas and introduce new focus areas, or reorganize these focus areas.

We should explicitly include walking as a mobility option, the most important from my perspective.

Goals TA1, TA2, and TA3 are perhaps too broad.

Use the words "paths" and "trails" carefully and appropriately. Should goal MC1 include trails?

The description of the transportation infrastructure focus area is rather listy, making it difficult to understand. I am surprised that "parking strategies" is explicitly mentioned.

Do goals TI1 and TI2 come directly from resident feedback? There is considerably more transportation infrastructure to address in the City—see the Transportation Master Plan—most of which I would rank much higher than these two goals.

#### Page 10

Goal SRA1 is rather broad but also rather limited. We should include goals concerning risk assessment, emergency preparedness, and hazard mitigation. For instance, such goals should address development in high risk areas, firewise practices throughout the City, preparedness of critical infrastructure and facilities, wildfire mitigation in open spaces, and consequences for insurability.

Goal SRA2 is much too weak: replace "support" with "implement".

Goal SRA3 is much too weak: replace "encourage" with "require".

We should include the City's most current climate action goals passed by resolution last year.

Ensure that goals COS1 and COS2 are fully aligned with the City's charter.

While I appreciate the sentiment of goal COS3, this goal is rather weak as written, particularly the word "allow".

We should include a goal concerning acquisition of open spaces.

Ensure that goal RA1 aligns with the City's charter concerning usage of open spaces.

Goal RA2 needs to be completely rewritten. I do not understand what this goals currently says.

Goal RA3 strikes me as out of place. Ensure that goal RA3 aligns with the City's charter concerning usage of open spaces.

We should include goals concerning maintenance and expansion of recreational facilities.

Page 11

The description of the supportive business environment focus area should include existing businesses. If this description calls out particular business districts, then it should call out all business districts.

We should explicitly include language about a mix of uses in the description and goals for this focus area.

Goals SB1 and SB2 say very little of substance.

I do not completely understand goal SB3. Does this goal belong under a different focus area?

The description of the placemaking and public realm focus area and its goal PP2 are quite broad. Could we focus this description and create goals more like PP1, perhaps applying to other areas of the City?

The community heritage focus area does not fully belong within the economic vibrancy plan element.

The community heritage focus area description and goals are among the best of the draft Comprehensive Plan, especially goal CH3: they are concise, clear, and meaningful.

We should include education in goal CH2.

Contextual building design is not the only way to protect and promote.

Page 12

The description of the core community services focus area needs to be rewritten for clarity and simplicity. Does this description include all of the City's core services?

Goal CS1 should probably mention constraints on providing core services to the highest level.

Goal CS3 strikes me as somewhat out of place, especially considering the description of this focus area.

Goal CS4 should mention parks and open spaces as well as the impacts of population growth on providing core services.

Goal CS6 strikes me as out of place.

The City already has water management strategies. We should reference the City's utility master plan.

Goal WI2 is much too weak: replace "consider" with "implement".

Goal WI4 strikes me as slightly out of place, particularly considering the description of this focus area.

The City already has approaches to decision making, so goal AT1 should address improvements.

The City already has approaches to public involvement, so goal AT2 should address improvement. We should reference the City's public involvement policy.

Goal AT3 strikes me as somewhat out of place: while I completely agree with the sentiment,



this goal does not fully align with the description of the accountability and transparency focus area.

Goal AT4 strikes me as slightly out of place: while I completely agree with the sentiment, this goal does not fully align with the description of this focus area.

We should address the impact of land-use decisions on the City's fiscal health.

Page 21

Do these four "things we heard" constitute those most frequently cited in feedback? If so, then I recommend stating as much; if not, then I recommend expanding the list of "things we heard".

Pages 22 and 23

Do these five "things we heard" constitute those most frequently cited in feedback? If so, then I recommend stating as much; if not, then I recommend expanding the list of "things we heard".

FLUM

While I very much support policies to preserve "naturally-occurring affordable housing", I worry a bit about the potential stigma associated with putting such a label on the future land-use map.

We should include potential underpasses at the intersection of Via Appia and South Boulder Road and bridging the east and west sides of McCaslin Boulevard.

Page 40

This page needs to be reorganized. Placetypes are just names for the land uses while the other categories are attributes of placetypes; this structure is not evident from the current organization.

Page 48

We should require bicycle parking at all parks.

Page 49

We should require bicycle parking at appropriate entrances to open spaces.

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**From:** [Tawnya Somauroo](#)  
**To:** [City Council](#)  
**Subject:** Please Elevate Hazard Mitigation in Louisville's Comprehensive Plan  
**Date:** Monday, June 16, 2025 11:46:41 PM

---

Dear Louisville City Council,

As Louisville grows, our planning efforts must reflect the risks we face. Over the past 12 years, our community has endured repeated disasters. The majority of damage from Colorado's most expensive wildfire happened here, destroying 550 homes and causing widespread smoke, toxic, and heat damage to hundreds more. Many families were displaced, and the health impacts are still felt today—by first responders, by those who returned to damaged homes, and by residents still living with trauma. The 2013 floods damaged homes, infrastructure, and public spaces. Even smaller events, like the 2018 hailstorm, have reminded us how vulnerable we are.

These are not isolated incidents. They reflect a growing pattern linked to climate change and demand a more deliberate, proactive response.

Investing in hazard mitigation before disaster strikes is far more effective than responding afterward. A Congressional study found that every dollar spent on mitigation saves six dollars in future costs. The longer we wait, the more we put at risk—not only financially, but in human terms. Despite this, the City has passed on opportunities to mitigate homes in areas impacted by the Marshall Fire. We cannot afford to keep missing chances to make Louisville more resilient.

Right now, hazard mitigation is treated as an ill-defined “lens” in the Comprehensive Plan. That is not enough. I urge Council to instruct staff to:

- <!--[if !supportLists]-->1. <!--[endif]-->**Make hazard mitigation a clear and explicit goal** in the Comprehensive plan instead of an ill-defined ‘lens’.
- <!--[if !supportLists]-->2. <!--[endif]-->**Include risk assessment information in the Comprehensive Plan.** This is a direct recommendation from the Louisville annex of the 2022 Boulder County Hazard Mitigation Plan. Yes, great idea staff!
- <!--[if !supportLists]-->3. <!--[endif]-->**Guide development away from high-risk areas** by creating policies that discourage building in places such as floodplains.
- <!--[if !supportLists]-->4. <!--[endif]-->**Adopt and implement Firewise development and landscaping best practices** within the wildland-urban interface (WUI).
- <!--[if !supportLists]-->5. <!--[endif]-->**Promote retrofitting of critical facilities in high-risk areas** to ensure they are disaster-resilient.

Thank you for your attention and your continued service to the community.

Sincerely,  
Tawnya Somauroo

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**From:** [Matt Jones](#)  
**To:** [City Council](#)  
**Cc:** [Adam Blackmore](#); [Ember Brignull](#)  
**Subject:** Comp Plan comments -Agenda Item 8. E.  
**Date:** Monday, June 16, 2025 5:50:00 PM

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Thank you for the opportunity to comment on the Comprehensive Plan Draft Preliminary Review. I have three comments on open space issues and one on land use specifically related to our downtown.

More generally, I am concerned about changing commercial and industrial areas to residential areas. This could have significant long-term fiscal health issues for the city.

On page 397 Plan Elements and Goal summary for Sustainability, Recreation and Open Space Focus Areas. In Conservation and Open Space Goals, thanks for including open space protection language. It would be good to add the acquisition language to the Open Space goals that is included and Recreation Asset Goals under RA.3.

On page 403 under What We Heard from community engagement under the Sustainability heading please add something like protect and acquire Open space. I recall hearing a lot about that public comments on this and it's not reflected in the summary.

On page 409 Land Use Classifications – Downtown/Central Business District under Uses for the downtown area the multi use that includes 18 to 30 dwelling units per acre seems very excessive. This could lead to tearing down old buildings in downtown that give it a historic character and such as apart from other communities. This is true also for page 401 that says in public engagement that “Downtown is the Heart” which I believe is true, but the infield housing part of the statement is likely to lead to building older buildings being torn down. Please don't kill our golden goose.

On page 414 Open Space under Uses, Primary should be the language in the city charter, “Preserve and promote native plants native wildlife and their habitats and preserve and promote cultural resources, agriculture, scenic vistas and appropriate passive recreation activities.” The current languages to vague.

My best,  
Matt Jones

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**From:** [tamar krantz](#)  
**To:** [Ember Brignull](#)  
**Cc:** [City Council](#); [Diana Langley](#); [Susan McEachern](#)  
**Subject:** Open Space Considerations for the Comp Plan Draft  
**Date:** Sunday, June 15, 2025 8:15:10 PM

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Dear Ember and OSAB members,

I am copying the city council and the city manager because she was at your last meeting.

In my public comment at your last meeting, I expressed my frustration that as a member of the public there is no way to follow the decision process in which OSAB and other board recommendations are rejected, ignored, or incorporated into city council decisions.

Will the draft comp plan be coming back to OSAB for review?

I was very pleased to see your memo on the comp plan in your [May 14 meeting agenda packet](#). It is extremely helpful for the public that you put your suggestions in a memo. I am also pleased to see some of your suggestions included in the draft comprehensive plan. I just feel like it missed your point about acquisition.

I'm sharing the specific places in the plan where acquisition could be emphasized below. I hope you will have the opportunity to give further feedback.

Thanks!

Tamar

### **Concerns about OS in the Draft Comp Plan**

On page 16 of the meeting packet linked above, your memo says:

"The land-use framework needs to emphasize Open Space acquisition."

"Include Open Space acquisitions options in future land-use maps, especially in the focus areas around Centennial Pkwy and the area around the current Avista Hospital when it relocates. Both these areas have potential parcels that could be part of open space expansion, as envisioned in the passage of referendum 2C."

There are three places in the [draft plan](#) (see page 386 to 450) where OS is discussed/mapped. There is room to emphasize OS acquisition in all three of these places.

**(1) The land use map on page 404 of the [city council packet](#) should include priority open space acquisitions.** Vacant lots prioritized for open space acquisition should not be recommended for rezoning to residential use or they may become more expensive to purchase. Specifically, Parcel F of the Centennial valley GDP, should not be rezoned from commercial to a new land use category called "mixed neighborhood (8 to 18 dwelling units per acre)." Much of this area (45 out of 58 acres) is identified as parcel WW on the 2023 OSAB Candidate Open Space Ranking Map providing continuity with Davidson Mesa. Similarly, the commercial parcel between Avista Hospital and the existing open space adjacent to the coal creek neighborhood should not be recommended for rezoning to the new land use category

called "mixed neighborhood". This area is identified as parcel DD on the 2023 OSAB Candidate Open Space Ranking Map. Finally, it should be clear that none of tract B of the coal creek business park conservation easement will be rezoned to "mixed neighborhood". The proposed land use map is difficult to read at this level of detail, but this parcel is identified as parcel DD on the 2023 OSAB Candidate Open Space Ranking Map providing continuity with Coal Creek.

**(2) Page 414 describes the land use classification "Open Space" but doesn't mention the importance of acquiring parcels for habitat connectivity.** This page seems to emphasize the connection between open space and transportation and open space and development. There is no mention of the need for connection for the benefit of wildlife. According to the future land use map, there is no plan to add any land of this land use classification.

**(3) The Open Space section on page 433 de-emphasises acquisition.** Strategy D suggests prioritizing maintenance over acquisition. Strategy L supports your identification of OS properties but doesn't include any acquisition strategies once the parcels are identified.

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**From:** [tamar krantz](#)  
**To:** [Planning](#)  
**Cc:** [Diana Langley](#); [City Council](#)  
**Subject:** Comprehensive Plan Update at your June 12 meeting  
**Date:** Monday, June 9, 2025 6:17:52 PM

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Dear Planning Commissioners,

Thankyou for your work providing high-level oversight and guidance for the Comprehensive Plan process. I see that Planning Manager, Jeff Hirt, will be giving you a brief update on the Comprehensive Plan at your next meeting. Please use this opportunity to continue to encourage robust public engagement and transparency through the remainder of the process. Here are some things that I think would help:

- The Engage Louisville Website is a fantastic resource. I would love to be able to review the input from the 10 boards and commissions. Could it be posted there?
- As you know, the most significant part of the plan will be the land use maps, and related policies and regulatory recommendations. Could you request at least three versions of these maps, policies and recommendations so that you can review alternatives at your meeting on July 10?
- For the next public engagement window, could you please present alternatives for the plan elements to the public? Especially regarding land use and regulatory recommendations?
- Could you make sure that the next survey results are considered statistically significant? I appreciated what the staff did in the first engagement window. They did a statistically significant survey as well as collecting nearly 2000 responses.

I hope you will take the time to discuss these issues during your meeting! Thanks so much!

--

*Tamar Krantz*  
*She/her*

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**From:** [Christina Pierson](#)  
**To:** [City Council](#)  
**Cc:** [Tiffany Boyd](#); [Taren Villecco](#); [Jennifer Borum](#)  
**Subject:** Fwd: Student Letters to Louisville City Council re: Comp Plan  
**Date:** Saturday, May 17, 2025 7:08:31 PM

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May 17, 2025

Dear City Council,

Our club, Panthers for Climate Action at Louisville Elementary School, are a group of 3rd, 4th, and 5th graders who are learning about climate change and raising our voices for local climate action.

We want the city's new comprehensive plan to boldly address climate change. This plan will guide city planning and budget priorities for the next several years and it is CRUCIAL for you to make sure we are making decisions that protect our future, and the health of our land, water, and open spaces in our town.

Kids in Louisville are being brought into a warming world that we had NO part in creating. Please do your part for the next generations. We are depending on you!

Thank you,  
Panthers for Climate Action







4/2/2025  
marigny  
Dear City Council,  
my name is marigny  
schotters.  
I am 10 years old. I am in 4th grade  
at Louisville Elementary School. I am  
also in my school's Panthers for Climate  
Action club. I am writing because  
I want the Climate Action plan to  
be included in the comprehensive  
plan for the City of Louisville.  
raph first of all, the City of Louisville  
could use some of its land for  
solar gardens. We can't just keep  
using gas and fossil fuels to power  
cars and then release more awful stuff  
into the world.  
Sincerely,  
marigny

Dear City Council,

My name is Penny Rose Squin  
and yes Penny not Penelope  
also I am a third grader at  
Louisville Elementary School. I am  
also a member of the LES  
climate Action club. I am want  
to Reduce or greenhouse gases,  
water conservation, public transportation!  
I also want the climate action  
plan to be included in the  
comprehensive plan for the city  
of Louisville.

I am 8! And my voice matters!  
many came before me living in  
a way that is creating  
environmental problems.

I have to live with these problems  
for a lifetime I need you  
to listen and change some things  
up ya get that?!

from

Penny



4/2/25  
April 2, 2025

Dear City Council,

My name is Gianna Marsh. I am 10 years old in fourth grade at Louisville Elementary School. I am also in PCA (my school's climate action club). I am writing because I want the climate action plan to be included in the comprehensive plan for the city of Louisville.

First of all, Our town needs to reduce our greenhouse gasses. the tempeturs are rising every year because we keep burnin fossil fuels. If the adults in this community are not helping to reduce the greenhouse gasses they are emmiting.

The second thing our town needs to do is use extra land to put down solar panels and wind milles.

You can help make these laws to help save our town and this world!

— Respectfully,  
Gianna

Dear City Council,

Hello, My name is Kinsley and I'm a 4<sup>th</sup> grader in Panthers for Climate Action at Louisville Elmerth School.

I've noticed that the comprehensive plan has not been prioritised our cities climate action plan. One thing that is important to me is City land for solar. This is because we would use less coal, which means we emit less CO2. And people would have more affordable energy, which is a win-win.

Thank you for hearing what I have to say, and taking the time to think about it.

Much appreciation,  
Kinsley

--



Christina Pierson

--

Christina Pierson

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**From:** [tamar krantz](#)  
**To:** [Christopher Leh](#); [jkern@louisvilleco.go](mailto:jkern@louisvilleco.go); [City Council](#); [City Council](#)  
**Cc:** [Samma Fox](#); [Jeff Hirt](#); [Meredyth Muth](#)  
**Subject:** Re: Please review data before proceeding with land use recommendations  
**Date:** Thursday, January 23, 2025 10:40:36 AM  
**Attachments:** [image.png](#)

---

Dear City Council Members.

We might need additional or different consultants to help with the comp plan.

At this time of national misinformation campaigns we need more respect for data. Selective disclosure of information is misinformation. Lying to council and lying to the public. I mentioned the problem with omission of data at Planning Commission on January 9th and the consultant still omitted the same information in their reports and presentation to city council.

As I said above, At 37:34 in your meeting video, the consultant shares the pie charts with preferred scenarios and the percentages of respondents selecting each. Rather than discussing the data in the pie chart, she says that she read through the comments (that they did not share) and found that "people liked a combination of B and C and then there were people who were firmly in the A camp, so the summary of what they heard from the people who selected other is that they really liked the middle ground scenario." Is that how you interpret the data below?

- **Scenario A: 23 Votes**
- **Scenario B: 1 Votes**
- **Scenario C: 3 Votes**
- **Other: 37 Votes**

After the presentation, they asked you what scenario you preferred given community input. Given their summary, did those of you who spoke in favor of a combination of B and C chose that in part because you were told that is what the community wanted?

They said "***the summary of what they heard from the people who selected other is that they really liked the middle ground scenario***" (in context of her statemet she meant B and C). I acknowledged in my previous email that they were probably right. Now that I see the data they were entirely wrong.

Now that the comments are finally available, I see 64 bullet points under "Other: Why did you choose this scenario?". On first read, only three of these bullets indicate a desire for a middle ground scenario. What is your interpretation of these comments? (Please see page 87 of 124 of the newly released appendix.)

I think we need a do-over.

I expect that you will let me know that I am being unkind. I really found the consultants organized, likable, and enthusiastic, but I come from a background in science where there are limits on manipulation and interpretation of data.

Respectfully,

Tamar Krantz

On Wed, Jan 22, 2025 at 1:46 PM tamar krantz <[tamarkrantz@gmail.com](mailto:tamarkrantz@gmail.com)> wrote:

Dear City Council Members,

Thank you very much for your replies to my email.

Great discussion last night about the comprehensive plan! Obviously, you understand our community well and provided important guidance to the consultants. There are many substantive things that I would love to comment on, but I am pleading with you to look at one particular flaw in the process that undermines the credibility of the plan: The city has not released all of the data from the survey.

Design workshop provided you with their "key understandings" , "what they heard", things residents "have appetite for", and what they see as a "desire among residents". Do you want to move forward with a comprehensive plan that is designed by the consultants, Planning Commission and yourselves, or one that is really based on community feedback?

Last night Alison Cotey mentioned that ALL of the data is available in the appendices. This is starting to feel like gaslighting. I first asked for the data before the Planning Commission discussion on January 9. I downloaded the file below for the third time and still see only the data from the open house. Please: Can someone show me where the long answers to the online survey questions are recorded if you have seen them? It is difficult for me to be so persistent about this issue when I know I could be missing something.

At 37:34 in your meeting video, the consultant shares the pie charts with preferred scenarios and the percentages of respondents selecting each. Rather than discussing the data in the pie chart, she says that she read through the comments (that they did not share) and found that "people liked a combination of B and C and then there were people who were firmly in the A camp, so the summary of what they heard from the people who selected other is that they really liked the middle ground scenario." She is probably right, but is she the only one who read the comments? Can the city council and public please read the comments, see how many were received, and verify her conclusion?

I hope you all got to read this email in which I shared some of my long answer survey responses. These are not included in the summary or the appendix that is available on Engage Louisville. Also, this email didn't make it into the meeting packet or addendum. Would you recommend an open records request to find the data collected from the survey?

Thanks again,

Tamar

On Tue, Jan 21, 2025 at 7:18 AM Christopher Leh <[leh@louisvilleco.gov](mailto:leh@louisvilleco.gov)> wrote:

Thank you for your email, Tamar. I'll take another look with your comments in mind.

**Chris Leh, Mayor**



**City of Louisville (CO)**

Louisville City Hall  
949 Main Street  
Leh@LouisvilleCO.gov  
(C) 303.668.3916

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**From:** tamar krantz <[tamarkrantz@gmail.com](mailto:tamarkrantz@gmail.com)>

**Sent:** Monday, January 20, 2025 10:42:31 PM

**To:** City Council <[Council@louisvilleco.gov](mailto:Council@louisvilleco.gov)>; City Council <[Council@louisvilleco.gov](mailto:Council@louisvilleco.gov)>

**Subject:** Please review data before proceeding with land use recommendations

Dear City Council Members,

Tomorrow night the consultants from Design Workshop will be presenting you with a summary of the community engagement activities held in November and December. While the summary is neatly packaged and very readable, it does not present you with a scientific analysis of data nor the actual data. I emailed staff and brought this up with the Planning Commission. I am now pleading with you: ***Please ask for complete data before drawing conclusions from the community survey.***

***First of all, the consultant only provided only a "sampling" of the comments collected in the survey.***

For example On page 6 of the Community Engagement Summary, you will see select answers in the speech bubbles for question 1, "What strategies or actions would you like to see to enhance community character in Louisville?" You can see more answers from the open house if you refer to page 40 of the appendix that is linked in your packet. The summary does not explain the methodology that banished some comments to the appendix. More significantly, responses from the online survey are completely absent from both the summary and the appendix.

***Here is my response that was excluded from the data:***

At the open house, there was a board about community character that presented a jobs housing imbalance as a problem— leading to the idea that residential development is the answer. As a small town, many residents are going to continue to commute to Denver and Boulder for work. I don't see how new housing will make a dent in providing homes for our workers. We need specific industries to provide housing (as ski resorts provide housing for employees) for this to work. I think this board missed the idea of community character as a small, friendly, quaint, historic town where people know their neighbors and value being outdoors.

As a second example, the summary shows only four comments received for question 7, "What strategies or actions would you like to see to enhance environmental sustainability in Louisville?" I hope you share interest in environmental sustainability

and will ask for this data.

*Here is my response that was excluded from the data:*

“Implement our municipal decarbonization plan. Create a decarb plan for the whole community.

Fund acquisition of some of the key parcels identified by OSAB before it's too late to protect biodiversity.

We can do more to reduce SOV traffic to schools.

Proud of our energy codes and cap on new gas stations. Pass dark sky ordinance and rodenticide ban.”

Finally on page 22 of the community engagement summary, you will see a summary of the responses to “Why did you choose this scenario?” The responses are wrapped up into summary paragraphs. While I feel that the summary accurately includes my response, it is not complete. I would have liked to read the actual responses in an appendix.

*Here is my response that was excluded from the data:*

All the scenarios add residential areas that are not on transit corridors. TOD should be prioritized in the next decade. What are our goals for rental vs. for sale properties so folks have a path from rent to own? Can we be serious about 12% permanently affordable housing goal. Maybe raise the fee in lieu for inclusionary housing. We should prioritize the McCaslin area for change and emphasize affordability. Let's be real and say what the ideal population size would be for our town, given the capacity of our water, air quality, infrastructure, and public services.

If you decide to proceed without the omitted data, ***please be aware that the conclusions, key findings, and Future Land Use Map Recommendations in your staff memo do not reflect survey results.***

The community's preferred growth scenarios were “none of the above” followed by the lowest growth scenario, scenario A. 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 refer to the pie charts on page 21 of the community engagement summary.

During the planning commission, the consultant expressed that the results show community desire for a combination of the three scenarios. This is false or extremely misleading. By far the largest group of respondents, 40%, preferred “other.” The summary of the reasons for choosing other cannot be interpreted as a desire for A, B, or C. Here is the summary from page 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."*

Finally, the future land use map recommendations delve into the number of stories and types of development while the scenarios were presented in terms of the number of new housing units and jobs. The scenario descriptions did not include any mention of the number of stories. If the Future Land Use Map recommendations will include the number of stories, please ask about this in a survey.

During the planning commission hearing, the data below was used to justify increased building height:

*51% of open house participants indicated that they would like to see more mixed use/ high density residential development. 38% indicated that they would like to see less of it while 10% indicated that Louisville already has the right amount.*

Please refer to the actual data tucked away in the appendix that describes stickers placed on a poster during the open house

*Mixed Use / High Density Residential*

- o More of this: 20 Votes*
- o Just right: 4 Votes*
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Should we recommend increased building heights based on 1 additional vote for high density residential? (19 want less or the same.) This question was not asked in the online survey.

***If you proceed with omitted data, please differentiate between council desires and community desires.***

Respectfully,

Tamar Krantz.  
Ward 3.

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**From:** [tamar krantz](#)  
**To:** [Christopher Leh](#); [jkern@louisvilleco.go](mailto:jkern@louisvilleco.go); [City Council](#); [City Council](#)  
**Cc:** [Samma Fox](#); [Jeff Hirt](#); [Meredyth Muth](#)  
**Subject:** Re: Please review data before proceeding with land use recommendations  
**Date:** Wednesday, January 22, 2025 1:47:00 PM

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Dear City Council Members,

Thank you very much for your replies to my email.

Great discussion last night about the comprehensive plan! Obviously, you understand our community well and provided important guidance to the consultants. There are many substantive things that I would love to comment on, but I am pleading with you to look at one particular flaw in the process that undermines the credibility of the plan: The city has not released all of the data from the survey.

Design workshop provided you with their "key understandings" , "what they heard", things residents "have appetite for", and what they see as a "desire among residents". Do you want to move forward with a comprehensive plan that is designed by the consultants, Planning Commission and yourselves, or one that is really based on community feedback?

Last night Alison Cotey mentioned that ALL of the data is available in the appendices. This is starting to feel like gaslighting. I first asked for the data before the Planning Commission discussion on January 9. I downloaded the file below for the third time and still see only the data from the open house. Please: Can someone show me where the long answers to the online survey questions are recorded if you have seen them? It is difficult for me to be so persistent about this issue when I know I could be missing something.

At 37:34 in your meeting video, the consultant shares the pie charts with preferred scenarios and the percentages of respondents selecting each. Rather than discussing the data in the pie chart, she says that she read through the comments (that they did not share) and found that "people liked a combination of B and C and then there were people who were firmly in the A camp, so the summary of what they heard from the people who selected other is that they really liked the middle ground scenario." She is probably right, but is she the only one who read the comments? Can the city council and public please read the comments, see how many were received, and verify her conclusion?

I hope you all got to read this email in which I shared some of my long answer survey responses. These are not included in the summary or the appendix that is available on Engage Louisville. Also, this email didn't make it into the meeting packet or addendum.

Would you recommend an open records request to find the data collected from the survey?

Thanks again,

Tamar

On Tue, Jan 21, 2025 at 7:18 AM Christopher Leh <[leh@louisvilleco.gov](mailto:leh@louisvilleco.gov)> wrote:

Thank you for your email, Tamar. I'll take another look with your comments in mind.

**Chris Leh, Mayor**  
**City of Louisville (CO)**  
Louisville City Hall  
949 Main Street  
Leh@LouisvilleCO.gov  
(C) 303.668.3916

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**From:** tamar krantz <[tamarkrantz@gmail.com](mailto:tamarkrantz@gmail.com)>  
**Sent:** Monday, January 20, 2025 10:42:31 PM  
**To:** City Council <[Council@louisvilleco.gov](mailto:Council@louisvilleco.gov)>; City Council <[Council@louisvilleco.gov](mailto:Council@louisvilleco.gov)>  
**Subject:** Please review data before proceeding with land use recommendations

Dear City Council Members,

Tomorrow night the consultants from Design Workshop will be presenting you with a summary of the community engagement activities held in November and December. While the summary is neatly packaged and very readable, it does not present you with a scientific analysis of data nor the actual data. I emailed staff and brought this up with the Planning Commission. I am now pleading with you: ***Please ask for complete data before drawing conclusions from the community survey.***

***First of all, the consultant only provided only a "sampling" of the comments*** collected in the survey.

For example On page 6 of the Community Engagement Summary, you will see select answers in the speech bubbles for question 1, "What strategies or actions would you like to see to enhance community character in Louisville?" You can see more answers from the open house if you refer to page 40 of the appendix that is linked in your packet. The summary does not explain the methodology that banished some comments to the appendix. More significantly, responses from the online survey are completely absent from both the summary and the appendix.

*Here is my response that was excluded from the data:*

At the open house, there was a board about community character that presented a jobs housing imbalance as a problem— leading to the idea that residential development is the answer. As a small town, many residents are going to continue to commute to Denver and Boulder for work. I don't see how new housing will make a dent in providing homes for our workers. We need specific industries to provide housing (as ski resorts provide housing for employees) for this to work. I think this board missed the idea of community character as a small, friendly, quaint, historic town where people know their neighbors and value being outdoors.

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Respectfully,

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Ward 3.



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**From:** [Cathern Smith](#)  
**To:** [City Council](#)  
**Subject:** The Comprehensive Plan Needs a Mid-Course Correction  
**Date:** Tuesday, January 21, 2025 2:00:04 PM  
**Attachments:** [image.png](#)

---

Dear Mayor Leh and Members of City Council:

While it is good to be grappling with growth, the process so far does not grapple with all of the facets of growth that should inform a Comprehensive Plan. Louisville is a great place to live. Let's keep it that way by exploring more facets of the impacts of growth before committing to an approach.

The discussion below teases out three basic and unstated premises of the revised Comp Plan deserving more attention. The first unstated premise is that the existing infrastructure is adequate to meet the needs of a City that will grow at rates that are unprecedented in recent terms. The second is that natural resources are unlimited. And, the third it that it is fiscally responsible to approve significant growth without a plan to pay for it.

#### Evaluation of Existing Infrastructure

Traffic is already a problem. Under already approved growth, the US 36 Interchange fails in a few years. But there is no plan to address that or the impacts of traffic from accelerated growth under Scenarios B and C.

Also, it is apparent that the proposed levels of growth will require expansions of the Library, Rec Center, new ball fields, probably more sewage treatment capacity, and other infrastructure. Many of these types of services require buildings. While the City could rent space, but it is more fiscally responsible to own. A truly comprehensive plan would identify where library branches, ball fields, outdoor gathering spaces, etc. are needed; It would also explain what level of growth triggers the need to upgrade different components of the infrastructure and explain how the City will finance such expansions of service.

#### Natural Resources

We know that natural resources are limited and that today's children will live in more challenging circumstances than we do *unless* we commit to sustainable growth and green building practices. For example, we know that increased evaporation from hotter temperatures caused by climate change will increase the need for water to maintain existing landscaping and reservoirs, but we do not have an assessment of the impact of climate change on the water needs of the City. Already, we are taking water from the Western Slope and drying out their lands to quench our thirst.

Our high quality of life comes from the private and public green and open spaces. The existing public green and open spaces cannot absorb a significant number of new residents with compromising the experience. The mental and physical health of a community is closely tied to resident access to recreational and nature based activities. And, quite frankly solitude. This plan does not address the need for additional green space or how we live within our means.

#### Fiscal Responsibility

For sure, Scenarios B and C (and possibly Scenario A) create an unfunded mandate that will force a future City Council to increase taxes. Rather than green-light growth at this level, I would like the City Council to engage in a meaningful conversation with the Community.



Before that conversation can occur, the citizens need to know where the tipping points are for each service and what each type of infrastructure improvement would cost. The residents of Louisville deserve to know what the fiscal impact of each growth scenario is. And, how much our taxes, water bills, etc. go up under each scenario.

### Some Elephants in the Room

#### Rezoning Under the Proposed Comp Plan Takes Away Our Bargaining Chip:

Under existing law and policy, developers can apply for exceptions to build larger developments, denser housing, higher buildings, etc. This approach works well and has given us Davidson Mesa, our award winning Golf Course, and other amenities that make our quality of life so high. By clearing the way for new zoning and an automatic right to develop, we are giving up the bargaining chip that has given us a high quality of life --for absolutely nothing in return.

#### Affordable Housing

What is the purpose of setting affordable housing goals if the Comprehensive Plan doesn't address affordable housing head-on. We know from the last few years that is a fallacy to argue that growth and density are inherently affordable. Louisville has \$1 million town homes.

#### Baked-In Growth

We already have a lot of growth baked in and the Comprehensive Plan doesn't explain why more growth is good for the people. Redtail Ridge is going to be built out, CU is going to build an unknown number of units, there are 400 units already in the pipeline, we have an affordable housing goal of 12%, and are committed to absorbing our share of the growth of Boulder County.

#### Height Limits

If City Planners want to increase the height limits, why didn't the survey clearly ask for questions about height preferences. I'm not hearing any enthusiasm for tall buildings (unless the increased height preserves Open Space).

### Thinking Outside the Box

As underutilized and already developed spaces are redeveloped, some of the existing pavement should be replaced with trees and grass to create the feel of a city in place of the suburban parking lot. This land could be configured as a grid. But it doesn't have to be.

### Conclusion

To be clear, I am not opposed to all growth. I am in favor of reasonable growth in bite sized pieces that maintains our quality of life. The Zuccarro/Hirt staff memo provides the following list of questions for City Council to address. If you meaningfully engage with these questions (below) over time, then I think you can create a Comprehensive Plan that aligns with the values of the Community.

#### REQUESTED CITY COUNCIL ACTION

The Comprehensive Plan project team is requesting the following input from City Council:

1. Do you agree with the approach for the Plan's Future Land Use Map (FLUM)? When evaluating the FLUM, consider the following:
  - a. Preferred Scenario. Based on the three scenarios presented to the community, which of these, or which combinations, most closely align with

your vision for the future? The community's vision?

b. FLUM. Based on community feedback, what should be carried forward to a preferred FLUM? What should not be considered? Are these the right future land use categories?

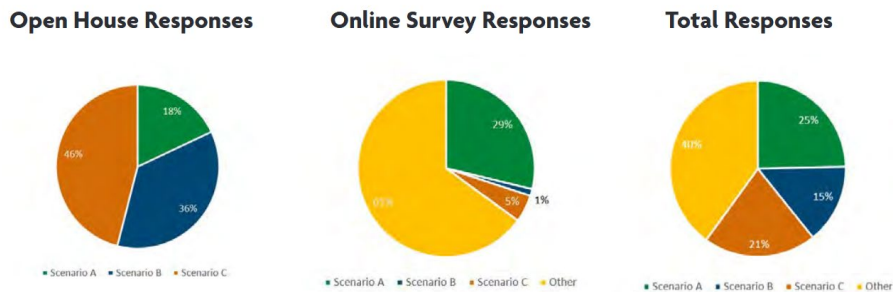
c. Plan Elements. How much housing is right for the future of Louisville? How and where should there be a focus on economic vibrancy? How can housing and mixed use housing be used to strategically influence economic vibrancy? What needs to be considered from an equity, sustainability, and resilience perspective in these plans? What are critical infrastructure aspects including transportation, utilities, and services?

d. Decision making. How should the FLUM be used to influence future zoning decisions? What flexibility should exist to allow for changing conditions?

Thank you for engaging with these important issues and committing your time and energy to meeting the needs of all of Louisville's residents and its natural and financial ecosystems.

Best,  
Cathern Smith  
Ward 3

PS: In deciding your next steps, please consider that 60% of the on-line survey respondents choose other and that this number is diluted to 40% when the Open House responses are included. However, the Open House participants were not given the option to choose other, distorting the results. I would believe that more community engagement is needed and that the data does not provide a solid basis for action.



Excerpted from page 43 of the Zucarro/Hirt Staff Memo and its attachments.

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**From:** [H.M](#)  
**To:** [City Council](#)  
**Subject:** People are missing from the Draft Comp Plan  
**Date:** Tuesday, January 21, 2025 10:18:57 AM

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Dear City Council,

A lot of hard work and thought has gone into this planning process but it isn't truly comprehensive until people are the priority. Planning stands at a crucial juncture. While the process has laid a solid foundation, it requires a stronger emphasis on people—the heart and soul of Louisville. Prioritizing the diverse needs of our residents, workers, and visitors will ensure that our city grows sustainably and inclusively. Let's focus on **who** before the what, where, when and how much. As a local government our highest priority is the community, our residents and voters and the people who work, play, shop, and recreate in Louisville. Everyone is entitled to economic stability and vitality.

**Who:**

Our comprehensive plan must center on the people who continue to live, work, retire, and the thriving community we want to build and sustain in Louisville. Let's focus on people :

- Senior housing
- Long-term residents
- Renters
- Multi-Family options
- First-time Homeowners
- Young Families
- Single Parent Family housing
- Worker housing
- Next Generation Green housing

Then we can work on **what** these folks need for housing - affordability, environmental sustainability, transportation options, access to city services and infrastructure, community gatherings and events, library, recreation, shopping and open space and parks.

These needs drive the **where** and **when** of the planning - targeted opportunity zones and support for developers committed to meeting these needs, regional & non-profit development partnerships, reasonable and measured zoning changes, art districts, community grants, etc.

## Next Steps:

1.  
The majority of folks who participated in the public dialogue didn't like the options presented. We need to listen: 40% chose "other" over the options.  
In summary, "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**." p. 22
2.  
The majority of folks who did express a preference for an option (only 25%) chose Option A - slow growth with an emphasis on community.
2.  
Let's hear each Council member's ideas and answers to the 14 excellent questions posed by the project team on p.10 of the Council Communication Memo. (Excerpted below)
3.  
Include the 12% affordable housing goal within the current housing plan goals.
4.  
Let's create a comprehensive Comp Plan that is not complete until it focuses on people and their needs and includes planning for:
  - Requirements for city infrastructure for core facilities and services including Library, Utilities, Transportation and Public Works, City Staffing, Open space, Parks, Recreation Center, Senior Center, Sport Fields, Golf Course facilities and services
  -



Open space and parks acquisitions, protection and management

- Plans for environmental sustainability, decarbonization, and green and fire hardening building requirements
- Water Resources

By focusing on housing options that meet the needs of our diverse community, ensure affordability, and foster environmental sustainability, we can build a community that thrives for generations. Let's also take into account the invaluable feedback from our public outreach and carefully consider the suggestions to preserve the unique character of Louisville.

As we move forward, it's imperative that we continue to listen, engage, and respond to the voices within our community. Together, let's create a comprehensive plan that truly reflects the aspirations and needs of our people, paving the way for a vibrant and resilient Louisville.

Thank you for your dedication and commitment to making our city a better place for all.

Sincerely,  
Helen Moshak  
20 year Louisville Resident

## **Project Team Questions to Council:**

### **"REQUESTED CITY COUNCIL ACTION**

The Comprehensive Plan project team is requesting the following input from City Council:

1. Do you agree with the approach for the Plan's Future Land Use Map (FLUM)?

When evaluating the FLUM, consider the following:

- a. Preferred Scenario. Based on the three scenarios presented to the community, which of these, or which combinations, most closely align with your vision for the future? The community's vision?
- b. FLUM. Based on community feedback, what should be carried forward to a preferred FLUM? What should not be considered? Are these the right future land use categories?
- c. Plan Elements. How much housing is right for the future of Louisville? How and where should there be a focus on economic vibrancy? How can

housing and mixed use housing be used to strategically influence economic vibrancy? What needs to be considered from an equity, sustainability, and resilience perspective in these plans? What are critical infrastructure aspects including transportation, utilities, and services?

d. Decision making. How should the FLUM be used to influence future zoning decisions? What flexibility should exist to allow for changing conditions?

2. Do you have any comments about the Plan's proposed table of contents (see Attachment 1)?"

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**From:** [John Leary](#)  
**To:** [Planning](#)  
**Cc:** [City Council](#)  
**Subject:** Comp Plan Process  
**Date:** Wednesday, January 8, 2025 10:55:49 AM

---

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:

- <!--[if !supportLists]-->1) <!--[endif]-->Impacts from traffic congestion. Levels of service changes should be assessed for each scenario.
- <!--[if !supportLists]-->2) <!--[endif]-->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.
- <!--[if !supportLists]-->3) <!--[endif]-->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?
- <!--[if !supportLists]-->4) <!--[endif]-->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 1<sup>st</sup> floor commercial with residential above. This was also deemed to be economically infeasible.

<!--[if !supportLists]-->5) <!--[endif]-->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.

<!--[if !supportLists]-->6) <!--[endif]-->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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From: [Citizen's Action Council](#)  
To: [City Council](#)  
Subject: Opportunity to Give your Input Thursday, Jan 9th on Future of Louisville!  
Date: Sunday, January 5, 2025 2:46:48 PM

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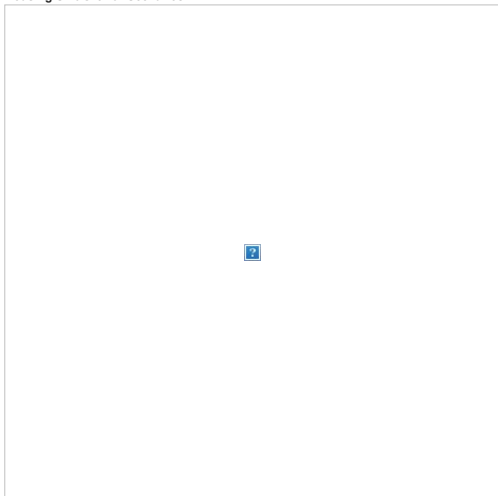
What Do You Want For The Future of Louisville? **Opportunity to give Input this Thursday, January 9th at Louisville Planning Commission!** The meeting begins at 6:30. You can attend in person, electronically, and/or send an email to the Planning Commission.

Link To Planning Commission Agenda and Contact Information: <https://www.louisvilleco.gov/home/showpublisheddocument/43992>

Big changes are underway for the future of Louisville! The Comprehensive Plan is being updated, and the final Comprehensive Plan approved by City Council will become a guiding document for future growth and development. This Thursday the Community Engagement Report will be presented and there will be a discussion of the Plan's future land use policies. Agenda Item 6c. (See page 44 for report and discussion.)

Participants in the On-line Survey and the Comprehensive Plan Open House were given three land use scenarios to choose from. 40% of respondents did not like any of the scenarios presented, and 25% chose Scenario A, the lowest growth option.

Housing Unit Growth Scenarios:



Do these scenarios fit what you want to see for Louisville? What impact will this much growth have on Louisville's livability, small town feel, traffic flow, police and fire department, Recreation Center, Library and other city services and amenities?

Will Louisville Citizen's input be a key factor considered in our new Comprehensive Plan?  
See Key Findings on pages 95-96. Do these reflect majority community input?

|  |  |
|--|--|
|  |  |
|--|--|

This is an opportunity to review the community engagement report and speak up about what you want for Louisville!

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Our mailing address is:



Citizen's Action Council  
662 W. Willow St.  
Louisville, CO 80027

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**From:** [Citizen's Action Council](#)  
**To:** [City Council](#)  
**Subject:** Give Your Input on Louisville Comprehensive Plan by Monday Dec 2nd!  
**Date:** Friday, November 29, 2024 12:55:19 PM

---

Big changes are underway for the future of Louisville! The Comprehensive Plan is being updated, and the final Comprehensive Plan approved by City Council will become a guiding document for future growth and development.

Louisville City Council has affirmed a new vision statement that includes removing "small town atmosphere" and replacing it with "...evolve and adapt to change...". The Vision statement and Core Community Values will act as a foundation for the Comprehensive Plan's policies and may be amended prior to final City Council adoption of the Plan. A Community Open House and Workshops were held Nov 7th presenting different scenarios for the future of Louisville.

The current scenarios are called, in order of housing unit growth, "Stay the Course", "Live and Work in Louisville," and "A home for everyone".

Do these scenarios fit what you want to see for Louisville? What impact will this much growth have on Louisville's livability, small town feel, traffic flow, police and fire department, Recreation Center, Library and other city services and amenities?





The Housing Plan calls for much more housing and more "diversity" of housing without specific definitions or goals. Our current housing stock is 67% Single Family Homes\* (not 70%), and there are additional attached housing units already in process which will lower that percentage. Attached housing in Louisville has increased 11% since the 2013 Comprehensive Plan.

What do you want to see for the future of Louisville?

You can still give your input online! [https://www.engagelouisvilleco.org/comp-plan?tool=map#tool\\_tab](https://www.engagelouisvilleco.org/comp-plan?tool=map#tool_tab)  
Click on "Share your input". This is open till Monday Dec. 2.

\*page 12 Housing Plan Informational Update, Sept 26, 2023

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**From:** [Citizen's Action Council](#)  
**To:** [City Council](#)  
**Subject:** Give Your Input on Louisville Comprehensive Plan!  
**Date:** Monday, November 18, 2024 12:04:33 PM

---

Big changes are underway for the future of Louisville! The Comprehensive Plan is being updated, and the final Comprehensive Plan approved by City Council will become a guiding document for future growth and development.

Louisville City Council has affirmed a new vision statement that includes removing "small town atmosphere" and replacing it with "...evolve and adapt to change...". The Vision statement and Core Community Values will act as a foundation for the Comprehensive Plan's policies and may be amended prior to final City Council adoption of the Plan. A Community Open House and Workshops were held Nov 7th presenting different scenarios for the future of Louisville.

The current scenarios are called, in order of housing unit growth, "Stay the Course", "Live and Work in Louisville," and "A home for everyone".

Do these scenarios fit what you want to see for Louisville? What impact will this much growth have on Louisville's livability, small town feel, traffic flow, police and fire department, Recreation Center, Library and other city services and amenities?





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What do you want to see for the future of Louisville?

You can still give your input online! [https://www.engagelouisvilleco.org/comp-plan?tool=map#tool\\_tab](https://www.engagelouisvilleco.org/comp-plan?tool=map#tool_tab)  
Click on "Share your input". This is open till Monday Dec. 2.

\*page 12 Housing Plan Informational Update, Sept 26, 2023

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**From:** [tamar krantz](#)  
**To:** [City Council](#); [commissioners@bouldercounty.gov](mailto:commissioners@bouldercounty.gov)  
**Subject:** Please discuss affordable housing in relation to our comprehensive plan process  
**Date:** Tuesday, November 12, 2024 2:27:14 PM

---

Dear Boulder County Commissioners and Louisville City Council Members,

I am happy to see that you will be meeting tonight to present the Boulder County Housing Department's new mission and direction. I hope you will all discuss specific applications for Louisville. How can we best use our comprehensive planning process and the \$2M for affordable housing in our city budget to prevent homelessness and severely cost burdened households? If time allows, would you consider how to prevent developments like East Street Village that cause displacement of low-income residents?

Regarding the comprehensive plan,

Can we modify our three scenarios to incorporate the 12% goal?

Please emphasize that supply without affordability does not create more AFFORDABLE housing.

Ensure that allowances for new or more dense housing development does not displace current residents and businesses and that sufficient displacement mitigation measures are in place prior to development.

Please support efforts to preserve and protect existing affordable housing and stabilize households.

Regarding the \$2M affordable housing budget

Please help the public understand how Louisville can use this money to maximize state and county matching funds

Please help us maximize the benefit for those with incomes below AMI.

Please ensure that we spend money on sustainable housing that promotes equity. Remember that we put off hiring an EDI manager and put off previously budgeted parts of our decarbonization plan to make this funding available!

If time allows, discuss the problem the East Street Village Development and how new developments can differ.

10 homes plus accessory structures, some of which were probably providing housing, were demolished displacing resident renters.

16 single family homes and 21 townhomes are planned for construction expected to begin at over \$1M (A very similar townhome adjacent to the development is currently on sale for \$1.1M)

We accepted a fee in lieu (approx \$500K total according to a resident who inquired) rather than 12% or 4.3 affordable units

We accepted a fee in lieu of a 15% public land dedication putting more pressure on existing parks and open space and contributing to the heat-island effect.

The project was promoted as compliant with our PUD criteria "Consideration and provision for low and moderate-income housing" because it provides more diversity of housing types.

However, this will only help those with double the Median Family Income (Our housing plan shows a family of four in Boulder metro area with the area median income for 2023 of \$144,100 for can only afford a \$500K home-- half the price of these townhomes)



These are tough issues and I hope your collaboration continues!

Sincerely,

Tamar Krantz,  
Ward 3

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**From:** [maxine](#)  
**To:** [City Council](#)  
**Cc:** [Caleb Dickinson](#)  
**Subject:** Comprehensive Plan Improvements  
**Date:** Monday, November 4, 2024 11:43:26 AM

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Hello City council members,

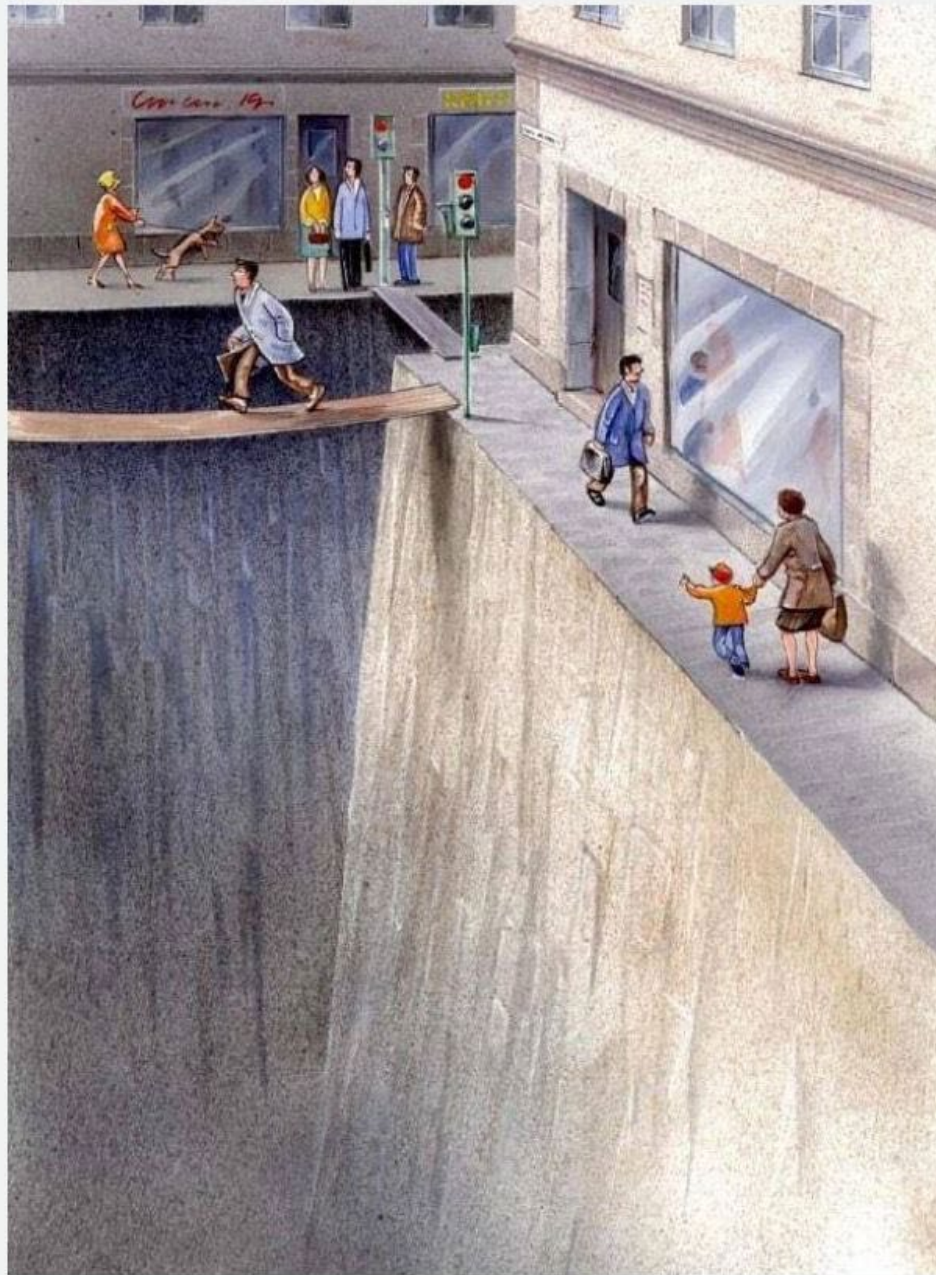
First, I did want to say that I used some of the new raised crossings around town (on Front St) and I really love them - I think they will vastly improve car yield rates. Raised crossings are a great tool because they really improve car's yield rates for a pretty inexpensive cost. It's amazing to me how effective they are, and I would love to see more of them in the city.

I recently heard through word of mouth of another child on a bicycle getting hit by a car, this time on McCaslin. Luckily, he was not seriously injured, although he did require surgery on his hand and get a concussion. This is one of several children that I have heard about getting hit by cars in the past several months in Lafayette and Louisville, all through word of mouth. So, this is clearly a very serious problem in our city. I wanted to ask and see if Louisville is tracking these incidents anywhere. I know many of them do not get reported to the police, especially if there are no major injuries. It would be a great part of open government to provide some kind of report that shows these incidents and where they happen, so that drivers, pedestrians, cyclists, and parents can all understand where the dangerous areas of town are for cyclists and so that the city can work on improving them.

When the roads are unsafe for cyclists and pedestrians, they create gulfs in the city for people who cannot or prefer not to drive. McCaslin acts as a divider for me, cutting me off from accessing parts of the city without putting myself in uncomfortable and unsafe situations. For kids, this is even worse, as they aren't as experienced at dealing with cars and already have lower independence. I often think of this illustration, when navigating around Louisville on foot or by bicycle.



But this brilliant illustration, made by Swedish artist **Karl Jilg** and commissioned by the Swedish Road Administration, shows just how extreme the situation truly is — even in an urban business district that's designed with pedestrians in mind:



(Karl Jilg/Swedish Road Administration)

I know the city has been working to improve safety and connectivity for pedestrians and cyclists. I would love to see a strong commitment to improving infrastructure as part of the comprehensive plan updates. In my opinion, it could directly improve and address several of the core values that the city is driving towards. I would want to see a commitment to sustainable safety in the new comprehensive plan. This method, as laid out [here](#) by vision zero, involves tracking incidents, and applying safety improvements to ALL streets that could have similar issues.

For example, there was a pedestrian killed on Via Appia this year. Using the sustainable safety methodology, the city would not only look at safety improvements on Via Appia, but also at improving other, similar roads (to my untrained eye, this would be roads such as Pine, Cherry, and Main st) to ensure an equal application of pedestrian safety across the city.

Making the city safer and more accessible to pedestrians, cyclists, and in general non-car drivers would address 4 out of 6 of the comprehensive plan core values:

**\* Community Connectivity: We value knowing our neighbors through a community network that is inclusive and inter-connected.**

This one is a little obvious - making the community more accessible for people using transportation methods that are not just driving creates a more inclusive and interconnected community. Right now, a lot of the city is difficult to access for community members who can't drive, because they don't have cars or because they might have disabilities that make driving difficult. Making the streets safer directly improves the ability for those people to participate in the community.

**• Environmental Sustainability: We value climate action, environmental resilience, and adaptation to promote environmental sustainability for the enduring vitality of our community.**

Cars currently produce between [61-65% of greenhouse gas emissions](#) in Colorado. Making alternative forms of transport easier to use directly lowers car emissions, and therefore makes a big difference for environmental sustainability. Over half of US car trips are [less than 3 miles](#) - it is not a hypothetical that reducing car trips within the city could have a significant impact on overall emissions from the city.

**• Economic Vibrancy: : We value thriving and dynamic businesses that support and engage the community.**

Studies have shown that cyclists actually spend [more per month](#) at local businesses than cars. It's a lot more easy to stop in for an impulsive shopping session on a bike or on foot than by car - or to enjoy the great breweries we have in town! In general, research shows that adding [cyclist infrastructure generally has a positive impact](#) on local businesses, even when it is created by removing car lanes or parking. It's also more pleasant to shop in an area that is busy with pedestrians and cyclists rather than cars - there is a reason Pearl st is a tourist destination, while the 29th st mall is not!

**• Community Places: We value community places to bring people together and support healthy living including parks, open spaces, and other public places.**

Pedestrians and cyclists use parks and open spaces as transportation corridors. On the other hand, cars cannot use parks or open space as a transportation corridor. Imagine if we took every parking lot in the city and turned it into a park... we could be the greenest city in America! Reducing demand for parking and roads by providing alternatives creates more space to create community spaces.

For these reasons, I hope the comprehensive plan includes a strong commitment to increasing the pedestrian and cyclist mode share in Louisville.

Thank you for reading!

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**From:** [joy brook](#)  
**To:** [City Council](#)  
**Subject:** Comprehensive Plan  
**Date:** Tuesday, October 29, 2024 3:06:33 PM

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I received a postcard so went online to give my input - it said "we want to hear from you." It was a hassle to have to figure out how to logon and find information. I could not find a place to give input. I want to KEEP the SMALL town character. I am tired of the town being ruined by development, trees destroyed, views of the mountains obstructed, airplane noise, and traffic congestion. Keep building height restrictions and setbacks from the road are important. I am hoping this election will bring a new city council member who will listen to citizen and quit catering to developers, selling out our future.

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**From:** [Jeff Hirt](#)  
**To:** [Susan Loo](#)  
**Cc:** [City Council](#); [Rob Zuccaro](#); [Grace Johnson](#); [Amelia Brackett](#)  
**Subject:** RE: Comprehensive Plan Value Survey  
**Date:** Wednesday, July 17, 2024 3:11:12 PM  
**Attachments:** [image001.png](#)

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Hi Susan,

Thanks for your input and we appreciate you engaging on the Comprehensive Plan update. I'm sorry you had challenges navigating the project webpage.

We recognize people want to provide input in different ways so the online engagement supplements numerous in person events we've had and will continue to have throughout the project, which will go well into 2025. We'd love for you to attend those and provide input that way as the questions/content will generally mirror what is online. I'm happy to give you a rundown of those events or have a conversation with you about the project and how these vision and values statements will fit into the Comprehensive Plan.

We've certainly been tracking the 2024 Citizen Survey results and how they will inform the Comprehensive Plan so will continue to do that. We also recognize there a lot of surveys going around and they each serve different purposes so it can be confusing. The timing of the Citizen Survey results with the Comprehensive Plan update is actually opportune and is giving us a very rich data set to work with for the plan.

Regarding your comments/questions about defining what subjective terms like "equitable" means and fiscal responsibility (if that paraphrase captures your comment), those are great! That is the purpose of doing this targeted engagement on community values, to help understand what these concepts mean to people. We will log your comments here for the Comprehensive Plan and again would encourage you to elaborate on them more, and I'd be happy to work with you to figure out what the most convenient way is to do that for you.

Thanks!

**Jeff Hirt, AICP**  
Planning Manager  
303.335.4596  
[jhirt@louisvilleco.gov](mailto:jhirt@louisvilleco.gov)



---

**From:** Susan Loo <susanloo@comcast.net>  
**Sent:** Tuesday, July 16, 2024 5:15 PM

**To:** Jeff Hirt <jhirt@louisvilleco.gov>  
**Cc:** City Council <Council@louisvilleco.gov>  
**Subject:** Comprehensive Plan Value Survey

Dear Mr. Hirt,

First, I am too overwhelmed by your complex instructions to complete the “Community Values Survey”. In my opinion, this is NOT a user-friendly document—establish a special account, put things on a “survey map” et al.

Second, I respectfully suggest you examine the recent, statistically valid portion of Louisville’s 2024 Citizen Survey in drafting the Comprehensive Plan Value Survey. I think our residents have definitely indicated they value the Basics of Government—economic vitality, utilities, and public safety. While these items may be hinted at in your draft values, they are either not named directly or given much prominence in your line-up. Despite the somewhat dishonest push poll nature of your initial Comp Plan questionnaire on environmental sustainability, the subject is still far down the list in the Citizen Survey (see page 31 in Priorities).

Third, what is the definition of “equitable”? Does equitable mean if the median price of a home in Louisville is over \$900,000, then everyone who lives here deserves a home over \$900,000? If my neighbor has a handsome, buff partner, does that mean I deserve one too?

Finally and most importantly, your draft does not mention anything about reasonable cost in pursuing any of these values. How about a value thoroughly examining the cost/benefit of policies and responsible use of taxpayer dollars?

Most sincerely,  
Susan Loo

1020 Willow Place  
Louisville

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**From:** [Susan Loo](#)  
**To:** [Jeff Hirt](#)  
**Cc:** [City Council](#)  
**Subject:** Comprehensive Plan Value Survey  
**Date:** Tuesday, July 16, 2024 5:15:42 PM

---

Dear Mr. Hirt,

First, I am too overwhelmed by your complex instructions to complete the “Community Values Survey”. In my opinion, this is NOT a user-friendly document—establish a special account, put things on a “survey map” et al.

Second, I respectfully suggest you examine the recent, *statistically valid portion* of Louisville’s 2024 Citizen Survey in drafting the Comprehensive Plan Value Survey. I think our residents have definitely indicated they value the Basics of Government—economic vitality, utilities, and public safety. While these items may be hinted at in your draft values, they are either not named directly or given much prominence in your line-up. Despite the somewhat dishonest push poll nature of your initial Comp Plan questionnaire on environmental sustainability, the subject is still far down the list in the Citizen Survey (see page 31 in Priorities).

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Most sincerely,  
Susan Loo

1020 Willow Place  
Louisville

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**From:** [tamar krantz](#)  
**To:** [City Council](#)  
**Cc:** [Jeff Hirt](#)  
**Subject:** Comprehensive Plan Values-- Survey Input  
**Date:** Friday, July 5, 2024 3:52:59 PM

---

Dear City Council Members,

Kudos to Jeff Hirt and other staff for all of the public outreach and engagement on the Comp Plan Values. I hope that the online survey yields great feedback!

I am writing to give you feedback on the survey and share my responses. I hope you will share your responses at the next council meeting on this topic.

Feedback on Survey:

The draft values shared along with the survey are missing “biodiversity” and “decarbonization”.

I attended the June 4th city council meeting in which you discussed the draft values and vision statement. At your meeting staff asked “Does City Council support using the draft vision and values statements in this memo as the basis for the next round of community engagement?”. Public and council response to the draft values and vision statement were supportive and most of the input seems to be included in the draft values that are now posted on the Engage Louisville website. As you know, staff presented you with 8 draft values. After the discussion, the wording was changed slightly and four more values were added so the draft now includes 12. I agree with the four values added but I feel values on biodiversity and decarbonization, mentioned by Councilmember Fahey and members of the public, didn’t make it into the draft.

Can you please include two more in the current draft: (1) Louisville values biodiversity including flora and fauna that share our parks, open spaces, natural areas, and private lands, whether permanent residents or migrants; (2) Louisville is committed to decarbonization because climate change presents an imminent crisis that demands local action?

I understand the value in a short survey, but I hope a future survey will dive deeper into all of the values, not just 3. Will you ask what the values mean in terms of comprehensive plan policies that would follow? For example under What does "development that maintains or enhances our unique quality of life" mean to you?" one option was “zoning regulations... to protect neighborhood character...”. This kind of specificity is helpful for respondents to understand what the values will mean later in the process. Looking forward to more questions like this.



## My Survey Responses

### 1. What does a "safe, welcoming, inclusive, and supportive community" mean to you?

I answered all of the above.

This made me think that this value should be reworded. Question number 8 in the previous survey, asked "The City's current comprehensive plan, completed in 2013, includes the 14 community values listed below. How important are these values to you today?" The number one response was "Safe Neighborhoods". This was defined as "where the City ensures our policies and actions maintain safe, thriving and livable neighborhoods so residents of all ages experience a strong sense of community and personal security." When I answered this question previously, I interpreted this to mean that I valued letting my children walk home from school and bike to the library, friends houses, and all over town alone without worry. I feel that safety means that we don't worry about crime and theft. I think that having heard from nearly 2000 people, this top value should keep safety separate.

By adding the words "welcoming, inclusive, and supportive" this could mean all of the above items. I think that the depiction of the street with bicycle turn lanes in front of the cars and wheelchair bus unloading would be better included in the value "Louisville supports transportation options and connections to places for all abilities" and cultural events should be under the value "Louisville values arts and culture".

Why not make a separate value for inclusivity using definitions from EDI?

If keeping this broad value statement, I feel strongly that this value includes a safe and inclusive space for the wild inhabitants and wild migrants that depend on Louisville wetlands, open spaces, and private property to live.

### 2. What does "supports vibrant commercial areas" mean to you?

It seems that this question only allows three answers. If allowed more, I would also have selected beautiful streets with trees, landscaping, and other amenities.

Other: Vibrant commercial areas should also be environmentally sound: carbon neutral buildings; designed to be accessed by bicycle, walking, and public transit; designed to reduce waste, pollution, and byproducts to the environment. They should also be built to be adaptable to climate change—assuming new buildings will last 100 years.

I think vibrant commercial spaces need places for small businesses with lower rents. Vibrant commercial areas should include a balance of retail and office/research. Facilities offering employment should take into consideration that employees will most likely commute from

outside of Louisville putting pressure on our housing market. A linkage fee for affordable housing would be helpful.

**3. What does "development that maintains or enhances our unique quality of life" mean to you?**

Development that "development that maintains or enhances our unique quality of life" means developing sustainably. We are in a severe nonattainment area for ozone, so it should mean that new development helps and does not exacerbate our air pollution problems. It should include decarbonization and be done to preserve and maximize open space.

The draft values should include biodiversity as a separate value.

Another value should be added for climate resilience and decarbonization.

**4. Do you have any feedback on the other [draft values](#)? Please provide any other input below.**

For the value "Louisville values parks, open spaces, and natural areas as essential community infrastructure," please move this to number 2 position to be consistent with the results of the community engagement survey.

Also, please strike the words "as essential community infrastructure" . Our parks, open spaces, and natural areas have their own intrinsic value. They are valuable for biodiversity, climate resilience, flood control, peace of mind, quiet, and survival of species. The word infrastructure minimizes and anthropomorphizes this too much.

Thanks for all of the public engagement efforts!

Tamar

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**From:** [Tiffany Boyd](#)  
**To:** [City Council](#); [Jeff Durbin](#)  
**Subject:** Comprehensive Plan focuses  
**Date:** Saturday, June 1, 2024 4:42:39 PM

---

Dear Council and City Manager Durbin,

Thank you so much for serving our community. Your willingness to always consider public interest is essential to our democratic process and is continually valued.

The consultants the city hired have been putting in a lot of time to create the Comprehensive Plan documents. However, their inclusion of only 8 values seems to have overlooked the importance of community input and the essential need for our municipality to center decarbonization and ecological diversity as a vital response to the science of climate change.

As the screen shot below shows, a large percentage of citizens surveyed are following the science that centers preserving ecological diversity and decarbonization and renewable energy projects in our community.

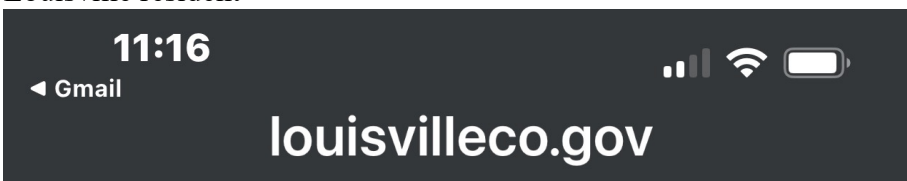
The 8 values summarized by the consultant listed “Prioritizes environmental sustainability and resilience” ..... this is too generic.

Community input and science have indicated clearly that **preserving ecological diversity and decarbonization** should be included in our values that will guide how we respond to climate change for the next 10 years. Naming it will secure its focus, prioritization, public education, policies, and funding.

Please listen to public input and science and create another community value to include these vital issues.

Thanks again for serving our town and looking out for how we respond to the dangerous changes in our climate.

Sincerely,  
Tiffany Boyd  
Louisville resident



15. Related to the topic of environmental sustainability and energy, which of the following should the city focus on over the next 10 years?

| Topic                                                   | Survey Responses |                    |
|---------------------------------------------------------|------------------|--------------------|
|                                                         | Count            | %                  |
| Natural resource conservation efforts                   | 998              | 64%                |
| Renewable energy projects                               | 838              | 54%                |
| Reduction in greenhouse gas/carbon emissions            | 636              | 41%                |
| Energy efficiency/energy code requirements              | 541              | 35%                |
| More environmentally sustainable transportation options | 503              | 32%                |
| Publicly accessible electric vehicle charging           | 497              | 32%                |
| Total                                                   | 4,013 Responses  | 1,560 Participants |

#### Methodology

This question was asked in the online survey as a multiple-choice question. Respondents were able to select up to three topics that they would like to see addressed over the next 10 years. This question received a total of 4,013 responses from 1,560 participants, a 72% response rate. This question was not asked at the open house.

#### Key Understanding

Approximately 64% of respondents selected the topic of natural resources and conservation efforts, or 998 total responses. Approximately 54% of respondents selected the topic of renewable energy projects, or 838 total responses. The fewest responses were for more environmentally sustainable transportation options and publicly accessible electric vehicle charging, each only being selected by 32% of respondents.

## GROWTH AND DEVELOPMENT

16. Related to the topic of transportation and mobility, which of the following should the City focus on over the next 10 years?

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**From:** [Citizen's Action Council](#)  
**To:** [City Council](#)  
**Subject:** CAC Meeting Saturday April 6th On Comp Plan  
**Date:** Friday, April 5, 2024 11:50:16 AM

---



## **CAC Meeting Saturday, April 6th!**

**Our topic will be the Comprehensive Plan Update, one of the most important vision**

**documents that will impact the future land use decisions of Louisville. Director of Community Development Robert Zuccaro will be presenting on the Comprehensive Plan process and answering questions.**

"Comprehensive Plans are truly comprehensive - covering growth, community services, infrastructure, economic development, housing, tourism, transportation, natural resources, and historic and cultural resources. This is an opportunity for the community to take stock of where we are and where we want to be - and to confirm the City's overall vision, values, and policies." *City of Louisville Comprehensive Plan Notice*

**Some Key Questions to be Discussed - Bring Your Questions, Too!**

\* How are the Housing and Comprehensive Plan goals going to be developed and approved by the community before the strategy is developed?

\* Density: How many new housing units and what type of density can we accommodate under current norms and still maintain our small town character?

\* How will the Comprehensive Plan and the Housing Strategy identify a path to get to the affordable housing goal? What is the affordable housing goal?

**Take The Louisville Comprehensive Plan Survey! Public engagement opportunity:**

Visit the Engage Louisville online public engagement tool created by the City of Louisville for more information and to take a survey to share your thoughts:  
<https://www.engagelouisvilleco.org/comp-plan>

 **When?**

**Saturday  
April 6th  
10:30am - 12:00  
pm**

**Where?**



**Louisville Public  
Library**  
951 Spruce Street  
Louisville, CO 80027  
**First Floor Meeting  
Room**

 **QUESTIONS?**

[Click here to email the CAC with any questions/comments.](#)

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**From:** [Cathern H Smith](#)  
**To:** [City Council](#)  
**Subject:** Louisville's Municipal Code and Comprehensive Plan Require More  
**Date:** Monday, February 5, 2024 2:04:40 PM  
**Attachments:** [image.png](#)

---

Some people who received this message don't often get email from cathernsmith@gmail.com. [Learn why this is important](#)

Dear City Council and Mayor Leh,

Land use decisions relating to the Conoco Phillips property, comprising 8% of the land within Louisville's city limits, are before you again. As a threshold matter, I am asking you to determine:

- Whether the developer's application is substantially complete; and
- Whether the application and packet contain enough information to fully evaluate the impacts of the proposed development upon our town and the degree of compliance with the Comprehensive Plan and Louisville's Municipal Code.

Because of substantive negotiations relating to the special right-turn lane for Avista, design specifications for numerous roadway improvements, funding agreements and unaddressed comments of the Public Works staff relating to traffic, City Staff recommend approval with conditions. I agree with the Staff's conclusion that information is missing. But rather than conditionally approve - I like the Planning Commission - recommend denial of the application. My recommendation is consistent with the Code and the Comprehensive Plan.

As you may know, the purposes of Section 16 of the Louisville Municipal Code include providing for the safe and efficient circulation of traffic throughout the city and the avoidance of congestion. See Section 16.04.020(K). And, "A goal of the comprehensive plan is to maintain vehicle LOS C [level of service C] ..." See page 40 of the Comprehensive Plan.

It puzzles me how the Council can make the required determinations re (1) whether the plat conforms to the requirements of Title 16; (2) whether the plat is consistent with the Comprehensive Plan; and (3) whether the proposed subdivision promotes the purposes of Section 16.04.020 until the developer completes negotiations with the Parkway and a plan to deal with the US 36 interchange's failure is in place. Right now, all we have is a recommendation to study --not improve-- the US36 interchange. The fact that several intersections will have levels of service well below C highlights the importance of traffic planning. These are not minor issues to be swept under the rug.

Additionally, from a policy perspective and as a matter of equity, I am asking you to apply the same standard to the developer, Sterling Bay, that was applied to residents rebuilding after the Marshall Fire. It is my understanding that residents were required to dot their i's and cross their t's before their applications were considered and could not submit incomplete applications. Instead of rushing through an incomplete application, let's take our time and find a way to thread the needle that upholds the value of our community as well as the letter and spirit of the municipal code and the comprehensive plan.

Finally, please note that, as discussed below, important information -- 100% required by the City Code -- is completely missing.

When assessing the degree of completeness and the potential benefits to the City, please consider the following:

1. **Missing Cost-Benefit Analysis:** There is no information about the financial impact of the development upon the City. For example, what infrastructure and other costs will the City incur? What are the anticipated gross and net tax revenues? How much of the costs of upgrading the US 36 interchange and 96th St/Parkway interchange will the City incur? Will the City give businesses which will occupy the new buildings tax breaks? Without this information how do you know that this development is good for the City?



2. **Missing Permit, Intergovernmental Agreement, and Financial Agreements with Northwest Parkway Authority:** The Parkway owns a right of way going almost all the way down to US 36. It is my understanding that before the developer can begin construction they will need at least: (1) a permit from the Parkway to connect to the Parkway's right of way; (2) a new or revised intergovernmental agreement relating to the operation of the signal at 96th Street; (3) an agreement covering design standards for the agreed upon road construction; (4) an agreement covering who pays for this road construction; and, (5) most likely, escrowed money to cover the costs.

On November 30, 2023, Managing Administrator the Northwest Parkway Highway Authority, Joel Meggers, wrote to City Council stating that consideration of the preliminary plat is "premature" and objecting to "consideration [of the developer's application] in advance of agreements being reached and made part of the approval." Mr. Meggers' correspondence (very worth reading and also asking the applicant questions about) is available at pages 860-65 of your February 6, 2024 packet. Among other things, Mr. Meggers letter asks for the "(e)limination of the proposed right-in/right-out access to the proposed Avista Hospital facility opposite Via Lata Drive" and additional traffic lanes at both Campus Drive/96 and the 96th Street/NW Parkway intersections as well as from the end of the Parkway to US 36. Clearly, a lot remains to be negotiated. And, if the location of the roads change, any approval given now is moot.

3. **Missing Analysis of Cost, Timing, and CDOT's Priority for Upgrading US 36 Interchange:** The Planning Commission found that the application does not comply with Section 16.04.020(K)'s requirement to avoid traffic congestion in part because the applicant's traffic study shows the US 36 and NW Parkway interchange reaching a F level of service requiring modification in 2027-2028 -- a scant 3-4 years from now. The Planning Commission also noted the application does not include proposals for mitigation, road capacity work, or contribution to the costs of such work. And, future improvements are not planned at this time.

Since the Planning Commission considered the application, the developer commissioned a new traffic study which --without explanation -- skirts the issue entirely. The new traffic study simply says "A coordinated study among agencies should occur to begin [sic] to look at interchange concepts." See the October 16, 2023 Traffic and Mobility Study found at page 56 of your packet. It looks to me like the process would be led by CDOT and involve several local governments and possibly the owners of toll lane. As traffic from the proposed development will accelerate the failure of this intersection, a plan and financial commitments are needed.

As a member of the Planning Commission noted, proceeding with this application without addressing the failing level of service is the opposite of planning. Should City Council move forward before an actual plan to address the US 36 interchange is in place, we will suffer from gridlock and dysfunction.

4. **Missing Analysis of Impact on Construction Traffic on Marshall Fire Communities and Mitigation Plan:** Oddly, neither of the developer's traffic studies address the impact of the traffic associated with the development on nearby communities, including those rebuilding from the Marshall Fire with high levels of their own construction traffic. Why not require the developer to mitigate the impact of their construction traffic upon affected communities?

5. **Missing At Least 4 Mandatory Preliminary Plat Requirements of Section 16.12.050, LMC:** Section 16.12.050 of the Municipal Code specifies 27 items that "shall be" included in the preliminary plat. The Code also specifies that "The word 'shall' is always mandatory ...". See Section 16.08.010(B) of the Code.

At least the following mandatory information is missing:

- i. Per Section 16.12.050 (G), the "Location and dimensions of all existing streets, alleys, easements, drainage areas, irrigation ditches and

laterals, and other significant features within or adjacent to the tract to be subdivided" shall be provided. The plat documents fail to show many existing features.

ii. Per Section 16.12.050 (S), the "Location of significant natural features such as trees, woodlands, lakes, hills, streams, wetlands, and floodplains, and historical and archaeological sites." This important ecological information is completely missing. Its omission makes the approval by the Open Space Advisory Board pretty meaningless -- as they did not have enough information before them.

iii. Per Section 16.12.050 (W), the "Development phases or stages proposed in order to assure the availability of public services and the orderly development of the subdivision." Due to the omission of an appendix of the Subdivision Improvement Agreement, this information is incomplete.

iv. Per Section 16.12.050 (Y), "The maximum height proposed for all buildings and structures." Although the developer may seek exemption from existing height restrictions at a later stage, the Code mandates that this information is provided now. This critical information is completely missing. Its absence interferes with the ability of the community to assess the impact of the development.

Additionally, the following mandatory information may be missing. Your confirmation that the following mandatory information is included is appreciated.

i. Per Section 16.12.050(N), "The location and size of existing utilities within or adjacent to the tract including water, sewer, electricity, and gas (may be placed on a separate plat)" are mandatory. This may or may not be complete. For example, if there is existing gas infrastructure it's omitted.

**6. Missing Evidence Demonstrating Compliance with General Design Standards found in Section 16.16.010(D) and 16.16.020(B) of LMC:** Under the Municipal Code, the developer bears the burden of demonstrating that its preliminary plat conforms to the General Design Standards. There is no evidence in the record related to the grading of the site and the requirements to (1) "preserve to the extent possible" "the natural features, historical, and archeological sites and vegetation of the area, including trees"; and that (2) "Drainage areas, wherever possible, are left in a natural state." See Sections Section 16.16.010(D) and 16.16.020(B) of LMC. Without presenting evidence, the developer cannot carry its burden.

**7. Missing BVSD Approval/ Reliance on Expired Agreement:** The agreement with BVSD was conditioned as follows:

- A. That a land use application filed by the Developer or its successor that includes the new alignment of Campus Drive as shown on Attachment A is approved by the City within one year from the date of this Resolution; and

and has expired. See page 606 of your packet.

Please pump the brakes on this application and proceed in a manner that conforms to the letter and spirit of the City Code, the Comprehensive Plan, and the interests of the residents.

Best regards,

Cathern Smith  
Ward III

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**From:** [Susan Loo](#)  
**To:** [City Council](#); [Jeff Durbin](#); [Samma Fox](#); [Rob Zuccaro](#); [Jeff Hirt](#)  
**Subject:** Thoughts on 2024 Comp Plan  
**Date:** Tuesday, January 23, 2024 9:13:12 PM

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Dear Council and City Staff,

The truth of community engagement is most people are busy and generally clueless about most city projects unless someone starts digging in their immediate vicinity or diverting traffic directly in front of their home. The other truth is active advocates for single issue causes can assemble a 25-100 person political action committee very quickly for a community engagement event or survey and “weight” the “public input” into whatever they want.

What I did not hear from Tuesday’s introduction to the 2024 Comprehensive Plan is anything about the ability to complete a ***statistically valid survey*** on the subject—NOT those statistically *invalid* surveys on Engage Louisville. The consultant contract has a statistically valid survey as an option. I think you should consider it. I am uncertain when the last citizen survey was done but that process should be the template. We have always had a great response to statistically valid surveys from individuals who usually do not participate. The last one I was involved with was more useful for using forced and ranked choices. Open-ended is okay but doesn’t work because everyone wants everything, preferably without paying.

The lack of serious discussion about the economic impact of any proposed plan was disappointing. Hopefully, costs will be calculated as proposals become more solid. I appreciate Councilor Fahey’s concern about maintaining what we currently have.

Staff and council could speak more succinctly. It’s not *fun* listening to you or having slides read. If you want people excited and involved, keep it short and **value their time**. It took three hours to complete a meeting that could have concluded in one hour.

Respectfully,  
Susan Loo

1020 Willow Place  
Louisville CO 80027  
303.931.9985

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**From:** [cindy Bedell](#)  
**To:** [City Council](#); [Rob Zuccaro](#); [Jeff Hirt](#); [Jeff Durbin](#); [Adam Blackmore](#); [Samma Fox](#)  
**Cc:** [Meredyth Muth](#)  
**Subject:** Comprehensive Plan Process And Input  
**Date:** Tuesday, January 23, 2024 7:52:32 PM

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Dear Councilmembers and City Administrators,

Re:1/23/24 City Council Special Meeting /Comprehensive Plan Process

I am currently attending this meeting, and here is my input.

1.) Should our Comp Plan include a **Wildlife Plan** such as Lafayette is undertaking?

"As urban growth and recreational pressures increase in and around Lafayette, the City's Open Space Division is beginning a process to develop the City's first Wildlife Plan to guide the preservation of local wildlife and ecosystems.

The purpose of this plan is to address wildlife conservation holistically through the lens of wildlife equity."

[Wildlife Plan | Lafayette, CO - Official Website](#)

#### Wildlife Plan | Lafayette, CO - Official Website

A landing page for information about Lafayette's first Wildlife Plan.

2.) The Comprehensive Plan should focus on what the current residents of the City of Louisville vision to maintain our current high quality of life, not what possible future residents might want. There is an infinite number of thousands of people who want to move here, but we can't possibly accommodate that in our 8 sq mile town of approximately 21 thousand people.

We'd all probably like to move to Hawaii, but should the state of Hawaii require municipalities to cover their beaches and natural resources with high density condos and housing subdivision so we can move there? At what point does trying to attract more people than the environment and municipal infrastructure can sustain ruin the very things that make a place desirable?

3.) We should do what we can within reason to ensure we preserve our current more affordable housing stock. We can do this through limiting housing size increases on scrape-offs, re-builds, and additions. We can do this through not approving new developments that remove existing more affordable housing and replace them with luxury housing. An example is the East Street Village Development Proposal where 10 modest structures are being removed and replaced with 36 homes and rowhomes. at market rate.

We should do what we can, within reason, to require 20 - 30% affordable housing, from a mix of affordable housing rent and profit restricted purchase programs for low to middle income residents, on all new appropriately sized developments. New developments should not be thousands of units, with huge blocks

of brutalism architecture, but small, integrated complexes that don't burden the infrastructure and cause reduced LOS on our roads.

4.) The Comprehensive Plan should steer the Housing study, not the other way around. We, as a small town, should decide how much population we want to add and what size would be sustainable for our current infrastructure and resources. Then we can create a housing plan that fits.

Thank you for your time and consideration of this input.

Best Regards,

Cindy Bedell  
662 W Willow St  
Louisville

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# City Council

## Comprehensive Plan Adoption Public Hearing

*March 24, 2026*

# Request

- Consider adoption of 2026 Comprehensive Plan Update
- Planning Commission and City Council completed review of 95% Draft in January
- Planning Commission unanimously recommended approval on 2/26/26
- The Adoption Draft reflects direction and recent community input





# Topics

1. Quick recap
2. Future Land Use Framework – purpose, how it works, and housing capacity estimates
3. Summary of recent community input
4. Changes since 95% Draft and since Planning Commission on 2/26/26
5. Staff recommendation

# What a Comp Plan Is (and Isn't)

- Policy document with a 20-year horizon; updated every 10 years
- Guides decision-making on land use, housing, transportation, parks, economic vitality, resilience
- Not zoning, budgeting, or regulatory mandates



## What is a Comprehensive Plan?

### A comprehensive plan is...

- A strategic guidebook for City policy decisions and priorities;
- A reflection of the community's vision and values; and
- Required by Colorado law.

### A comprehensive plan is NOT...

- Zoning or regulations.
- A budget document; or
- A prescriptive list of all the City's policies and action items to undertake over the next ten years.



# Planning Commission and City Council Recent Review

- Reviewed 95% Draft in January
- January 8 Planning Commission:
  - Housing capacity estimates = planning tools, not targets or forecasts
  - Emphasize managed, incremental residential growth and infrastructure and City service alignment
  - Strengthen affordable housing priorities
  - Other refinements (Xcel Energy, Old Town residential areas, etc.)
- January 13 City Council input aligned closely with further refinements

# Planning Commission Public Hearing February 26

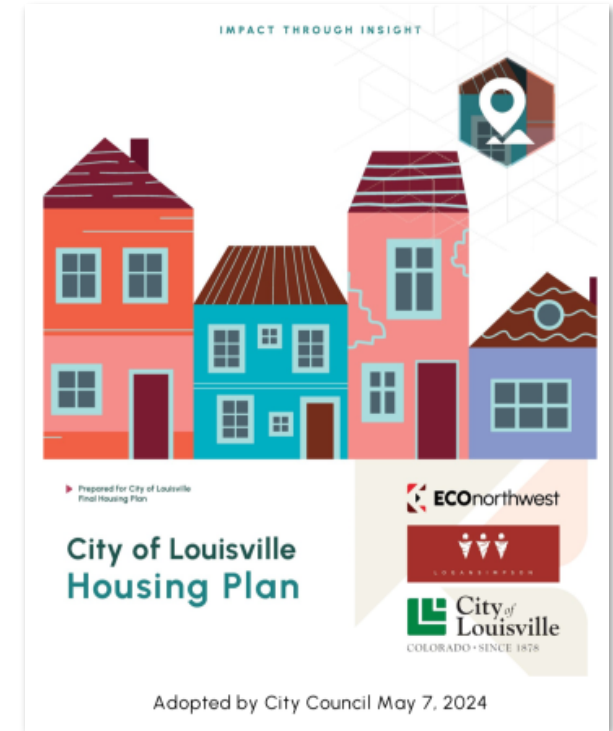
- ~15 speakers provided comment
- Comments included both support and concerns regarding future residential development
- Support from Chamber of Commerce and Downtown Business Association
- Planning Commission unanimously recommended approval of the Plan



# Future Land Use Framework

# Purpose of the Future Land Use Framework

- Long-range policy framework – not zoning or regulations
- Guides future decisions: development proposals, code updates, infrastructure planning
- To align with Louisville Housing Plan (~2,500 units needed over 20 years) and stated goals – where are the opportunities to address the need?



Goal 1: Increase Residential Development Opportunities in Louisville



Goal 2: Expand and Maintain Access to Affordable Housing



Goal 3: Diversify Louisville's Housing Stock



# How the Future Land Use Framework Works

- Identifies Opportunity Areas = where change is most realistic (vacant/underutilized land with infrastructure)
- About 90% of potential future housing opportunity in these areas to address the Housing Plan needs
- Considered on balance with other City policies (infrastructure, services, fiscal health, sustainability, neighborhood compatibility).

FUTURE LAND USE FRAMEWORK

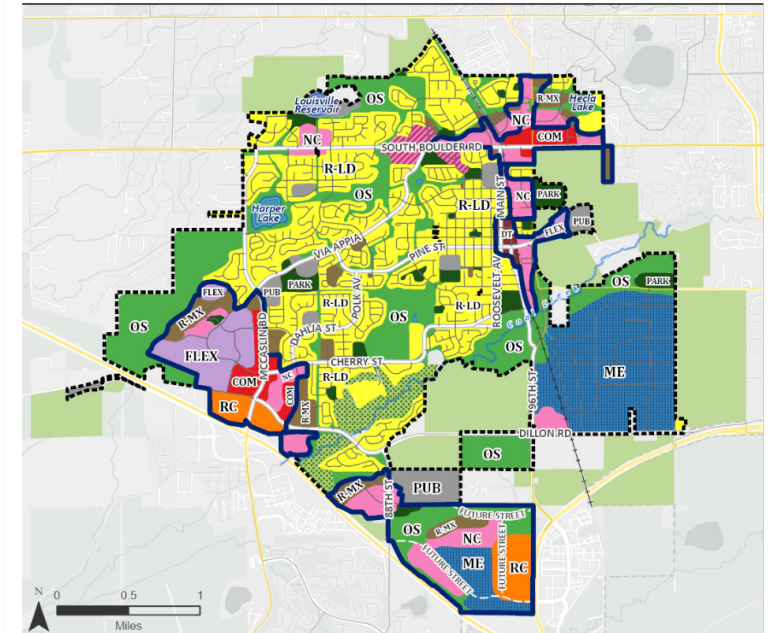


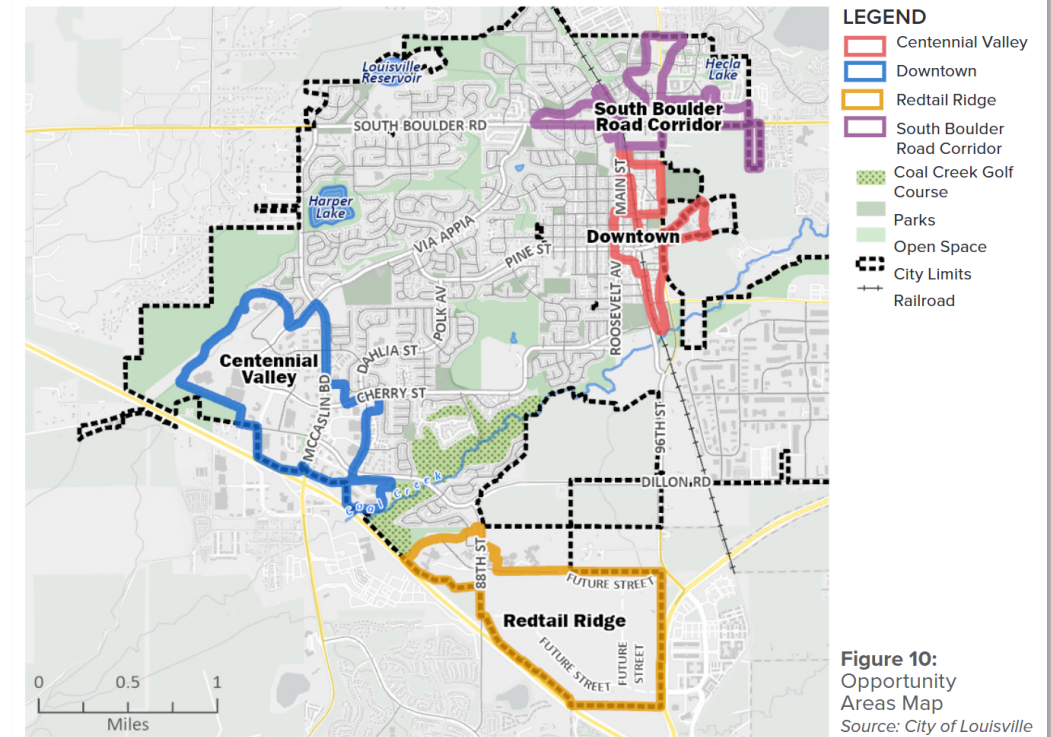
Figure 11: Future Land Use Framework  
Figure 12: Source: City of Louisville



# Future Housing Opportunity Estimates

- Planning tools only - illegal to set residential growth limits
- Theoretical range: 4,000–5,000 units citywide
- Actual housing unit range over next 10-20 years expected to be lower

OPPORTUNITY AREAS MAP





# Future Housing Opportunity Estimates

- Actual capacity range over next 10-20 years expected to be lower due to:
  - ~3,600 units on vacant land
  - Several areas assigned residential growth may be fully commercial
  - Some multifamily-allowed areas may become single-family
  - Infill and redevelopment inherent challenges
- Most projects will continue to have public hearings and require evaluation against various City policies/regulations
- Framework creates opportunity for housing, not a growth target or forecast

# Legal Constraints on Growth Caps

- State law prohibits numerical growth caps or percentage limits in a Comprehensive Plan.
- E.g., cannot state there should be a maximum of “X number of units” or “Y percent residential growth”





# Housing Estimates

Why not create a land use framework that = 2,500 units?

- The 2,500-unit number is a housing need (from the Housing Plan), not future capacity
- 4,000–5,000 units = the theoretical range of what might be possible, mostly in Opportunity Areas, based on current conditions, market realities, and property owner choices. The purpose is to provide flexibility, not a target.
- If the framework only supported 2,500 units of capacity, Louisville would almost certainly fall short of the housing need
- The plan can't say 2,500 unit is the cap (illegal)

# How The Comprehensive Plan Connects to Other City Efforts

- Informed by the Housing Plan
- Informs upcoming budgeted projects budgeted or already underway:
  - Parks, Recreation, Open Space, and Trails Long Range Plan
  - Development Code Update
  - Water/Utility Planning
  - Development impact fee updates (ensuring growth pays its way)



**JOIN<sup>the</sup> JOURNEY!**

**GUIDING THE FUTURE**

of Louisville Parks, Open Space, Trails,  
Recreation & Senior Center, and Golf



# How the Comp Plan Connects to Other City Efforts

**Comprehensive Plan** = high-level policy  
(intentionally broader, more flexible)

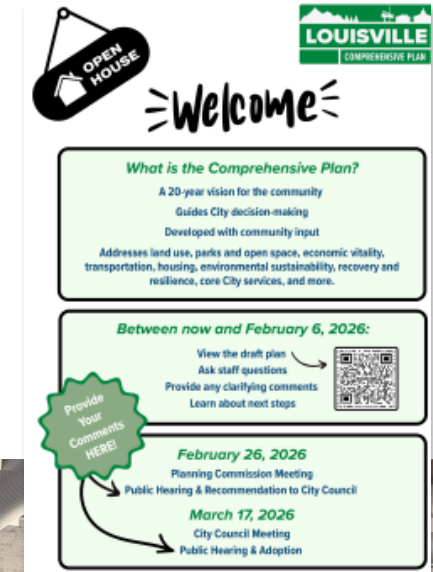


**Subsequent plans and code updates** =  
specificity

- Public processes
- City Council is the decision maker on future regulations and development proposals and how they align with the Comprehensive Plan and Housing Plan

# Public Input

- 2,000+ responses to surveys informed the draft
- ~180 comments/emails since January Planning Commission/City Council meetings
- Themes:
  - Concerns about residential growth and quality of life (services, infrastructure)
  - Support for addressing housing affordability and choices
  - Mixed comments addressing sustainability, resilience, and a range of other topics



Images from January 28 Comp  
Plan Open House



# Public Input

- Open Space Advisory Board comments (2/23/26)
  - Reinforcement of open space priorities
  - Refinements to language addressing open space areas incorporated



## MEMORANDUM

To: City Council CC. Jeff Hirt  
From: Open Space Advisory Board  
Date: February 23, 2026  
Re: Recommendations for Changes to the Comprehensive Plan

As a follow-up to our March 29, 2025, memo regarding the draft Comprehensive Plan, we wanted to express our appreciation that some of the points we raised have been addressed in the current draft and to highlight open space issues that are still outstanding. Most important, the plan acknowledges but doesn't fully reflect that open space was the top priority listed by citizens in the survey and public events. As housing, commercial, and population growth are measurable metrics, so too should be open space goals.

### OSAB's ongoing concerns:

- Preserve, protect, and restore our existing open space properties. This is consistent with the city charter and reflects the importance of biodiversity, restoration, and protection in all of our Open Space properties, especially the Coal Creek riparian area as well as other valuable ecosystems, including North, Coyote Run, and Davidson Mesa.
- Recognize the value of our open spaces as thriving ecosystems for plants and animals, for enabling human connections with the natural world, and for passive recreation.
- Prioritize the acquisition of additional open-space properties identified as high-value for open space by OSAB before they are lost to development.
- Recognize the link between economic vitality and healthy open spaces, both for the economic benefit open spaces provide in making the city an attractive destination and for the need for strong sales tax revenues to cover open space expenses.

### Specific changes we would recommend:

- Under Community Profile (and elsewhere as appropriate), highlight that Louisville is a Bee City, Bird City, and Tree City, which signals the city's commitment to a healthy and sustainable environment.
- The land-use framework needs to emphasize Open Space acquisition. Revise the Future Land Use Map on p. 35 to reflect future potential open space acquisitions, which have been identified by OSAB for their value as wildlife corridors, habitat connectivity, ecological value, and passive recreation opportunities. (See OSAB's acquisition document and the vegetation and bioblitz surveys completed in 2025.)

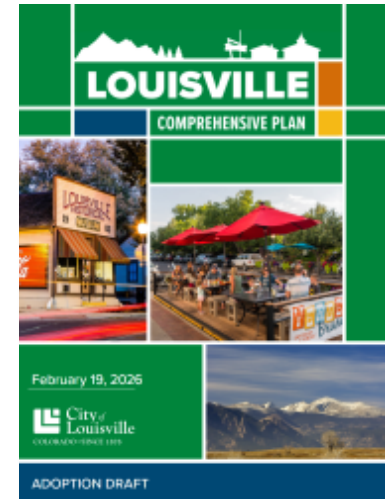
# Refinements Since the 95% Draft



# Residential Growth & Quality of Life Concerns Refinements

Clarified intent throughout:

- Housing capacity estimates are planning tools, not targets or forecasts
- Stated intent to support the Louisville Housing Plan, not to reach a maximum potential



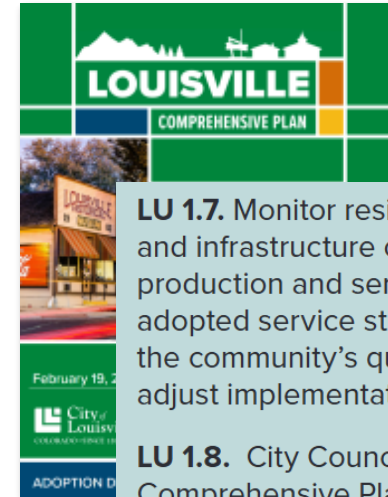
| Future Residential Development Opportunity |                                                     |
|--------------------------------------------|-----------------------------------------------------|
| Opportunity Area                           | Residential Development Opportunity by Area (Units) |
| Downtown                                   | 200 - 300                                           |
| Centennial Valley                          | 1,000 – 2,000                                       |
| Redtail Ridge                              | 2,000 – 2,500                                       |
| South Boulder Road Corridor                | 500-600                                             |
| Outside Opportunity Areas                  | 400-500                                             |

*\*These estimates are planning assumptions and capacity ranges used to evaluate infrastructure and service needs. They do not obligate the City to achieve a specific number of units and are not a goal or cap. Actual development will be shaped by market conditions, community priorities, and City regulations. These estimates are also informed by the Louisville Housing Plan's analysis of housing needs (approximately 2,483 units over 20 years).*

# Residential Growth & Quality of Life Concerns Refinements

Added new policies:

- LU 1.7: Monitor residential development with infrastructure alignment, quality of life
- LU 1.8: City Council to periodically review Plan to ensure managed, incremental residential growth
- Added Commitment to Quality of Life policy statement



**LU 1.7.** Monitor residential development activity and infrastructure capacity to ensure that housing production and service levels remain aligned with adopted service standards, fiscal sustainability, and the community's quality-of-life expectations, and adjust implementation tools as necessary.

**LU 1.8.** City Council should periodically review the Comprehensive Plan, development regulations, and related implementation measures to ensure that residential development is occurring in a managed and incremental manner consistent with Louisville's vision and core values and to implement the Louisville Housing Plan's identified housing needs of approximately 2,483 units over 20 years.

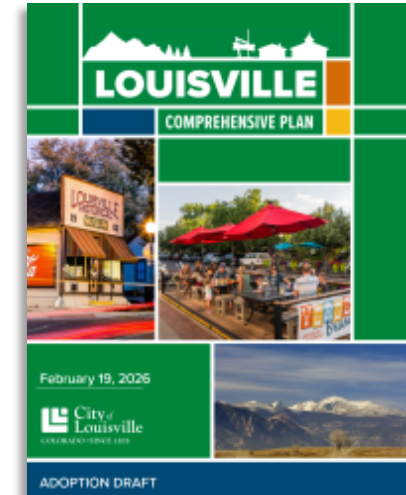
## Our Commitment to Quality of Life

Louisville will continue updating development codes, impact fees, and infrastructure plans to ensure growth pays its way and does not compromise our unique quality of life.



# Neighborhood Compatibility & Housing Affordability Refinements

- Strengthened height transitions (max two stories next to established single-family)
- Added Old Town residential considerations (historic lot patterns, scale)
- Strengthened affordable housing policies
  - New onsite affordable units strategy (LU 2.7)
  - Clarified Inclusionary Housing Ordinance update in the Action Plan



**LU 6.4.** Promote building heights, massing, and architectural details that complement surrounding areas.

- Ensure building heights transition appropriately when adjacent to established single-family neighborhoods, typically limiting to two stories at the edge.

Building height policy language repeated in all applicable Placetypes (7 of 10)

# Infrastructure, Resilience, and Clean-Up Refinements

Added policies on:

- Xcel Energy coordination
- Evacuation route and emergency planning
- Goodhue Ditch clarification (conceptual, subject to study)
- All edits from 95% → Adoption Draft included in packet for transparency

Comprehensive Plan Edits Log for Adoption Draft  
Updated 2/26/26  
This table reflects the edits from the 95% draft to the adoption/public review draft.

| Edit Needed                                                                                | Page #       | Type of Edit   | Specific Edits                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|--------------------------------------------------------------------------------------------|--------------|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Table of Contents (and subsequent header in document) misspelled Vision Statement          | ii           | Nonsubstantive | Correct misspelling                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Table of Contents (and subsequent header in document) capitalize "development"             | ii           | Nonsubstantive | Capitalize "development"                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Include Mayor's Welcome Letter                                                             | Introduction | Substantive    | Inserted from Mayor                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Remove all reference to "master" plans                                                     | Throughout   | Substantive    | Search and remove, only replace for Utility Master Plan that becomes Utility System Plan                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Create print optimized file                                                                | Throughout   | Nonsubstantive | Create a printer optimized version of the Comprehensive Plan that prints on 8.5x11 without spreads.                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Make entire document ADA accessible, including appendices                                  | Throughout   | Nonsubstantive | Make entire document ADA accessible, including appendices                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Update title and date of draft in header, footers                                          | Throughout   | Nonsubstantive | Title document "Adoption Draft"                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Clarify that this Comprehensive Plan officially replaces the 2013 Comprehensive Plan       | 2            | Substantive    | Add text after the final paragraph of the "Purpose of the Comprehensive Plan" section (place as the last sentence before the "Ten Big Things." section): "Upon adoption, this Comprehensive Plan replaces and supersedes the 2013 Louisville Comprehensive Plan as the City's official long-range policy document."                                                                                                                                                                                                       |
| Ten Big Things to Get Right - "Protect and Enhance Open Space" edits                       | 3            | Substantive    | Replace with "Protect, Preserve, Restore, and Strategically Acquire Open Space - Prioritize open space and access to nature as essential community assets while preserving and promoting native plants, wildlife, and their habitats."                                                                                                                                                                                                                                                                                    |
| Update Figure 2 Regional Context Map                                                       | 8            | Nonsubstantive | Replace with map that shows Louisville and surrounding city boundaries, open space areas, major roads                                                                                                                                                                                                                                                                                                                                                                                                                     |
| State that Comprehensive Plan repeals the McCaslin and South Boulder Road Small Area Plans | 15           | Substantive    | Replace placeholder text under South Boulder Road Small Area Plan and McCaslin Blvd Small Area Plan with "Upon adoption of this Comprehensive Plan, the McCaslin Boulevard Small Area Plan is repealed and its guidance consolidated into this citywide framework," and "Upon adoption of this Comprehensive Plan, the South Boulder Road Small Area Plan is repealed and its guidance consolidated into this citywide framework," in their respective sections of the Summary of Key Existing Plans and Studies section. |
| Clarify purpose of the Comprehensive Plan Values                                           | 16           | Substantive    | Add text as first sentence of the Vision and Values chapter - "In this Plan, "Values" refer to the foundational principles that guide Louisville's vision, priorities, and decision-making. They provide a reference point for shaping strategies, goals, and policies throughout the Comprehensive Plan."                                                                                                                                                                                                                |

Adoption Draft Edits Log



# Additional Clarifications Since 2/26 Planning Commission

- Clarified housing opportunity estimate language
- Added regional housing context (Boulder County 12% affordable housing goal)
- Clarified Regional Center placetype mixed-use expectations
- Strengthened sustainability and resilience language
- Clarified RTD service connections

# Staff Recommendation

Staff recommends approval of the 2026 Comprehensive Plan Update according to the criteria in LMC Sec. 17.64.070:

- The amendment request is consistent with the goals, policies and intent of the comprehensive plan of the city;
- The amendment request will not result in adverse impacts to existing or planned services to the citizens of the city
- The amendment request demonstrates a need exists for the amendment through either changed conditions or past error which support adjustments to the city's comprehensive plan
- The planning commission and/or city council may consider other factors in reviewing an application as they deem appropriate and may request additional information which is necessary for an adequate review and evaluation of the amendment.



**Subject:** Ordinance No. 1918, Series 2026 — An Ordinance Amending Title 15 of the Louisville Municipal Code Concerning Wildland Urban Interface - 1st Reading, Set Public Hearing

1st Reading includes the Staff Presentation and questions from Council. There is no opportunity for public comment. The Public Hearing (2nd Reading) will be set on this item for a later date. The Public Hearing will allow 2 rounds of public comment.

**Date:** March 24, 2026

**Prepared By:** Rob Zuccaro, Director  
Chad Root  
Chief Building Official

**Presented By:** Rob Zuccaro, Director

**Summary:**

Attached for consideration on first reading is an ordinance establishing a Wildland Urban Interface (WUI) code for the City. The ordinance adds a new Chapter 15.80 – Wildland Urban Interface to Municipal Code Title 15 – Buildings and Construction. The City's WUI code is being adopted to meet the requirements of Colorado SB23-166.

**Background / Prior Discussions:**

SB23-166

In 2023, the State passed SB23-166, which established the process for developing a minimum State WUI code and set requirements for local adoption of the State code or a local code meeting or exceeding State standards by April 1, 2026, with implementation required by July 1, 2026.

In June 2025, the State Wildfire Resiliency Code Board (WRCB) adopted the 2025 Colorado Wildfire Resiliency Code (CWRC) and corresponding map (CWRC Map). The code and map are intended as minimum standards to apply statewide, with the option for local communities to adopt more stringent standards or expand the regulatory boundaries to meet local community conditions or desired outcomes.

Link: [SB23-166](#)

Link: [Adopted Wildfire Resiliency Code](#) (CWRC)

Link: [Adopted Rules and Regulations](#)

Link: [Adopted Wildfire Resiliency Code Map](#) (CWRC Map)

The 2025 CWRC establishes and maps three Fire Intensity classifications:

- Low Fire Intensity
- Moderate Fire Intensity
- High Fire Intensity

These classifications are based on factors including vegetative fuel types, anticipated flame length, terrain and topography, rate of spread and spotting, weather impacts, and suppression difficulty.

In Louisville, large areas to the west and north of the City are designated as Moderate Fire Intensity. This designation covers several parcels on the west side of The Enclave neighborhood and several parcels on the west side of Centennial Valley. There is also an area on the south side of the City designated as Low and Moderate Fire Intensity.

These areas include portions of the Warembourg, Bowes, and Admore Open Spaces; the Monarch K–12 Campus; the Coal Creek Medical Campus; Juniper Village Assisted Living; and parts of Redtail Ridge. There are no areas designated as High Fire Intensity within proximity to Louisville.

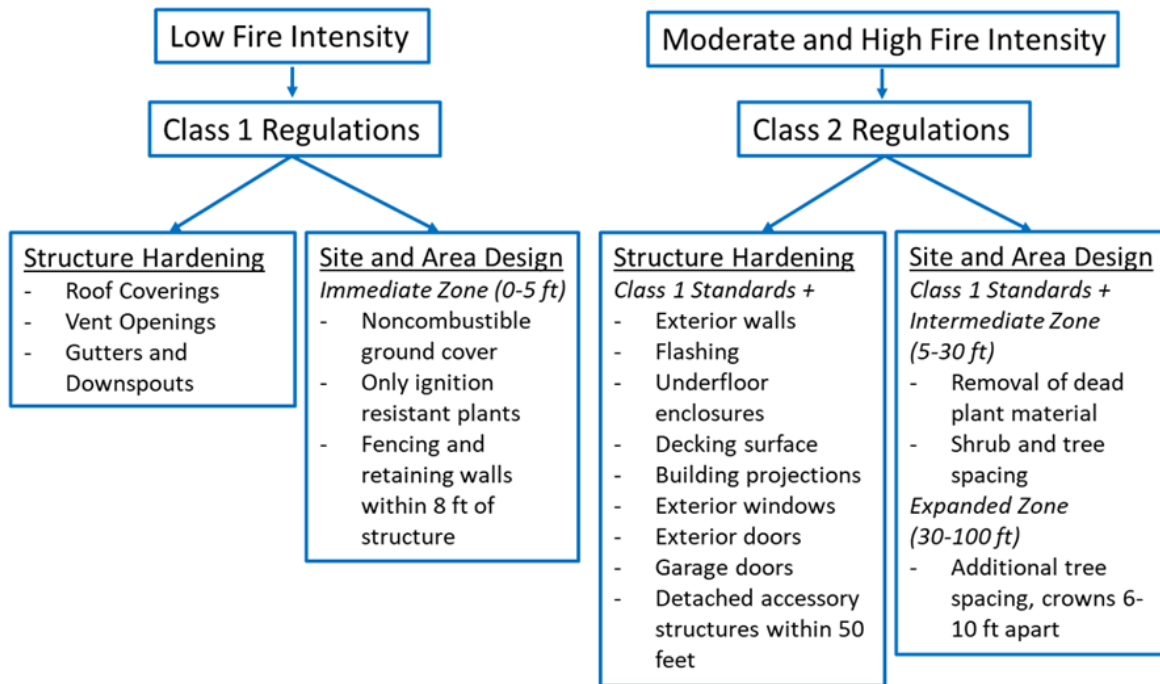
The CWRC map was developed with assistance from the State Forest Service based on the 2022 Colorado Wildfire Risk Assessment (CO-WRA) and the associated Wildfire Risk Viewer. The CWRC map aggregates and “smooths” base data to account for local variability.

The 2025 CWRC regulates two classes of requirements for Structure Hardening (Chapter 4) and Site and Area Requirements (Chapter 5) based on the applicable Fire Intensity classification.

- Class 1 standards are the least restrictive and apply to areas mapped within the Low Fire Intensity classification.
- Class 2 standards are more restrictive and apply to areas mapped within the Moderate and High Fire Intensity classifications.

The Structure Hardening standards address the materials and methods of construction of habitable and certain accessory structures so that they are more resistant to fire spread. Site and Area Requirements, commonly referred to as “defensible space” standards, govern landscaping, fencing, storage of materials, and related features around structures.





The CWRC has the following additional provisions related to existing structures, historic structures, and local modifications:

- Additions to existing structures with a footprint of 500 sq. ft. or more must comply.
- Roof covering replacement exceeding 25% of roof area must comply.
- Exterior wall replacement exceeding 25% of exterior wall area must comply.
- Exemptions and variances are provided for historic structures.
- A “Ground Truthing” process allows Code Officials to adjust classifications based on site-specific conditions and vegetative fuels within 300 feet. For example, if vegetative conditions change as a result of over-lot grading as part of new large-scale development.

#### Prior Council Discussions Related to WUI Code and Mapping

On March 3, 2026, City Council reviewed WUI mapping options to define where the WUI code standards would apply. Staff and the Louisville Fire Protection District proposed an option to extend the CWRC Map base layer to designate all areas of the City west of McCaslin Boulevard as Low Fire Intensity.

This option recognized that the City already has a citywide Fire Hardening Code for Structures and focused WUI regulations on areas of the City where larger-scale new development is anticipated. Council provided direction to include the proposed map as part of the adoption ordinance for final consideration.

LINK: [March 3, 2026 City Council Packet](#)

On December 16, 2025, City Council reviewed the CWRC and staff recommended amendments to the code. This discussion included background information on the CWRC Map and potential considerations for mapping. A more in-depth discussion of the mapping options was not held, pending completion of the Louisville Fire Protection District's (LFPD) Wildfire and Conflagration Risk Assessment (WCRA).

LINK: [December 16, 2025 City Council Memorandum](#)

On February 17, 2026, City Council reviewed the LFPD WCRA report, completed by the Ember Alliance. The LFPD commissioned the WCRA to better understand potential wildfire and conflagration risks throughout the community and identify actionable items that the LFPD, the City, and community members can take to improve wildfire preparedness and resilience.

The WCRA includes detailed modeling and mapping that estimates structure vulnerability based on potential wildfires in and around the City, taking into consideration different wind directions, wind speeds, and mitigation measures.

LINK: [February 17, 2026 City Council Packet](#)

LINK: [WCRA](#)

#### Prior Council Actions on Fire Hardening and Defensible Space Standards

On November 4, 2024, City Council adopted Ordinance No. 1884, Series 2024 establishing a Fire Hardening Code for Structures (LMC Chapter 15.70), which applies citywide to all new residential and commercial buildings. The code requires fire-hardened materials addressing the building envelope.

LINK: [July 30, 2024 City Council Discussion/Direction Memorandum](#)

LINK: [November 4, 2024 City Council Code Adoption Memorandum](#)

On January 20, 2026 and February 3, 2026, City Council adopted Ordinance No. 1912, Series 2026 and Ordinance No. 1916, Series 2026 respectively, two separate emergency ordinances that added new sections to the Fire Hardening Code for Structures related to defensible space. Ordinance No. 1912, Series 2026 establishes a citywide ban on planting new Juniper species. Ordinance No. 1916, Series 2026 established a 0–5 ft defensible space zone limited to properties developing in neighborhoods impacted by the Marshall Fire.

LINK: [January 20, 2026 City Council Packet](#)

LINK: [February 3, 2026 City Council Packet](#)

On February 11, 2026, the Building Code Board of Appeals (BCBOA) reviewed the draft WUI code and mapping options for the City. The BCBOA voted unanimously to recommend approval of the draft WUI code with the following conditions:

- Allow composite decking with a Class B rating meeting ASTM E84 or UL 723 testing standards.



- Allow deck construction that complies with ASTM E2632. This alternate testing method focuses on deck construction response to flame sources located beneath the deck material.

Staff has provided further discussion of these recommendations in the Analysis section below.

The BCBOA also reviewed regulatory WUI map options and recommended use of the base CWRC Map without extending the regulatory boundaries. The meeting minutes have not yet been drafted but will be included with the second reading memo.

### **Development Proposal:**

N/A

### **Analysis:**

#### WUI Code Standards

The proposed WUI code reformats the CWRC into the municipal code format rather than adopting the State code by reference. This was done to provide simplified and more accessible code formatting and to more clearly address the City's local amendments intended to align with the citywide Fire Hardening Code for Structures.

The following summarizes the strengthening amendments included in the draft ordinance.

#### *Amendments Proposed for Class 1 – Structure Hardening*

- Require fire-resistant siding meeting Class A standards. The CWRC does not address siding in its Class 1 standards, and this brings the standards into alignment with the citywide Fire Hardening Code for Structures.
- Require fire-resistant eaves meeting Class A standards. The CWRC does not address eaves in its Class 1 standards, and this brings the standards into alignment with the citywide Fire Hardening Code for Structures.
- Require gutter covers to prevent accumulation of debris. The CWRC does not address gutter covers in its Class 1 standards, and this brings the standards into alignment with the citywide Fire Hardening Code for Structures.
- Require fire-resistant decking surfaces, stairs, and railings meeting Class A standards and require that the surface below any deck located six feet or less above the ground be concrete or gravel placed above 6-mil plastic. The CWRC does not address decks in its Class 1 standards, and this brings the standards into alignment with the citywide Fire Hardening Code for Structures.

#### *Amendments Proposed for Class 2 – Structure Hardening*

- Require fire-resistant siding meeting Class A standards. This aligns with the proposed Class 1 standards. In addition, the CWRC addresses siding but allows several alternatives, including one-hour rated wall assemblies, that would not meet Class A standards.

- Require fire-resistant eaves meeting Class A standards. This aligns with the proposed Class 1 standards. In addition, the CWRC addresses eaves but allows alternatives, including one-hour rated assemblies, that would not meet Class A standards.
- Require fire-resistant decking surfaces, stairs, and railings meeting Class A standards, and require that the surface below any deck located six feet or less above the ground be concrete or gravel placed above 6-mil plastic. This aligns with the proposed Class 1 standards. The CWRC addresses decking but only addresses the walking surface of decks and allows a broader range of materials, including an exception for Class B composite decking.

#### *Amendments Proposed for Class 2 – Site and Area Design*

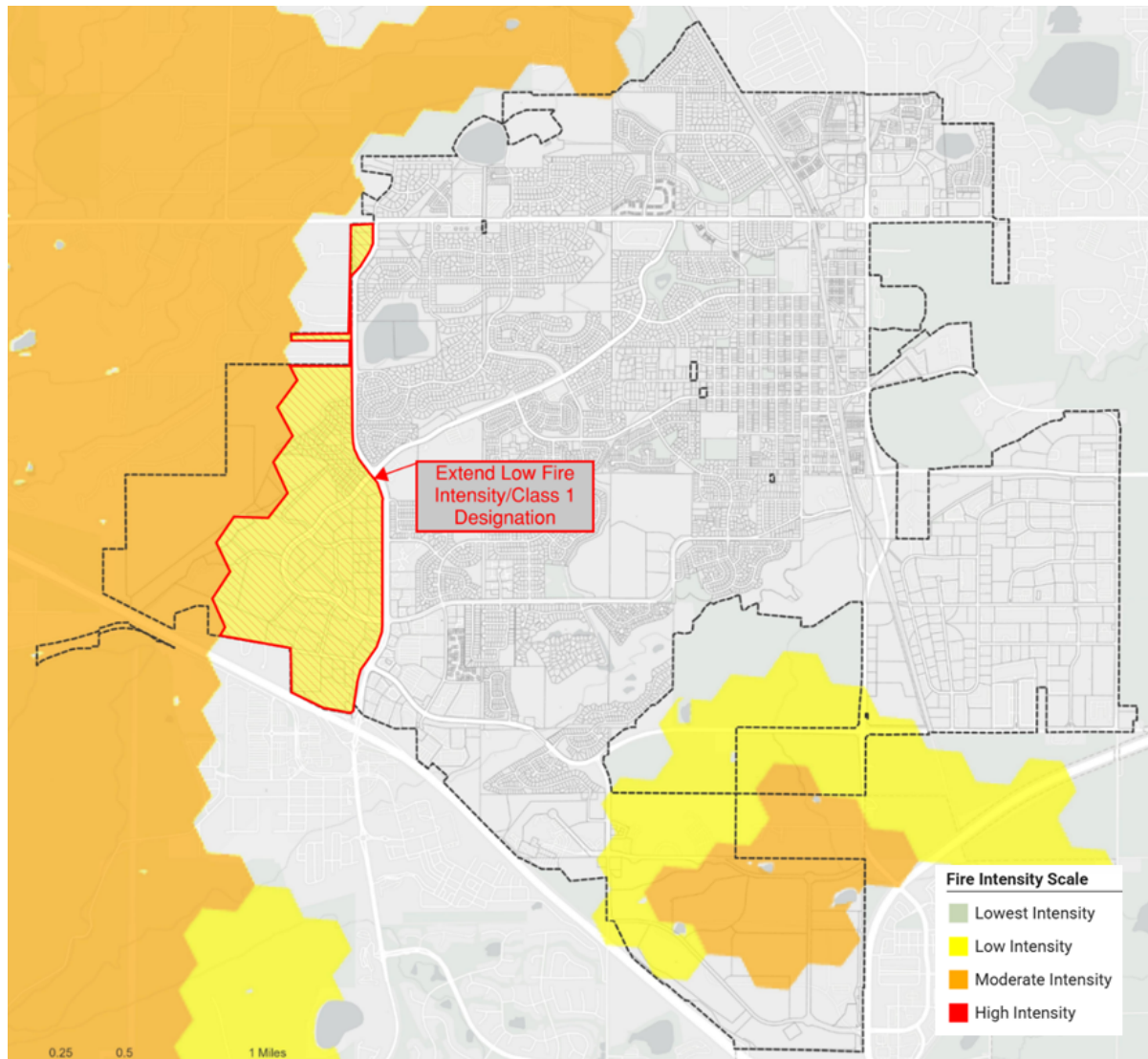
- Require that dormant grasses and weeds be mowed to a height not exceeding six inches. The CWRC does not address mowing of grasses and weeds.

#### WUI MAP

The proposed WUI regulatory map extends CWRC Map boundaries to include Class 1 WUI regulations for all areas west of McCaslin Boulevard that are not already designated as WUI. This mapping option is based on the following considerations:

- Focusing WUI regulations in areas where significant new development, including larger-scale residential development, is anticipated. The draft Comprehensive Plan anticipates the majority of new development west of McCaslin Boulevard and in Redtail Ridge.
- The area west of McCaslin Boulevard is in close proximity to the Davidson Mesa Open Space, which includes significant wildland vegetation and a predominance of westerly winds that create a higher-risk area.
- McCaslin Boulevard provides a logical fire break if a wildland fire were to spread from the west. While roads do not always provide an effective fire break in extreme events such as the Marshall Fire, major roads are considered effective fire breaks in many situations.
- Other areas of high vulnerability exist throughout the City, especially areas in proximity to open spaces north of the City and along the Coal Creek corridor. However, these areas are already developed and no significant new development or redevelopment is anticipated. Incentives and education to improve structure hardening and defensible space in these areas may be more effective than a regulatory approach.





### BCBOA Recommended Amendments

The BCBOA recommended two amendments related to decking.

*1. Allow composite decking with a Class B rating meeting ASTM E84 or UL 723 testing standards.*

This recommendation addresses concerns regarding the cost and availability of Class A decking materials and recognizes that Class B decking still provides a significant improvement over most other forms of decking. The CWRC also allows this exception.

The potential benefit of allowing Class B decking is improved compliance, as Class B decking is more widely available and less expensive, reducing the likelihood that decks may be constructed without permits to avoid the standard.

Staff previously proposed allowing Class B decking materials as an amendment to the Fire Hardening Code for Structures based on feedback from contractors and

homeowners. City Council reviewed this proposal on March 4, 2025, and was not supportive of changes to the standards at that time.

LINK: [March 4, 2025 City Council Packet \(starting on p. 192\)](#)

Staff did not include this recommendation in the draft code based on this previous Council direction. Council could consider adding an exception for Class B decking if desired. If so, staff recommends aligning the Fire Hardening Code for Structures to also allow Class B decking.

## *2. Allow deck construction that complies with ASTM E2632.*

This alternate testing method focuses on deck construction response to flame sources located beneath the deck material. This recommendation allows more flexibility in decking construction while still improving overall fire resilience compared to unregulated deck construction.

Because this standard only addresses under-deck ignitions, staff did not include this recommendation in the draft code. Council could consider adding an exception to allow decking meeting ASTM E2632 standards if desired.

More information on the ASTM E2632 standard can be found at the following links:

LINK: [ASTM E2632 Summary](#)

LINK: [Insurance Institute for Business and Home Safety \(IBHS\) Report Evaluating ASTM E2632 Standard](#)

## Permitting and Enforcement

With adoption of WUI standards, additional permitting and enforcement will be needed for single-family residential development.

The City already permits and enforces building construction standards for both commercial and residential development, and landscaping standards for both commercial and multifamily residential development. Implementation of WUI regulations for these types of development could be incorporated into existing processes.

However, for single-family residential development, new permitting, inspection, and enforcement processes would need to be developed, including thresholds for when redevelopment or landscaping alterations require compliance with the WUI Code. Because landscaping is often installed incrementally over time and grows and expands, a post-construction compliance process would also be needed.

## **Council Work Plan:**



WUI code adoption is included under the City Council priority for Safety in the 2026 Work Plan.

**Fiscal Impact:**

Implementation of the WUI code will require additional resources to enforce landscaping and defensible space standards (Site and Area Requirements), including expanded permitting, inspection, compliance verification, and code enforcement processes. In addition, if the City Council chooses to adopt citywide Immediate Zone standards outside of the WUI code adoption, this will further increase staffing and resource demands.

Due to the unknown impact on staffing and resources at this time, Staff recommends monitoring additional workload and seeking the assistance of consulting help as the City begins to implement the WUI code and other defensible space codes that may also be adopted. This will allow Staff to monitor staffing and resource needs and work with City Council if dedicated in-house staffing may be needed in the future.

Additional consulting assistance is currently not budgeted 2026. Depending on the anticipated timing of future permitting of new development impacted by the WUI code or other defensible space standards, staff may seek a future budget amendment in 2026 for a consultant or recommend an expanded consulting budget for the 2027/2028 budget cycle.

**Alternatives:**

- Adopt the WUI code as drafted on first reading.
- Adopt the WUI code on first reading with direction to staff to incorporate one or both BCBOA recommended adjustments to decking standards for second reading.
- Adopt the WUI code on first reading with direction to staff to incorporate any other desired amendments for second reading.
- Not adopt the WUI code (this would result in noncompliance with SB23-166).

**Recommendation:**

Staff recommends approval of Ordinance XX, Series 2026 on first reading and setting a public hearing date for final adoption.

**Attachments:**

1. Ordinance No. 1918, Series 2026
2. Staff Presentation WUI Code

**ORDINANCE NO. 1918  
SERIES 2026**

**AN ORDINANCE AMENDING TITLE 15 OF THE LOUISVILLE MUNICIPAL CODE  
CONCERNING WILDLAND URBAN INTERFACE**

**WHEREAS**, in 2023, the Colorado General Assembly adopted Senate Bill 23-166, which established the process for developing a minimum state Wildland Urban Interface (“WUI”) code and set requirements for local adoption of the state code or a local code meeting or exceeding state standards by April 1, 2026, with implementation required by July 1, 2026; and

**WHEREAS**, in June 2025, the State Wildfire Resiliency Code Board (“WRCB”) adopted the 2025 Colorado Wildfire Resiliency Code (“CWRC”) and corresponding CWRC Map, which are intended as minimum standards to apply state-wide with the option for local communities to adopt more stringent standards or expand the regulatory boundaries to meet local community conditions or desired outcomes; and

**WHEREAS**, the City Council has had numerous public discussions regarding the CWRC and adopted ordinances regarding fire hardening and defensible space standards; and

**WHEREAS**, when reviewing the CWRC and CWRC Map, the City Council has consulted with the Louisville Fire Protection District and balanced risk mitigation, cost and equity, and effectiveness to determine appropriate local implementation; and

**WHEREAS**, the City Council finds the Wildland Urban Interface regulations set forth herein and the map attached hereto as Exhibit A should be adopted as minimum regulations to protect the health, safety and welfare of the City and its residents.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO:**

**Section 1.** Title 15 of the Louisville Municipal Code is hereby amended by the addition of a new Chapter 15.80 to read as follows:

**Chapter 15.80 – Wildland Urban Interface**

**Section 15.80.010 – Purpose.**

The purpose of this Chapter is to establish minimum regulations for the safeguarding of life and for property protection. Regulations in this Chapter are intended to mitigate the risk to life and structures from intrusion of fire from wildland fire exposures and fire exposures from adjacent



structures and to mitigate structure fires from spreading to wildland fuels. The extent of the regulations in this Chapter are intended to be tiered commensurate with the relative level of hazard present. The unrestricted use of property in wildland-urban interface areas is a potential threat to life and property from fire and resulting erosion. Safeguards to prevent the occurrence of fires and to provide adequate fire protection facilities to control the spread of fire in wildland-urban interface areas shall be in accordance with this Chapter. This Chapter shall supplement the City's building and fire codes to provide for special regulations to mitigate the fire- and life-safety hazards of the wildland-urban interface areas.

#### **Section 15.80.020 – Applicability.**

A. The provisions of this Chapter shall apply to the construction, alteration, movement, repair, maintenance and use of any building, structure or premises that contain occupiable and/or habitable space, or change in use resulting in an occupiable and/or habitable space, unless expressly exempt, within the wildland-urban interface areas, as designated in this Chapter. The provisions of this Chapter shall supersede the requirements of Chapter 15.70 for areas designated as a Wildfire Hazard Area by Chapter 15.80.

B. Conflicting provisions. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall govern. Where, in any specific case, different sections of this Chapter, or any other adopted code, specify different materials, methods of construction or other requirements, the most restrictive shall govern.

C. Buildings or conditions in existence at the time of the adoption of this Chapter are allowed to be maintained and to have their use or occupancy continued, if such condition, use or occupancy was legal at the time of the adoption of this Chapter, provided that such continued use does not constitute a distinct danger to life or property.

D. Additions or alterations. Additions or alterations shall be permitted to any building or structure without requiring the existing building or structure to comply with the requirements of this Chapter, provided that, when the work increases the footprint of the existing structure by 500 square feet or greater, the addition or alteration must conform to that required for a new building or structure.

E. Roof coverings. When roof coverings are replaced, or when 25 percent or more of the surface area of the roof is replaced, or where work to reconstruct, alter, or repair the roof covering effectively replaces such

material, such roof coverings shall comply with the standards for roof coverings in this Chapter.

F. Exterior walls. When walls of buildings or structures are replaced, or when 25 percent or more of the total exterior wall surface area is replaced, or where work to reconstruct, alter or repair the exterior walls effectively replaces the exterior wall material, such exterior walls shall comply with the standards for exterior walls in this Chapter and the property shall come into compliance with the Immediate Zone defensible space standards in this Chapter.

G. Factory-Built Structures (nonresidential, residential, and tiny homes). Structure hardening provisions for factory-built structures as defined by sections 24-32-3302(9), (10), (11), and (35), C.R.S., are in accordance with Rules adopted by the Division of Housing in 8 CCR 1302-1, Rule 2 Codes and Standards.

H. HUD Code Homes. Homes built to the HUD Manufactured Home Construction and Safety Standards are exempt from structure hardening requirements of this Chapter on their first installation. Homes built to the HUD Manufactured Home Construction and Safety Standards which are moved into an applicable wildland-urban interface area are subject to the provisions of this Chapter.

I. Historic structures. The Building Official may provide an exception for the repair or rehabilitation of an historic structure upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as an historic structure, and the variance is the minimum necessary to preserve the historic character and design of the structure, within the spirit of this Chapter. This exception may be granted for any structure listed as a local landmark or determined to be a contributing structure under Chapter 15.36 of this Code or a property listed in the National Register of Historic Places.

J. Maintenance. Buildings, structures, landscape materials, vegetation, defensible space or other devices or safeguards required by this Chapter shall be maintained in conformance to the code edition under which installed.

K. Temporary uses. The Building Official is authorized to issue a permit for temporary structures, uses, equipment and systems. Such permits shall not to exceed 180 days. The Building Official may grant extensions for demonstrated cause.



1. Conformance. Temporary uses, equipment and systems shall conform to the requirements of this Chapter as necessary to ensure health, safety and general welfare.

2. Temporary service utilities. The Building Official is authorized to give permission to temporarily supply service utilities.

3. Termination of approval. The Building Official is authorized to terminate such permit for temporary uses, equipment and systems and to order the same to be discontinued.

L. Exemptions. Exemptions from the requirements of this Chapter shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this Chapter or any other laws or ordinances. Compliance with this Chapter shall not be required for the following:

1. Interior alterations of existing structures.

2. Painting, staining and similar maintenance or restorative work.

3. One-story detached accessory, nonhabitable structures, such as tool and storage sheds, playhouses and similar uses, provided that the floor area does not exceed 120 square feet and the structure is located greater than or equal to 10 feet from the nearest adjacent occupiable structure.

4. Accessory structures and buildings of an accessory character classified as Utility and Miscellaneous Group U (including Agricultural Structures) located more than 50 feet from a structure containing occupiable or habitable space.

5. Fences located more than 8 feet from a habitable structure.

6. Any thirty-five acre parcel with only one residential structure on it that does not abut a residential or commercial area.

#### **Section 15.80.030 – Alternative materials, design and methods.**

A. The provisions of this Chapter are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this Chapter, provided that any such alternative has been approved where the Building Official finds that

the proposed alternative is satisfactory and complies with Sections 15.80.030.B through F, as applicable.

B. Application. A request to use an alternative material, design or method of construction may be submitted in writing to the Building Official for approval. Where the alternative material, design or method of construction is not approved, the Building Official shall respond in writing, stating the reasons the alternative was not approved.

C. Compliance with intent of Chapter. An alternative material, design or method of construction shall comply with the intent of the provisions of this Chapter.

D. Equivalency criteria. An alternative material, design or method of construction shall, for the purpose intended, be not less than the equivalent of that prescribed in this Chapter with respect to all of the following, as applicable:

1. Quality.
2. Strength.
3. Effectiveness.
4. Durability.
5. Safety, other than fire safety.
6. Fire safety.

E. Tests. Tests conducted to demonstrate equivalency in support of an alternative material, design or method of construction application shall be of a scale that is sufficient to predict performance of the end use configuration. Tests shall be performed by a party acceptable to the Building Official.

F. Reports. Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in this Chapter, shall comply with the following:

1. Evaluation reports. Evaluation reports shall be issued by an approved agency and use of the evaluation report shall require approval by the Building Official for the installation. Criteria used for the evaluation shall be identified within the report and, where required, provided to the Building Official.



2. Reports not complying with Subsection F.1. shall describe criteria, including but not limited to any referenced testing or analysis, used to determine compliance with the intent of this Chapter and justify equivalence. The report shall be prepared by a qualified engineer, specialist, laboratory or fire safety specialty organization acceptable to the Building Official. The Building Official is authorized to require design submittals to be prepared by, and bear the stamp of, a registered design professional.

3. Peer review. The Building Official is authorized to require submittal of a peer review report in conjunction with a request to use an alternative material, design or method of construction, prepared by a peer reviewer that is approved by the Building Official.

G. Modifications. Where there are practical difficulties involved in carrying out the provisions of this Chapter, the Building Official shall have the authority to grant modifications for individual cases, provided that the Building Official shall first find that one or more special individual reasons make the strict letter of this Chapter impractical, that the modification is in conformance with the intent and purpose of this Chapter, and that such modification does not lessen health, life and fire safety requirements. The details of the written request and action granting modifications shall be recorded and entered into the files of the code enforcement agency.

#### **Section 15.80.040 – Applications and permits.**

A. The Building Official is authorized to receive applications, review construction documents and issue permits for construction regulated by this Chapter, issue permits for operations regulated by this Chapter, inspect the premises for which such permits have been issued and enforce compliance with the provisions of this Chapter.

B. Access to property. For the purpose of inspecting and enforcing the provisions of this Chapter and the terms and conditions of any permit issued under this Chapter, the Building Official is authorized to enter upon private property at reasonable times and upon reasonable notice for the purpose of determining compliance with this Chapter and to evaluate conditions relative to the permit application.

C. Authorization to access property. The owner or occupant of the property having a permit under this Chapter shall allow the Building Official access to the property to perform the required inspections. If access is denied, the Building Official shall apply to the Municipal Court to seek authority to access the property. The Building Official shall inspect, as often

as necessary, buildings and premises, including such other hazards or appliances designated by the Building Official for the purpose of ascertaining and causing to be corrected any conditions that could reasonably be expected to cause fire or contribute to its spread, or any violation of the purpose of this code and of any other law or standard affecting fire safety.

D. Identification. The Building Official shall carry proper identification when inspecting structures or premises in the performance of duties under this code.

E. Notices and orders. The Building Official shall issue all necessary notices or orders to ensure compliance with this code. Where the Building Official finds any work regulated by this code being performed in a manner contrary to the provisions of this code or in a dangerous or unsafe manner, the Building Official is authorized to issue a stop work order.

1. The stop work order shall be in writing and shall be given to the owner of the property, the owner's authorized agent or the person performing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order and the conditions under which the cited work is authorized to resume.

2. Where an emergency exists, the Building Official shall not be required to give a written notice prior to stopping the work.

F. Official records. The Building Official shall keep official records as required below and shall make such records available for public inspection in accordance with applicable laws. Such official records shall be retained for not less than 5 years or for as long as the structure or activity to which such records relate remains in existence, unless otherwise provided by other regulations.

1. Approvals. The Building Official shall keep a record of approvals and issued permits.

2. Inspections. The Building Official shall keep a record of each inspection made, including notices and orders issued, showing the findings and disposition of each.

3. Code alternatives and modifications. The Building Official shall keep record of applications, tests and final decisions for alternative materials, design and methods of construction and



equipment and applications for modifications and final decisions in accordance with Section 15.80.030.

4. Fees. The Building Official shall keep a record of fees collected and refunded in accordance with this code.

G. Materials and equipment reuse. Materials, equipment and devices shall not be reused unless such elements are in good working order and approved.

H. Other agencies. When requested to do so by the Building Official, other officials of this jurisdiction shall assist and cooperate with the Building Official in the discharge of the duties required by this Chapter.

I. Violations and penalties. It shall be unlawful for any person, firm, or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure or cause or permit the work to be done, in violation of the provisions of this chapter or the terms of the code or standards adopted and incorporated in this Chapter. Any person convicted of a violation of any provision of this Chapter shall be subject to the penalty provided in Section 1.28.010.

J. Schedule of permit fees. For work requiring a permit under this Chapter, a fee for each permit shall be paid in accordance with a fee schedule adopted by resolution of the City Council from time to time.

K. Refusal to issue a permit. Where the application or construction documents do not conform to the requirements of pertinent laws, the Building Official shall reject such application in writing, stating the reasons therefor.

L. Time limitation of Application and Expiration of Permit. An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the Building Official is authorized to grant one or more extensions of time for additional periods not exceeding 180 days each. The extension shall be requested in writing and justifiable cause demonstrated. Every permit issued by the Building Official under the provisions of this Chapter shall expire by limitation and become null and void if the building, use or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building, use or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days.

M. Any permittee holding an unexpired permit is allowed to apply for an extension of the time within which work is allowed to commence under that permit where the permittee is unable to commence work within the time required by this section for good and satisfactory reasons. The Building Official is authorized to extend the time for action by the permittee for a period not exceeding 180 days on written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. Permits shall not be extended more than once.

N. Permits required. Unless otherwise exempted, buildings or structures regulated by this Chapter shall not be erected, constructed, altered, repaired, moved, removed, converted, demolished or changed in use or occupancy unless a separate permit for each building or structure has first been obtained from the Building Official.

O. Where required by the Building Official, a permit shall be obtained for the following activities, operations, practices or functions within a wildland-urban interface area:

1. Automobile wrecking yard.
2. Candles and open flames in assembly areas.
3. Explosives or blasting agents.
4. Fireworks.
5. Flammable or combustible liquids.
6. Hazardous materials.
7. Liquefied petroleum gases.
8. Lumberyards.
9. Motor vehicle fuel-dispensing stations.
10. Open burning.
11. Pyrotechnical special effects material.
12. Tents, canopies and temporary membrane structures.
13. Tire storage.
14. Welding and cutting operations.

P. Construction documents General. Plans, engineering calculations, diagrams and other data shall be submitted in not fewer than two sets, or in a digital format where allowed by the building official, with each application for a permit. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the Building Official is authorized to require additional documents to be prepared by a registered design professional.



Exception: Submission of plans, calculations, construction inspection requirements and other data, if it is found that the nature of the work applied for is such that reviewing of plans is not necessary to obtain compliance with this Chapter.

Q. Information on plans and specifications. Plans and specifications shall be drawn to scale and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed, and show in detail that it will conform to the provisions of this Chapter and relevant laws, ordinances, rules and regulations.

1. Site plan. In addition to the requirements for plans City's adopted building codes, site plans shall include topography, width and percent of grade of access roads, landscape and vegetation details, locations of structures or building envelopes, existing or proposed overhead utilities, occupancy classification of buildings, types of ignition-resistant construction of buildings, structures and their appendages, roof classification of buildings and site water supply systems. The Building Official is authorized to waive or modify the requirement for a site plan where the application for permit is for alteration or repair or where otherwise warranted.

2. Vegetation management plans. Where utilized by the permit applicant, vegetation management plans shall be prepared and shall be submitted to the Building Official for review and approval as part of the plans required for a permit.

3. Fire protection plan. Where required by the Building Official, a fire protection plan shall be prepared and shall be submitted to the Building Official for review and approved as a part of the plans required for a permit.

4. Other data and substantiation. Where required by the Building Official, the plans and specifications shall include classification of fuel loading, fuel model light, medium or heavy, and substantiating data to verify classification of fire-resistive vegetation.

5. Vicinity plan. In addition to the requirements for site plans, the Building Official may require plans that include details regarding the vicinity within 300 feet of lot lines, including other structures, slope, vegetation, fuel breaks, water supply systems and access roads.

## **Section 15.80.050 – Definitions**

For the purpose of this chapter, the following terms, phrases, words and their derivations shall have the meanings given herein:

1. **ACCESSORY STRUCTURE.** A building or structure used to shelter or support any material, equipment, chattel or occupancy other than a habitable building.
2. **BUILDING.** Any structure intended for supporting or sheltering any occupancy.
3. **BUILDING OFFICIAL.** The official designated by the jurisdiction to interpret and enforce this Chapter, or the Building Official's authorized representative.
4. **DEFENSIBLE SPACE.** An area either natural or man-made, where material capable of allowing a fire to spread unchecked has been treated, cleared or modified to slow the rate and intensity of an advancing wildfire and to create an area for fire suppression operations to occur.
5. **FIRE INTENSITY CLASSIFICATION.** The level of fire intensity identified for areas where significant fuel hazards and associated dangerous fire behavior may exist, based upon vegetative fuels, topography, weather conditions, and flame length value.
6. **GROUND-TRUTHING.** A process by which a property owner or authorized representative may request an adjustment to the fire intensity classification for individual parcels based on actual conditions within such parcel, and conditions within 300' of such parcel.
7. **HABITABLE SPACE.** A space in a building for living, sleeping, eating or cooking.
8. **HEAVY TIMBER CONSTRUCTION.** As described in Section 602.4 of the 2024 International Building Code.
9. **HOME IGNITION ZONE.** Home Ignition Zone ("HIZ") is the home and the area around the home (or structure). The HIZ takes into account both the potential of the structure to ignite and the quality of defensible space surrounding it.
10. **IGNITION-RESISTANT VEGETATION.** Plants that are less likely to readily ignite from a flame or other ignition source and



produce fewer embers. While they can still be damaged by fire, their foliage and stems don't significantly contribute to the intensity of the fire.

11. **MULTILAYERED GLAZED PANELS.** Window or door assemblies that consist of two or more independently glazed panels installed parallel to each other, having a sealed air gap in between, within a frame designed to fill completely the window or door opening in which the assembly is intended to be installed.

12. **NONCOMBUSTIBLE.** As applied to building construction material means a material that, in the form in which it is used, is either one of the following:

- a. Material of which no part will ignite and burn when subjected to fire.
- b. Any material conforming to ASTM E136 shall be considered noncombustible within the meaning of this section.

13. **OCCUPIABLE SPACE.** A room or enclosed space designed for human occupancy in which individuals congregate for amusement, education or similar purposes or in which occupants are engaged at labor.

14. **ROOF ASSEMBLY.** A system designed to provide weather protection and resistance to design loads. The system consists of a roof covering and roof deck or a single component serving as both the roof covering and the roof deck. A roof assembly can include an underlayment, thermal barrier, ignition barrier, insulation or a vapor retarder.

15. **ROOF COVERING.** The covering applied to the roof deck for weather resistance, fire classification or appearance.

16. **ROOF DECK.** The flat or sloped surface not including its supporting members or vertical supports.

17. **SLOPE.** The variation of terrain from the horizontal; the number of feet rise or fall per 100 feet measured horizontally, expressed as a percentage.

18. **STRUCTURE.** That which is built or constructed.

19. **STRUCTURE IGNITION ZONE.** Structure Ignition Zone (“SIZ”) is the structure and the area around the structure (or home). The SIZ takes into account both the potential of the structure to ignite and the quality of defensible space surrounding it.

20. **TREE CROWN.** The primary and secondary branches growing out from the main stem, together with twigs and foliage.

21. **WILDLAND-URBAN INTERFACE.** That geographical area where structures and other human development meets or intermingles with wildland or vegetative fuels.

### **Section 15.80.060 – Wildland-Urban Interface Area Designations**

A. The requirements of this Chapter shall apply to all parcels located within designated Wildfire Hazard Areas and corresponding fire intensity classifications as identified on the City’s Wildland Urban Interface Map, which is adopted and incorporated into this Chapter. A copy of such map will be maintained by the City and made available to the public. The level of structure hardening, defensible space, and other mitigation measures required shall correspond to Wildfire Hazard Area designation on the Wildland-Urban Interface Map. The Wildland-Urban Interface Map meets or expands the areas designated by the Colorado Wildfire Resiliency State Code Map, adopted by the state Wildfire Resiliency Code Board for the applicable fire intensity classification. These areas have been expanded to account for potential spread of wildfire into the city, to prevent potential fire conflagrations resulting from wildfire spread, and based on historic wildfire and conflagration spread in the city.

B. Fire Intensity Classification shall be identified on the Wildland-Urban Interface Map. Fire Intensity Classification is determined by expected wildfire behavior, including flame length and suppression difficulty and is separated into three levels: low, moderate, and high fire intensity classifications. The identified fire intensity classification establishes code requirements for construction and mitigation.

1. Low Fire Intensity Classification. Low Fire Intensity Classification is identified in areas with light to medium surface fuels, such as grasses, shrubs, and scattered low-density vegetation. These fuels are often discontinuous, which limits flame propagation but can sustain burning under moderate weather conditions. Fires in this class may occur on gentle to moderate slopes, where topography begins to influence the rate of spread. Although flame lengths remain relatively small—typically less than two feet—limited spotting may occur, especially with wind. Trained firefighters with



protective equipment and standard hand tools can usually suppress these fires through direct attack, particularly on slopes under 30 percent. Mechanized equipment is typically unnecessary. Key characteristics include:

- a. Fuels: Light to medium surface fuels, including grasses, shrubs, and scattered vegetation (e.g., WNL, USL fuel types).
- b. Flame Length: Less than 2 feet.
- c. Rate of Spread: Low, increasing with slopes over 20 percent.
- d. Spotting: Very short-range spotting is possible under windy conditions.
- e. Terrain Influence: More active fire behavior on moderate slopes (20 to 30 percent).
- f. Suppression Difficulty: Easily suppressed by trained firefighters using basic protective gear and hand tools. Direct attack is effective, and mechanized support is rarely needed.

2. Moderate Fire Intensity Classification. Moderate Fire Intensity Classification is identified in areas with moderate to heavy fuel loads, such as dense shrubs, small trees, and accumulated ground fuels. Fires in this class present continuous horizontal and vertical fuel arrangements, allowing flames to reach up to 8 feet in length. Fire behavior is notably influenced by moderate to steep slopes, often accelerating the spread. Short-range spotting becomes more common, complicating suppression efforts. Ground crews typically require mechanized support, such as engines and dozers, to establish control lines. Aircraft assistance may be necessary, particularly in inaccessible terrain. There is a significant increase in the potential for property damage and risk to life, especially in wildland-urban interface areas. Key characteristics include:

- a. Fuels: Moderate to heavy fuels, including dense shrublands, small trees, timber litter, and canopy fuels (e.g., USH, UIH fuel types).
- b. Flame Length: Up to 8 feet.

- c. Rate of Spread: Moderate to high, increasing significantly on slopes over 30 percent.
- d. Spotting: Short-range spotting is common.
- e. Terrain Influence: Steep slopes (30 percent or greater) increase fire spread and intensity.
- f. Suppression Difficulty: Challenging for ground crews without support from engines, dozers, or aircraft. Dozers and plows are generally effective on moderate terrain.

3. High Fire Intensity Classification. High Fire Intensity Classification is identified in areas with heavy, continuous fuel loads, such as dense forest canopies, thick understory growth, and heavy dead/downed material. Fires in this class frequently occur on steep slopes, often exceeding 40 percent, where topography dramatically increases the rate of spread and severity. Flame lengths can exceed 30 feet, and both short- and medium-range spotting are common, particularly in windy conditions. Direct suppression by ground crews is typically ineffective, requiring indirect attack strategies, such as backburns and aerial retardant drops. Fires in this class pose extreme risk to life, property, and firefighter safety, especially in rugged or remote areas. Key characteristics include:

- a. Fuels: Heavy fuels, including dense forests, urban core areas with heavy fuel loads, and canopy-dominated regions (e.g., WNH, USH, UCH fuel types).
- b. Flame Length: Up to 30 feet or more.
- c. Rate of Spread: Rapid, especially on slopes greater than 40 percent.
- d. Spotting: Short-range spotting is common; medium-range spotting is possible under windy conditions.
- e. Terrain Influence: Slopes over 40 percent amplify intensity and spread, creating dangerous conditions for suppression.



- f. Suppression Difficulty: Direct attack by ground forces and dozers is generally ineffective. Indirect strategies (backburning, aerial support) are often necessary. These fires present significant danger to life, property, and responder safety.

C. Ground-truthing. A property owner or authorized representative may request local ground truthing of property. As determined by the Building Official, the fire intensity classification and associated requirements may be adjusted based on a review of the conditions related to vegetative fuels on the parcel and within 300' of the parcel boundary, topography, local weather patterns, and fire behavior modeling data and in accordance with the fire intensity classifications established by the Colorado Wildfire Resiliency Code. If conditions exist for inclusion within a fire intensity classification within 300' of any parcel, such parcel shall be classified in accordance with those conditions. Only parcels not adjacent to and further than 300' from the established conditions may be removed from a fire intensity classification. Any such determination shall be made based on existing conditions or conditions that have been established by a development plan approved by the local jurisdiction. Technical documentation shall be submitted in support of such request by a qualified wildfire professional and in accordance with Section 15.80.030.

### **Section 15.80.070 – Structure hardening**

A. Exterior design and construction of new buildings and structures within a designated Wildfire Hazard Area shall be constructed in accordance with this section unless expressly excepted in this Chapter.

B. Class 1 structure hardening. Class 1 structure hardening shall apply to buildings and structures hereafter constructed, modified or relocated into or within areas of the wildland-urban interface having a low fire hazard severity.

1. Exterior walls, siding, eaves, and projections. Exterior walls, siding, eaves, and projections shall be constructed with a non-combustible material or a Class A rated materials meeting ASTM E84 or UL 723 testing standards for a total test period of 30 minutes. Treated building materials will not be allowed unless the treatment is rated to maintain its Class A rating for the life of the material without reapplication. Heavy timber and log construction is also acceptable.

2. Decking. The deck surface, step surface and guardrails shall be constructed with a non-combustible material or Class A rated

materials meeting ASTM E84 or UL 723 testing. Treated building materials will not be allowed unless the treatment is rated to maintain its Class A rating for the life of the material without reapplication. For decks six feet or lower to the ground, the surface below the deck shall be gravel placed over a sheet of six-millimeter plastic or concrete slab to prevent vegetation growth under the deck.

3. For decks six feet or lower to the ground, the surface below the deck shall be gravel placed over a sheet of six-millimeter plastic or concrete slab to prevent vegetation growth under the deck.

4. Roofing. Roofs shall have a roof covering or roof assembly classified as Class A when tested in accordance with ASTM E108 or UL 790.

- a. Flame and ember protection of roofs. For roof assemblies where the roof covering profile creates a space between the roof covering and roof deck, the space shall resist the entry of flames and embers by one or more of the following methods:
  - i. Firestopping with noncombustible material of the space between the roof covering and the roof deck.
  - ii. Installation of one layer of cap sheet complying with ASTM D3909 over the combustible roof deck.
  - iii. Installation of a listed Class A classified roof assembly.
- b. Roof valley flashings. Valley flashings shall be not less than 0.019 inch (No. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 36- inch-wide underlayment consisting of one layer of cap sheet complying with ASTM D3909 running the full length of the valley.

5. Gutters and downspouts. Gutters and downspouts shall be constructed of noncombustible material and have an approved ignition resistant means to prevent accumulation of debris in gutters.



6. Ventilation Openings. Ventilation openings for enclosed attics, enclosed rafter spaces, and underfloor spaces shall be in accordance with Section 15.80.070.B.6.a or b, as applicable.

- a. Performance Requirements. Ventilation openings shall be fully covered with listed vents, tested in accordance with ASTM E2886, to demonstrate compliance with all the following requirements:
  - i. There shall be no flaming ignition of the cotton material during the Ember Intrusion Test.
  - ii. There shall be no flaming ignition during the Integrity Test portion of the Flame Intrusion Test.
  - iii. The maximum temperature of the unexposed side of the vent shall not exceed 662°F (350°C).
- b. Prescriptive Requirements. Ventilation openings for enclosed attics, enclosed rafter spaces, and underfloor spaces shall be covered with noncombustible 404.3corrosion-resistant mesh with openings not to exceed 1/8-inch.

C. Class 2 structure hardening. Class 2 structure hardening shall apply to buildings and structures hereafter constructed, modified or relocated into or within areas of the wildland-urban interface having a medium or high fire hazard severity and must also meet all standards for Class 1 structure hardening.

1. Flashing. A minimum of 6 inches of metal flashing or noncombustible material applied vertically between the wall sheathing and the exterior cladding shall be installed at the ground, decking, and roof intersections. Combustible sheathing products exposed by the gap created at the base of the exterior walls, posts, or columns must be protected with noncombustible material or ignition-resistant building materials while still permitting drainage and moisture control from behind exterior cladding.

2. Underfloor enclosures. Buildings or structures shall have underfloor areas enclosed to the ground or comply with one of the following.

- a. Exterior wall assemblies with a minimum of 1-hour fire-resistance rating, rated for exposure on the exterior side.
- b. Heavy timber or log wall construction.
- c. Noncombustible materials on the exterior side.
- d. Fire-retardant treated wood labeled for exterior use and meeting the requirements of Section 2303.2 of the 2024 International Building Code.
- e. Class A rated materials meeting ASTM E84 or UL 723 testing standards for a total test period of 30 minutes.

3. Exterior Glazing. Exterior windows, window walls and glazed doors, windows within exterior doors, and skylights shall be tempered glass, multilayered glazed panels, glass block or have a fire protection rating of not less than 20 minutes.

4. Exterior Doors. Exterior doors shall be approved noncombustible construction, solid core wood not less than 1  $\frac{3}{4}$ -inches thick, or have a fire protection rating of not less than 20 minutes. Windows within doors and glazed doors shall be in accordance with Section 15.80.070.C.3.

Exception: Vehicle access doors.

5. Vehicle Access Door Perimeter Gap. Exterior vehicle access doors shall resist the intrusion of embers from entering by preventing gaps between doors and door openings, at the head, sill, and jamb of doors from exceeding  $\frac{1}{8}$  inch. Gaps between doors and door openings shall be controlled by one of the following methods:

- a. Weather-stripping products made of materials that: (a) have been tested for tensile strength in accordance with ASTM D638 (Standard Test Method for Tensile Properties of Plastics) after exposure to ASTM G155 (Standard Practice for Operating Xenon Arc Light Apparatus for



Exposure of Non-Metallic Materials) for a period of 2,000 hours, when the maximum allowable difference in tensile strength values between exposed and non-exposed samples does not exceed 10 percent; and (b) exhibit a V-2 or better flammability rating when tested to UL 94 (Standards for Tests for Flammability of Plastic Materials for Parts in Devices and Appliances).

- b. Door overlaps onto jambs and headers.
- c. Garage door jambs and headers covered with metal flashing.

6. Roof valley flashings. Valley flashings shall be not less than 0.019 inch (No. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 36- inch-wide underlayment consisting of one layer of cap sheet complying with ASTM D3909 running the full length of the valley.

7. Detached Accessory Structures. Detached accessory structures located less than 50 feet from a building containing habitable or occupiable space shall have exterior walls constructed in accordance with Subsection B.1. Where the detached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have underfloor areas enclosed to within 6 inches of the ground, with exterior wall construction in accordance with Subsection B.1.

Exception: The enclosure shall not be required where the underside of exposed floors and exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance-rated construction, heavy timber construction, noncombustible materials on the exterior side, or fire-retardant-treated wood on the exterior side. The fire-retardant-treated wood shall be labeled for exterior use and meet the requirements of Section 2303.2 of the 2024 International Building Code.

#### **Section 15.80.080 – Site and area requirements.**

A. Property within a designated Wildfire Hazard Area shall be constructed and maintained in accordance with this section.

B. Class 1 site and area requirements. Class 1 site and area requirements shall apply to home ignition zones within areas of the wildland-urban interface having a low fire hazard severity.

1. Structure Ignition Zone 1 (0-5 feet): Immediate Zone

- a. Only noncombustible, hard surface ground cover materials, such as rock, gravel, sand, concrete, bare earth, or stone/concrete pavers, shall be allowed.
- b. No plantings shall be allowed except for ignition resistant plantings identified in the Colorado State Forrest Service Ignition-Resistant Landscape Plants publication (Fact Sheet 6.305), as may be amended from time to time. A copy of the Ignition-Resistant Landscape Plants publication shall be maintained by the City and made available to the public.
- c. Trees, shrubs, and other landscape plantings must be maintained and pruned so as not to encroach into the Immediate Zone.
- d. Surface fuels such as logs, branches, and slash must be removed.

2. Retaining Walls. Retaining walls shall be constructed with noncombustible materials when any of the following conditions exist:

- a. The retaining wall is within 8 feet of a structure regulated by this Chapter or up to the property line when the property line is less than 8 feet away from the structure.
- b. The retaining wall is integral to the support of a structure regulated by this Chapter.
- c. The retaining wall is integral to the egress from a structure regulated by this Chapter to a public way, easement, or private road.

3. Fencing. Fencing within 8 feet of a structure regulated by this Chapter or up to the property line when the property line is



less than 8 feet away from the structure shall be constructed with noncombustible materials or a Class A rated materials meeting ASTM E84 or UL 723 testing standards for a total test period of 30 minutes.

4. Marking of roads. Approved signs or other approved notices shall be provided and maintained for access roads and driveways to identify such roads and prohibit the obstruction thereof.

5. Marking of fire protection equipment. Fire protection equipment and fire hydrants shall be clearly identified in a manner approved by the Building Official to prevent obstruction.

6. Address markers. Buildings shall have a permanently posted address, which shall be placed at each driveway entrance and be visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter, and the address shall be visible and legible from the road on which the address is located in a manner approved by the Building Official.

C. Class 2 site and area requirements. Class 2 site and area requirements shall apply to home ignition zones within areas of the wildland-urban interface having a medium or high fire hazard severity and must meet also meet all standards for Class 1 site and area requirements.

1. Structure Ignition Zone 2 (5-30 feet) Intermediate Zone
  - a. Hazardous dead plant material must be removed from live vegetation.
  - b. Surface fuels such as logs, branches, slash and combustible mulch must be removed.
  - c. Tree crowns extending to within 10 feet of any structure shall be pruned to maintain a minimum clearance of 10 feet.
  - d. Tree branches must be pruned to a height of 6-10 feet from the ground or a third of the total height of the tree, whichever is less.
  - e. Shrubs shall be at least 10 feet away from the edge of tree branches.

2. Structure Ignition Zone 3 (30-100 feet) Expanded Zone

- a. Tree crowns within this zone shall be spaced at a minimum of 10 feet apart.

**Section 2.** The City of Louisville Wildland Urban Interface Map attached hereto is hereby adopted for all purposes set forth in Chapter 15.80 of the Louisville Municipal Code.

**Section 3.** If any portion of this ordinance is held to be invalid for any reason, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each part hereof irrespective of the fact that any one part be declared invalid.

**Section 4.** The repeal or modification of any provision of the Municipal Code of the City of Louisville by this ordinance shall not release, extinguish, alter, modify, or change in whole or in part any penalty, forfeiture, or liability, either civil or criminal, which shall have been incurred under such provision, and each provision shall be treated and held as still remaining in force for the purpose of sustaining any and all proper actions, suits, proceedings, and prosecutions for the enforcement of the penalty, forfeiture, or liability, as well as for the purpose of sustaining any judgment, decree, or order which can or may be rendered, entered, or made in such actions, suits, proceedings, or prosecutions.

**Section 5.** All other ordinances or portions thereof inconsistent or conflicting with this ordinance or any portion hereof are hereby repealed to the extent of such inconsistency or conflict.

**INTRODUCED, READ, PASSED ON FIRST READING AND ORDERED  
PUBLISHED THIS 24<sup>th</sup> DAY OF MARCH, 2026.**

**PUBLIC HEARING AND SECOND READING WILL BE THE \_\_\_\_ DAY OF  
\_\_\_\_\_, 2026, AT 6:00 P.M. AT LOUISVILLE CITY HALL, 749 MAIN  
STREET, LOUISVILLE, CO 80027.**

\_\_\_\_\_  
Christopher M. Leh, Mayor

ATTEST:

\_\_\_\_\_  
Genny Kline, City Clerk



PASSED AND ADOPTED ON SECOND AND FINAL READING, THIS \_\_\_\_ DAY  
OF \_\_\_\_, 2026.

\_\_\_\_\_  
Christopher M. Leh, Mayor

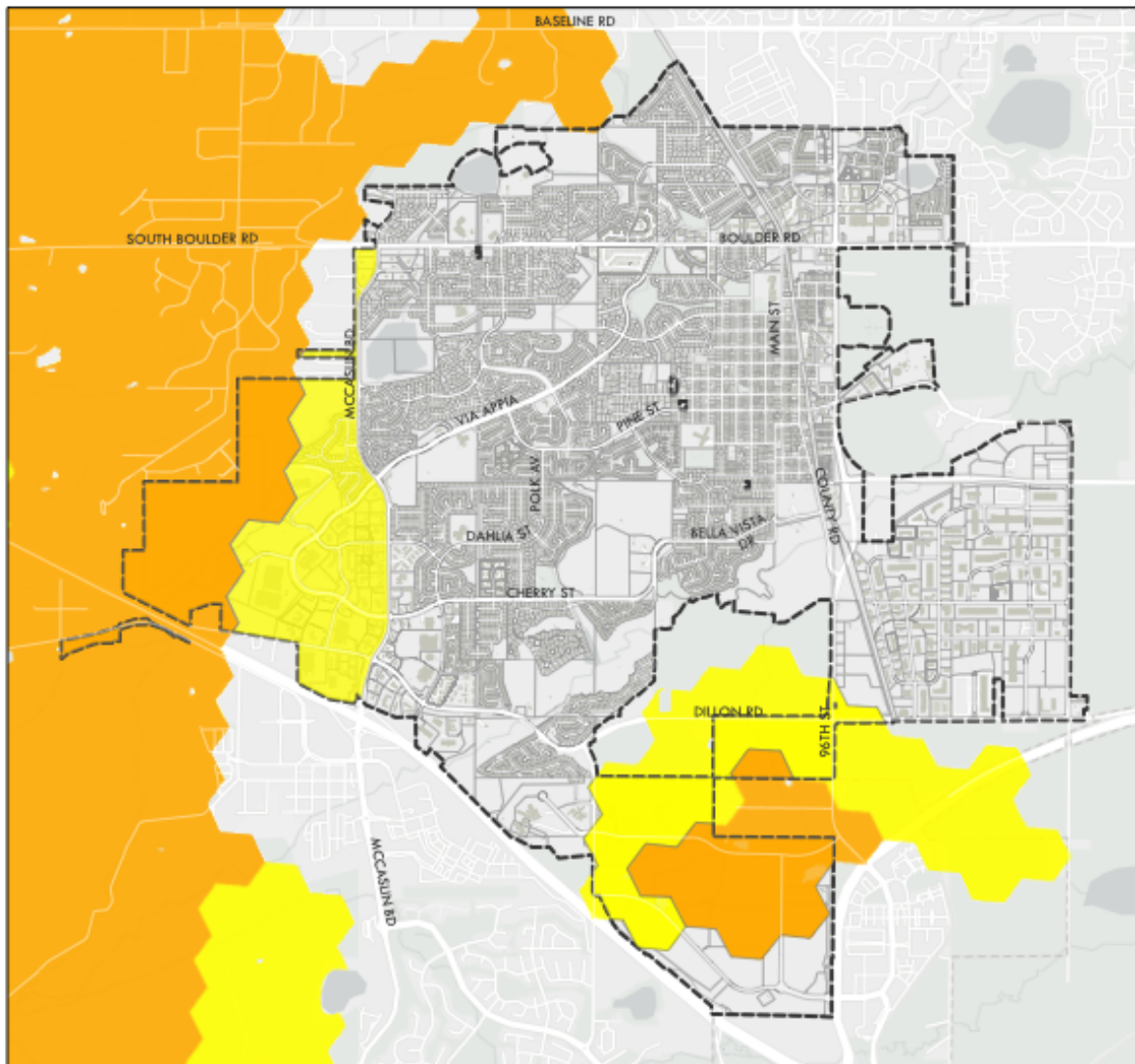
ATTEST:

\_\_\_\_\_  
Genny Kline, City Clerk

APPROVED AS TO FORM:  
KELLY PC

By: \_\_\_\_\_  
Kathleen M. Kelly, City Attorney

## EXHIBIT A: City of Louisville Wildland Urban Interface Map

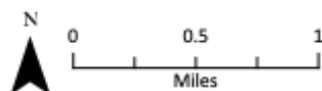


### Legend

#### Wildfire Resiliency Class

- Low Fire Intensity (Class 1)
- Moderate Fire Intensity (Class 2)

- Louisville Buildings
- Parcels
- City Limits



GIS Shared/CommunityDevelopment/WildlandUrbanInterface/WildlandUrbanInterface.aprx - COI Resiliency Code





# **Wildland Urban Interface Code Adoption**

**First Reading and Set Public Hearing**

**Ordinance No. 1918, Series 2026**

*March 24, 2026*

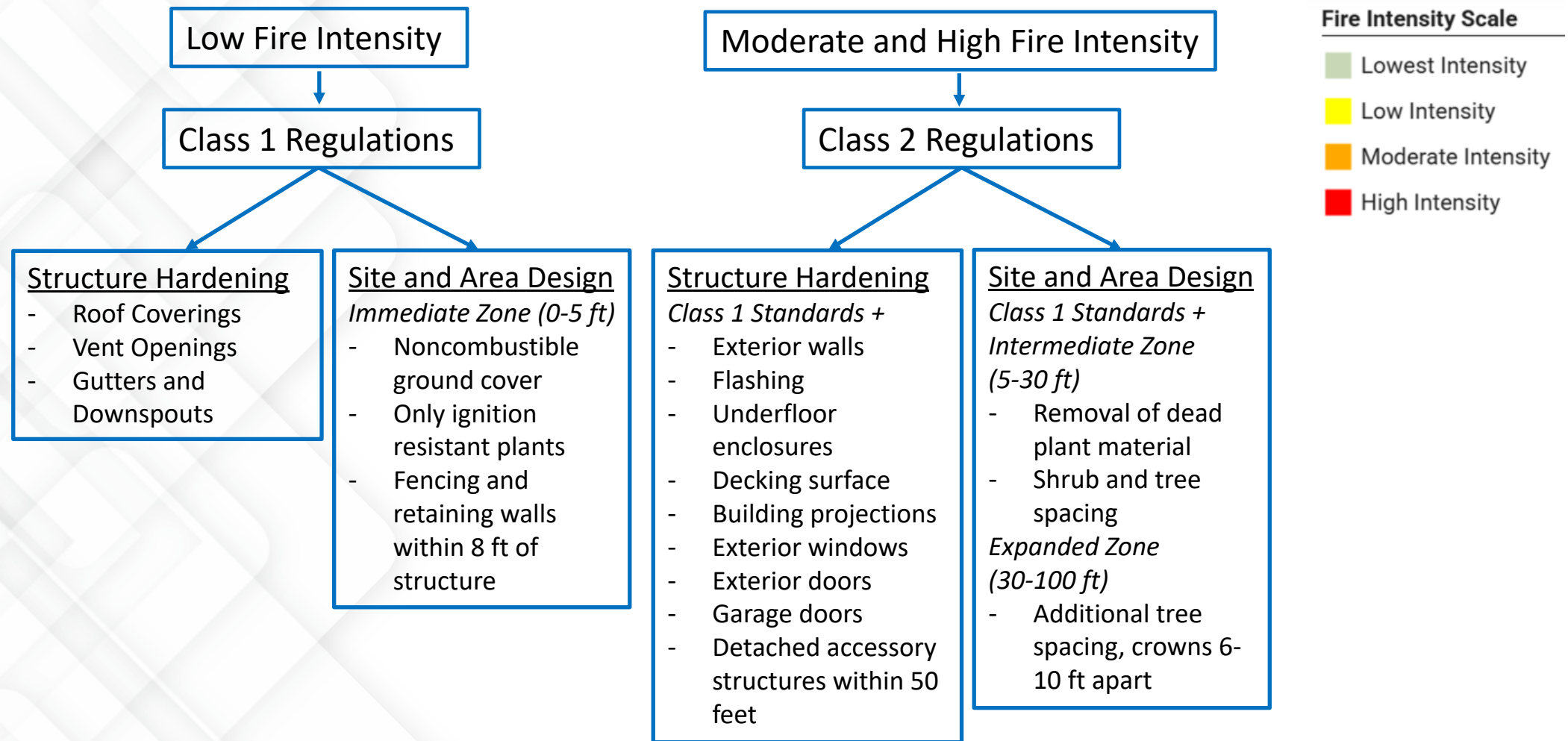
*Presented by Rob Zuccaro, Community Development Director*

# SB23-166: Colorado Wildfire Resiliency Code

- Establishes State-wide minimum code standards for a Wildland Urban Interface (WUI) building code.
- 2025 Colorado Wildfire Resiliency Code (CWRC) and CWRC Map adopted in June 2025. City must adopt code or local code that meets or exceeds standards by April 1, 2026, and implement code by July 1, 2026
  - Communities may adopt more stringent codes or expand map boundaries to reflect local conditions or desired outcomes
- WUI Definition: “That geographical area where structures and other human development meet or intermingle with wildland or vegetative fuels.”
  - Intent to have more stringent standards for new development and redevelopment in higher risk areas due to proximity to wildland vegetative fuels

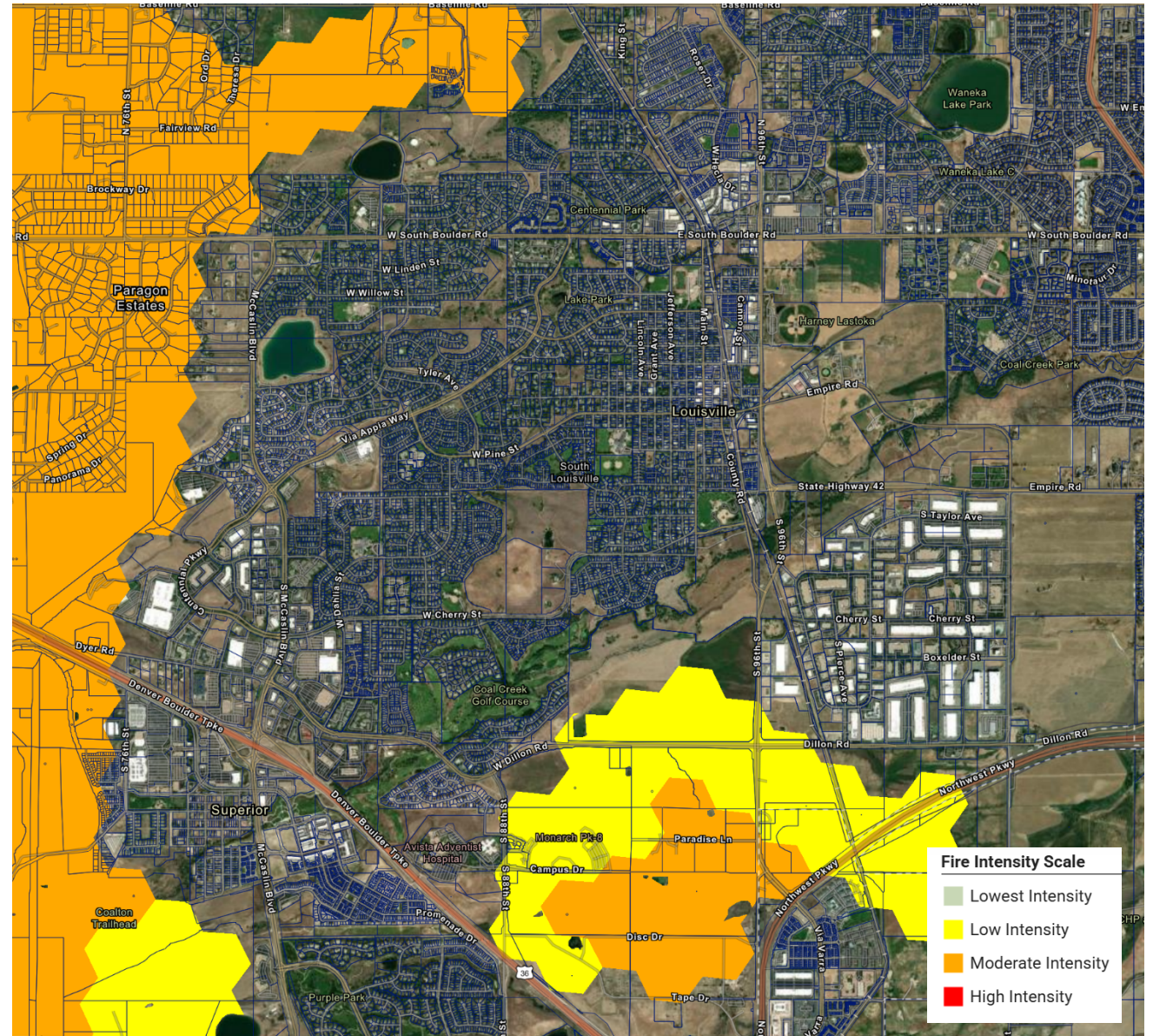


# SB23-166: Colorado Wildfire Resiliency Code



# CWRC Map

- The City has the option to adopt a map that meets or exceeds CWRC Map or develop a custom map based on same technical standards used in CWRC Map.
- The classification layers have been adjusted from 2022 CO-WRA using smoothing, filtering, and aggregation techniques to address the granular variability present in the underlying data and to eliminate small “occluded” areas in urban environments that present relatively low risk.





# Prior Council Discussions/Actions

## March 3, 2026: Council Discussion/Direction on Mapping

- Expressed support for extended WUI Class 1 standards west of McCaslin Boulevard

## February 17, 2026: LFPD WCRA Presentation

- Presentation from LFPD and Ember Alliance on WCRA report.

## December 16, 2025: City Council Discussion/Direction on WUI Standards

- Reviewed CWRC and staff recommended strengthening amendments.
- Expressed initial support for staff recommended amendments.

## November 4, 2024: City-Wide Fire Hardening Code for Structures Adoption

- Ordinance No. 1884, Series 2024 – Created City-wide structure hardening standards for all new residential and commercial development.

## January 20, 2026: City-Wide Ban on Planting of Junipers

- Ordinance No. 1912, Series 2026 – Emergency Ordinance banning planting of new juniper species City-wide. Existing junipers could be maintained.

## February 3, 2026: 0-5ft Defensible Space Zone Standards for Marshall Fire Impacted Neighborhoods

- Ordinance No. 1916, Series 2026 – Emergency Ordinance requiring non-combustible ground covers and prohibiting any plantings within the 0-5ft Defensible Space zoned (Immediate Zone). Applies to all subdivisions with homes destroyed by Marshall Fire.

# Analysis

## WUI Code Standards

- Strengthening Amendments to Algin with City-wide Fire Hardening Code for Structures

### Amendments to Class 1 and Class 2 – Structure Hardening:

- Class A siding and eaves
- Gutter covers
- Class A decking surface, railings, and stairs

### Amendments to Class 2 – Site and Area Design:

- Mow dormant grasses and weeds to a height not to exceed six inches



# Analysis

## BCBOA Recommendations

- Recommended two changes to decking standards:
  1. *Allow composite decking with a Class B rating meeting ASTM E84 or UL 723 testing standards.*
  2. *Allow deck construction that complies with ASTM E2632.*

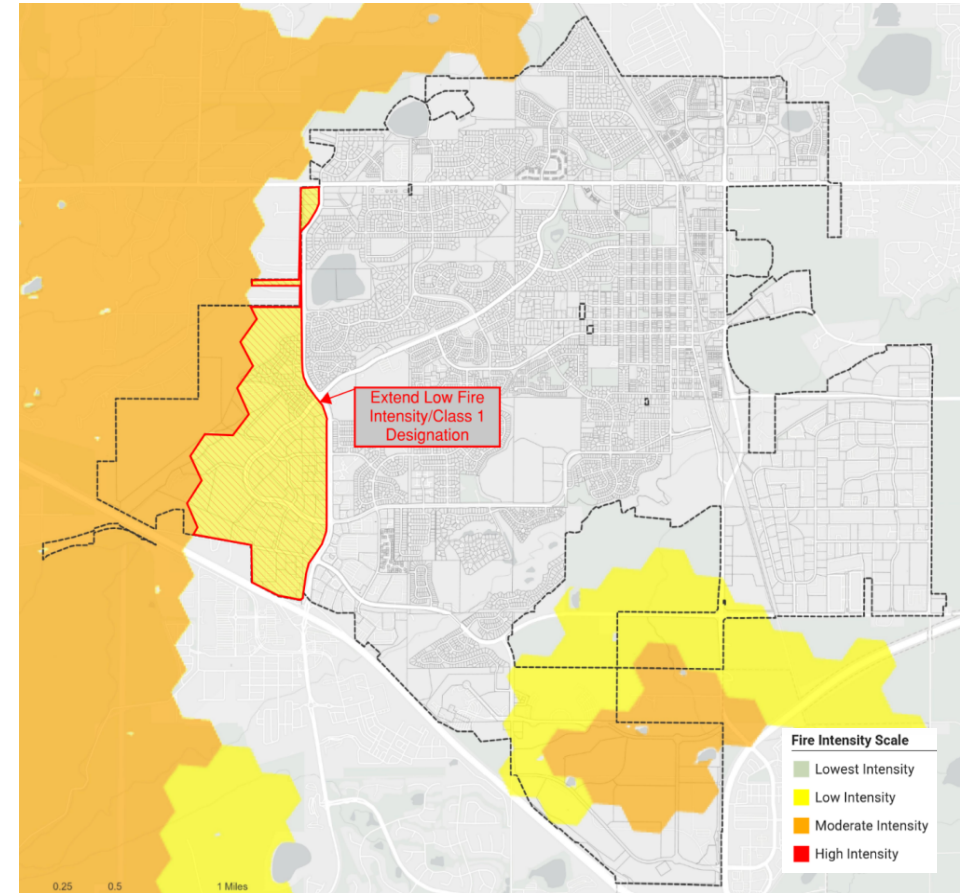
Concern over cost and availability of Class A decking, and potential for improved compliance with alternatives that will also improve fire resistance over most types of decking.

- City Council reviewed a staff proposal to allow Class B decking as an amendment to the Fire Harding Code For Structures on March 4, 2025, but the amendment was not adopted.
- Adoption draft does not include BCBOA proposed amendments and staff is seeking Council direction.

# Analysis

## WUI Map

- Extend Class 1 Regulations from west City boundary to McCaslin Boulevard.
- Accounts for higher risk area from open spaces west of City and accounts for predominance of westerly winds.
- Focuses WUI regulations where new development is planned in Centennial Valley.
- RTR also planned for new development but already covered by CWRC Map.
- McCaslin Boulevard provides logical fire break and brings the WUI boundary to major road and neighborhood boundaries.
- Other areas of higher risk within the City are already developed with no significant new development anticipated – using incentives and education through initiatives such as the local Fire Smart Initiative could be more effective than a regulatory approach.





# Permitting and Enforcement

- City already regulates building construction and landscaping standards for Commercial and Multi-Family Residential development.
  - Implementing these WUI standards could be incorporated into existing processes with less impact on staffing capacity.
- Additional permitting, inspections, and enforcement processed would need to be developed for Single-Family residential development. Because landscaping is often installed incrementally, and may grow or expand into regulated areas, the City may want to consider compliance requirements after completion of construction.
  - This is a new regulatory program and implementing Single-Family WUI standards would impact staffing capacity.
- Additional staffing and resources are not budgeted for 2026.

# City Council Workplan

- WUI code adoption is included under the City Council priority for Safety in the 2026 Work Plan.

|                                                |                                                                                                                                                                                                                                                                                                         |                                                                                         |
|------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
| <b>WUI and Fire Risk Reduction Initiatives</b> | Implementation of the Colorado Wildfire Resiliency Code (CWRC), including adoption of a WUI Map. Partnership with regional efforts including the Louisville Fire Department’s Wildfire and Conflagration Risk Assessment. Consideration of other strategies, such as defensible space and juniper bans. | Anticipate 3 or more Council meetings to receive updates, provide direction, and adopt. |
|------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|



# Alternatives and Staff Recommendation

- Potential Alternatives
  - Adopt the WUI code as drafted on first reading.
  - Adopt the WUI code on first reading with direction to staff to incorporate one or both of the BCBOA adjustment proposed changes to decking standards for second reading.
  - Adopt the WUI code on first reading with direction to staff to incorporate any other desired amendments for second reading.
  - Not adopt the WUI code. (This would result in noncompliance with SB23-166.)
- Staff Recommendation: Approval of Ordinance No. 1918, Series 2026 on first reading and set the public hearing date for final adoption.

**Subject:** Ordinance No. 1919, Series 2026 — An Emergency Ordinance  
Authorizing the Sale and Conveyance of the City-Owned Property at  
1016 Main Street - Public Hearing

This is the Public Hearing for this item. Two rounds of public comment will be taken, along with Council questions and discussion. Final action may be taken on this item. If adopted, this ordinance will become effective immediately.

**Date:** March 24, 2026

**Prepared By:** Rob Zuccaro, Director

**Presented By:** Rob Zuccaro, Director

**Summary:**

Ordinance 1919, Series 2026, approves the sale of 1016 Main Street to Leah Alexis Weidmann Ivester and Samuel Austin Ivester. The City recently purchased the property using Historic Preservation Funds (HPF) in order to landmark and preserve the historic structure. The City listed the property for sale on February 27, 2026, and on March 18, 2026, accepted a proposal to purchase the property, conditioned upon approval of the attached ordinance.

The terms of the offer are summarized in the following table:

|                               | <b>Purchase Offer</b>        |
|-------------------------------|------------------------------|
| <i>Offer Price</i>            | \$1.25M                      |
| <i>Earnest Money</i>          | \$25,000                     |
| <i>Terms</i>                  | Cash                         |
| <i>Buyer Agent Commission</i> | 2.8%                         |
| <i>Inspection</i>             | Termination Only (As-Is)     |
| <i>Appraisal</i>              | Waived Appraisal Contingency |
| <i>Closing</i>                | 3/31/2026                    |

**Background / Prior Discussions:**

Historical Background

1016 Main Street is located north of downtown and is situated across the street and kitty-corner from Louisville's Historical Museum campus. The property is one of twelve Louisville properties that were nominated for and received designation on the National Register of Historic Places in 1986.

1016 Main Street was documented in the PaleoWest "*Stories in Places*" residential context as displaying a Queen Anne architectural style, one of three such examples in



the Caledonia Place subdivision. It is likely that this building was constructed from a Sears and Roebuck house kit. The property features a front-gabled roof and a front porch. A single addition was constructed at the rear of the house in 1948 and was later enclosed. Additional modifications include a bay window and greenhouse on the south side, both added in 1989.

The house has retained many of its original features, including the siding, windows, and trim. It is unclear whether the front door is original, though it may be. Overall, the property exhibits a high level of architectural integrity. This block of Main Street includes numerous historic homes, as well as the Louisville Historical Museum campus, contributing to the overall historic character and architectural integrity of this section of Old Town.

#### Prior HPC and City Council Actions

Following a request for demolition by the previous property owners, the Historic Preservation Commission (HPC) imposed the maximum allowable 180-day stay on the demolition request, which expired on September 1, 2025. The demolition hearing generated significant public interest and advocacy for preservation of the historic home.

After the stay was imposed, staff met with the owners to explore options for preserving the historic home. Discussions included potential use of the City's financial and zoning incentives for redevelopment of the property as a landmarked site, as well as the possibility of City acquisition. The previous owners were not interested in landmarking the home but offered to sell the property for \$1,400,000. The owners had purchased the property in 2022 for \$1,326,600 and had been renting it since that time.

On August 5, 2025, City Council approved Resolution [No. 55, Series 2025](#), authorizing the purchase of 1016 Main Street for \$1,400,000. The City closed on the property on September 30, 2025. The HPC subsequently reviewed and recommended approval of the local landmark designation on October 20, 2025, followed by City Council approval of [Resolution No. 97, Series 2025](#), granting final approval of the designation.

#### **Development Proposal:**

N/A

#### **Analysis:**

Section 4-8 of the City Charter requires that any transfer of real property owned by the City be approved by ordinance. Due to the requested closing date of March 31, 2026, staff is proposing adoption as an emergency ordinance in order to meet the closing date included in the purchase agreement. Approval by regular ordinance would require two readings and would not become effective until 30 days after publication following the second reading. This would result in the ordinance becoming effective on May 12, 2026, and would require amending the closing date.

Now that the property is designated as a local landmark, the historic home will be preserved, and any new modifications or additions will be governed by the City's historic preservation Alteration Certificate process and standards, which require review and approval by the Historic Preservation Commission (HPC). The new owners will also be eligible to take advantage of HPF grants and zoning incentives. These include lot coverage and floor area bonuses for building additions, a landmark bonus grant, and grants for preservation and restoration work, as well as historically sensitive building additions.

The City completed an appraisal of the property on May 27, 2025, which estimated its value at \$1,251,985. Although the offer price of \$1,250,000 is below the City's purchase price of \$1,400,000, it is consistent with the appraised value. Additionally, the difference in price between the City's original purchase of the property and the current sale price represents the opportunity cost to avoid demolition of the historic home and preserve the property in perpetuity through the City's historic preservation landmark program. The proceeds from the sale will be placed back into the HPF and may be used for future incentives for landmarking local properties.

City Council Resolution No. 102, Series 2025, includes the use of HPF for acquisition and resale of the property after local landmark designation as a tool for historic preservation.

#### **Section 5. Acquisitions Funds.**

Use of Acquisition funds of the HPF shall include, but not be limited to:

a. The purchase of historic properties or properties which contribute to the historic character of Louisville. These properties, if eligible, shall be landmarked pursuant to Chapter 15.36 of the Louisville Municipal Code and if not eligible, shall have a conservation easement placed upon them to preserve the outside appearance of the structure or other historical attributes of the structure or site. Prior to the purchase of any property, the City Council shall consider the financial risk, but the City Council may base its approval on considerations other than financial. The City may perform any restoration or rehabilitation work necessary on properties the City acquires, subject to availability of funds therefore, and may then sell the properties unless retained for a municipal purpose. A conservation easement for historic preservation purposes may be placed on the property prior to or in connection with any sale. Any loss and any costs resulting from the acquisition, rehabilitation and sale of the property shall be charged to the HPF, while any profits shall be deposited to the HPF; and

#### **Council Work Plan:**

This item is not on the 2026 City Council Workplan

#### **Fiscal Impact:**

The current HPF balance is \$2.88M. Sale of the property for \$1.25M, minus realtor fees (5.8% - \$72,500) and closing costs, would net approximately \$1.17M. Fund balance after closing would total approximately \$4.05M. This fund balance will be impacted by a commercial incentive grant for \$1.5M currently being processed and staff anticipates



other commercial and residential incentive grant requests this year.

**Alternatives:**

- Approve Ordinance No. 1919, Series 2026 authorizing the sale of 1016 Main Street.
- Not Approve Ordinance No. 1919, Series 2026 authorizing the sale of 1016 Main Street.

**Recommendation:**

Staff recommends approval of Ordinance No. 1919, Series 2026.

**Attachments:**

1. Ordinance No. 1919, Series 2026
2. Contract to Buy Sell 1016 Main Street
3. 1016 Main Street Appraisal

**ORDINANCE NO. 1919  
SERIES 2026**

**AN EMERGENCY ORDINANCE AUTHORIZING THE SALE AND CONVEYANCE OF  
THE CITY-OWNED PROPERTY AT 1016 MAIN STREET**

**WHEREAS**, the City of Louisville is the owner of the real property located at 1016 Main Street, Louisville, Colorado and legally described as Lot 10, Block 17, CALEDONIA PLACE, County of Boulder, State of Colorado (the "Property"); and

**WHEREAS**, the Property, which contains a historic home, was acquired with Historic Preservation Funds as a historic property contributing to the historic character of the City; and

**WHEREAS**, the Property is not needed and is not being held or used for any park, open space, municipal or governmental purposes; and

**WHEREAS**, the City has landmarked the historic home located on the Property and has listed the Property for sale; and

**WHEREAS**, the City received a proposed Contract to Buy and Sell Real Estate (Residential) dated March 13, 2026 (the "Contract"), which offers to buy the Property for a purchase price of \$1,250,000.00 with a closing scheduled for March 31, 2026; and

**WHEREAS**, on March 17, 2026, by motion made, seconded and duly adopted by the City Council, the City Council directed the City Manager to accept the offer conditioned upon City Council's adoption and final effectiveness of an ordinance authorizing the conveyance of the property to the purchaser; and

**WHEREAS**, pursuant to Section 4-8(b) of the City's Home Rule Charter and C.R.S. § 31-15-713, the City Council desires to authorize the sale and conveyance of the Property in accordance with the terms and conditions of the Contract; and

**WHEREAS**, the City Council finds that an emergency exists because the closing date for the sale of the Property is imminent and the City Council has determined it is in the best interest of the City and its residents to sell and convey the Property and return the funds used to acquire the Property to the Historic Preservation Fund, so that such funds can be used to continue the historic preservation activities authorized by the City's voters.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO:**

**Section 1.** The City Council hereby approves and authorizes the sale and conveyance of the Property from the City to Leah Alexis Weidmann Ivester and Samuel Austin Ivester (the "Purchaser") for a purchase price of \$1,250,000.00.



**Section 2.** The sale and conveyance of the Property shall be upon the terms and conditions set forth in the Purchase Contract between the City and the Purchaser, the terms and conditions of which are incorporated herein by this reference as though set forth in full.

**Section 3.** All action heretofore taken (not inconsistent with the provisions of this Ordinance) by the City Council or the officials, officers, agents or employees of the City relating to the sale and conveyance of the Property is hereby ratified, approved and confirmed.

**Section 4.** If any portion of this ordinance is held to be invalid for any reason, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each part hereof irrespective of the fact that any one part be declared invalid.

**Section 5.** The City Council herewith finds, determines and declares that this ordinance is genuinely and urgently necessary for the immediate preservation of the public health, safety, and welfare because return of the proceeds from this sale to the Historic Preservation Fund will allow the City to continue the historic preservation activities authorized by the City's voters.

**INTRODUCED, READ, PASSED AND ADOPTED AS AN EMERGENCY ORDINANCE BY TWO-THIRDS OF THE ENTIRE CITY COUNCIL, AND ORDERED PUBLISHED** this 24<sup>th</sup> day of March, 2026.

\_\_\_\_\_  
Christopher M. Leh, Mayor

ATTEST:

\_\_\_\_\_  
Genny Kline, City Clerk

APPROVED AS TO FORM:  
Kelly PC

\_\_\_\_\_  
Kathleen M. Kelly, City Attorney



RE/MAX Alliance  
Emily S. Murphy  
Ph: 3034999880

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**CBS1 Contract to Buy and Sell Real Estate (Residential)**

**Adoption Date: August 5, 2025**

**Mandatory Use Date: January 1, 2026**

**THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING.**

## **CONTRACT TO BUY AND SELL REAL ESTATE (RESIDENTIAL)**

Date: 3/13/2026

### **AGREEMENT**

**1. AGREEMENT.** Buyer agrees to buy and Seller agrees to sell the Property described below on the terms and conditions set forth in this contract (Contract).

**2. PARTIES AND PROPERTY.**

**2.1. Buyer.** Leah Alexis Weidmann Ivester and Samuel Austin Ivester (Buyer) will take title to the Property described below as ☒ **Joint Tenants** ☐ **Tenants In Common** ☐ **Other** n/a.

**2.2. No Assignability.** This Contract **IS NOT** assignable by Buyer unless otherwise specified in **Additional Provisions**.

**2.3. Seller.** City of Louisville (Seller) is the current owner of the Property described below.

**2.4. Property.** The Property is the following legally described real estate in the County of Boulder, Colorado (insert legal description):

**LOT 10 BLK 17 CALEDONIA PLACE**

known as: **1016 Main St, Louisville, CO 80027**

together with the interests, easements, rights, benefits, improvements and attached fixtures appurtenant thereto and all interest of Seller in vacated streets and alleys adjacent thereto, except as herein excluded (Property).

**2.5. Inclusions.** The Purchase Price includes the following items (Inclusions):

**2.5.1. Inclusions – Attached.** If attached to the Property on the date of this Contract, the following items are included unless excluded under **Exclusions**: lighting, heating, plumbing, ventilating and air conditioning units, TV antennas, inside telephone, network and coaxial (cable) wiring and connecting blocks/jacks, plants, mirrors, floor coverings, intercom systems, built-in kitchen appliances, sprinkler systems and controls, built-in vacuum systems (including accessories) and garage door openers (including 2 remote controls). If checked, the following are owned by the Seller and included: ☐ **Solar Panels** ☐ **Water Softeners** ☐ **Security Systems** ☐ **Satellite Systems** (including satellite dishes). Leased items should be listed under § 2.5.8. (Leased Items). If any additional items are attached to the Property after the date of this Contract, such additional items are also included in the Purchase Price.

**2.5.2. Inclusions – Additional.** If on the Property on the date of this Contract, whether attached or not, the following items are included unless excluded under **Exclusions**: storm windows, storm doors, window and porch shades, awnings, blinds, screens, window coverings and treatments, curtain rods, drapery



rods, fireplace inserts, fireplace screens, fireplace grates, heating stoves, storage sheds, carbon monoxide alarms, smoke/fire detectors and all keys.

**2.5.3. Other Inclusions.** The following items, whether fixtures or personal property, are also included in the Purchase Price:

gas range/oven in main house, microwave in main house, refrigerator in main house, dishwasher in main house, mini fridge in ADU, window coverings

☐ If the box is checked, Buyer and Seller have concurrently entered into a separate agreement for additional personal property outside of this Contract.

**2.5.4. Home Warranty.** Seller and Buyer are aware of the existence of pre-owned home warranty programs that may be purchased and may cover the repair or replacement of certain Inclusions.

**2.5.5. Inclusions - Encumbered.** Any Inclusions owned by Seller (e.g., owned solar panels) must be conveyed at Closing by Seller free and clear of all taxes (except personal property and general real estate taxes for the year of Closing), liens and encumbrances, except:

n/a

Buyer ☐ **Will** ☒ **Will Not** assume the debt and obligations on the Encumbered Inclusions subject to Buyer's review under §10.6. (Encumbered Inclusion Documents) and Buyer's receipt of written approval by such lessor before Closing. If Buyer does not receive such approval this Contract terminates.

**2.5.6. Personal Property Conveyance.** Conveyance of all personal property will be by bill of sale or other applicable legal instrument.

**2.5.7. Parking and Storage Facilities.** The use or ownership of the following parking facilities: two car detached garage; and the use or ownership of the following storage facilities:

Storage area within garage (used to be 2nd garage space)

Note to Buyer: If exact rights to the parking and storage facilities is a concern to Buyer, Buyer should investigate.

**2.5.8. Leased Items.** The following personal property is currently leased to Seller which will be transferred to Buyer at Closing (Leased Items):

n/a

Buyer ☐ **Will** ☒ **Will Not** assume Seller's debt and obligations under such leases for the Leased Items subject to Buyer's review under §10.6. (Leased Items Documents) and Buyer's receipt of written approval by such lessor before Closing. If Buyer does not receive such approval this Contract terminates.

☐ **2.5.9. Solar Power Plan.** If the box is checked, Seller has entered into a solar power purchase agreement, regardless of the name or title, to authorize a third party to operate and maintain a photovoltaic system on the Property and provide electricity (Solar Power Plan) that will remain in effect after Closing. Buyer ☐ **Will** ☒ **Will Not** assume Seller's obligations under such Solar Power Plan subject to Buyer's review under §10.6. (Solar Power Plan) and Buyer's receipt of written approval by the third party before Closing. If Buyer does not receive such approval this Contract terminates.

**2.6. Exclusions.** The following items are excluded (Exclusions):

Staging furniture

**2.7. Water Rights/Well Rights.**

☐ **2.7.1. Deeded Water Rights.** The following legally described water rights:

None

Any deeded water rights will be conveyed by a good and sufficient n/a deed at Closing.

☐ **2.7.2. Other Rights Relating to Water.** The following rights relating to water not included in §§ 2.7.1., 2.7.3. and 2.7.4., will be transferred to Buyer at Closing:

n/a

☐ **2.7.3. Well Rights.** Seller agrees to supply required information to Buyer about the well. Buyer understands that if the well to be transferred is a "Small Capacity Well" or a "Domestic Exempt Water Well" used for ordinary household purposes, Buyer must, prior to or at Closing, complete a Change in Ownership form for the well. If an existing well has not been registered with the Colorado Division of Water Resources in the Department of Natural Resources (Division), Buyer must complete a registration of existing well form for the well and pay the cost of registration. If no person will be providing a closing service in connection with the transaction, Buyer must file the form with the Division within sixty days after Closing. The Well Permit # is n/a.

☐ **2.7.4. Water Stock.** The water stock to be transferred at Closing are as follows:

n/a

**2.7.5. Conveyance.** If Buyer is to receive any rights to water pursuant to § 2.7.2. (Other Rights Relating to Water), § 2.7.3. (Well Rights), or § 2.7.4. (Water Stock Certificates), Seller agrees to convey such rights to Buyer by executing the applicable legal instrument at Closing.

**2.7.6. Water Rights Review.** Buyer has a Right to Terminate if examination of the Water Rights is unsatisfactory to Buyer on or before the **Water Rights Examination Deadline**.

### 3. DATES, DEADLINES AND APPLICABILITY.

#### 3.1. Dates and Deadlines.

| Item No. | Reference | Event                                              | Date or Deadline            |
|----------|-----------|----------------------------------------------------|-----------------------------|
| 1        | § 3       | Time of Day Deadline                               | <b>5pm</b>                  |
| 2        | § 4       | Alternative Earnest Money Deadline                 | <b>MEC+ 3 business days</b> |
|          |           | <b>Title</b>                                       |                             |
| 3        | § 8       | Record Title Deadline (and Tax Certificate)        | <b>3/20/2026</b> Friday     |
| 4        | § 8       | Record Title Objection Deadline                    | <b>3/25/2026</b> Wednesday  |
| 5        | § 8       | Off-Record Title Deadline                          | <b>3/20/2026</b> Friday     |
| 6        | § 8       | Off-Record Title Objection Deadline                | <b>3/25/2026</b> Wednesday  |
| 7        | § 8       | Title Resolution Deadline                          | <b>3/26/2026</b> Thursday   |
| 8        | § 8       | Third Party Right to Purchase/Approve Deadline     | <b>n/a</b>                  |
|          |           | <b>Owners' Association</b>                         |                             |
| 9        | § 7       | Association Documents Deadline                     | <b>n/a</b>                  |
| 10       | § 7       | Association Documents Termination Deadline         | <b>n/a</b>                  |
|          |           | <b>Seller's Disclosures</b>                        |                             |
| 11       | § 10      | Seller's Property Disclosure Deadline              | <b>n/a</b>                  |
| 12       | § 10      | Lead-Based Paint Disclosure Deadline               | <b>3/20/2026</b> Friday     |
|          |           | <b>Loan and Credit</b>                             |                             |
| 13       | § 5       | New Loan Application Deadline                      | <b>n/a</b>                  |
| 14       | § 5       | New Loan Terms Deadline                            | <b>n/a</b>                  |
| 15       | § 5       | New Loan Availability Deadline                     | <b>n/a</b>                  |
| 16       | § 5       | Buyer's Credit Information Deadline                | <b>n/a</b>                  |
| 17       | § 5       | Disapproval of Buyer's Credit Information Deadline | <b>n/a</b>                  |
| 18       | § 5       | Existing Loan Deadline                             | <b>n/a</b>                  |
| 19       | § 5       | Existing Loan Termination Deadline                 | <b>n/a</b>                  |
| 20       | § 5       | Loan Transfer Approval Deadline                    | <b>n/a</b>                  |
| 21       | § 4       | Seller or Private Financing Deadline               | <b>n/a</b>                  |
|          |           | <b>Appraisal</b>                                   |                             |
| 22       | § 6       | Appraisal Deadline                                 | <b>n/a</b>                  |
| 23       | § 6       | Appraisal Objection Deadline                       | <b>n/a</b>                  |
| 24       | § 6       | Appraisal Resolution Deadline                      | <b>n/a</b>                  |
|          |           | <b>Survey</b>                                      |                             |
| 25       | § 9       | New ILC or New Survey Deadline                     | <b>n/a</b>                  |
| 26       | § 9       | New ILC or New Survey Objection Deadline           | <b>n/a</b>                  |
| 27       | § 9       | New ILC or New Survey Resolution Deadline          | <b>n/a</b>                  |
|          |           | <b>Inspection and Due diligence</b>                |                             |



|    |            |                                             |                            |
|----|------------|---------------------------------------------|----------------------------|
| 28 | § 2        | Water Rights Examination Deadline           | <i>n/a</i>                 |
| 29 | § 8        | Mineral Rights Examination Deadline         | <i>n/a</i>                 |
| 30 | § 10       | Inspection Termination Deadline             | <i>3/27/2026</i> Friday    |
| 31 | § 10       | Inspection Objection Deadline               | <i>n/a</i>                 |
| 32 | § 10       | Inspection Resolution Deadline              | <i>n/a</i>                 |
| 33 | § 10       | Property Insurance Termination Deadline     | <i>3/27/2026</i> Friday    |
| 34 | § 10       | Due Diligence Documents Delivery Deadline   | <i>3/25/2026</i> Wednesday |
| 35 | § 10       | Due Diligence Documents Objection Deadline  | <i>3/26/2026</i> Thursday  |
| 36 | § 10       | Due Diligence Documents Resolution Deadline | <i>3/27/2026</i> Friday    |
| 37 | § 10       | Conditional Sale Deadline                   | <i>n/a</i>                 |
| 38 | § 10       | Lead-Based Paint Termination Deadline       | <i>3/27/2026</i> Friday    |
|    |            | <b>Closing and Possession</b>               |                            |
| 39 | § 12       | Closing Date                                | <i>3/31/2026</i> Tuesday   |
| 40 | § 17       | Possession Date                             | <i>3/31/2026</i> Tuesday   |
| 41 | § 17       | Possession Time                             | <i>delivery of deed</i>    |
| 42 | § 27       | <b>Acceptance Deadline Date</b>             | <i>3/18/2026</i> Wednesday |
| 43 | § 27       | <b>Acceptance Deadline Time</b>             | <i>5pm MST</i>             |
| 44 | <i>n/a</i> | <i>n/a</i>                                  | <i>n/a</i>                 |
| 45 | <i>n/a</i> | <i>n/a</i>                                  | <i>n/a</i>                 |

**Note:** If **FHA** or **VA** loan boxes are checked in § 4.5.3. (Loan Limitations), the **Appraisal** deadlines **DO NOT** apply to **FHA** insured or **VA** guaranteed loans.

**3.2. Applicability of Terms.** If any deadline in § 3.1. (Dates and Deadlines) is left blank or completed with "N/A", or the word "Deleted," such deadline is not applicable and the corresponding provision containing the deadline is deleted. Any box checked in this Contract means the corresponding provision applies. If no box is checked in a provision that contains a selection of "None", such provision means that "None" applies.

The abbreviation "MEC" (mutual execution of this Contract) means the date upon which both parties have signed this Contract. The abbreviation "N/A" as used in this Contract means not applicable.

### **3.3. Day; Computation of Period of Days; Deadlines.**

**3.3.1. Day.** As used in this Contract, the term "day" means the entire day ending at 11:59 p.m., United States Mountain Time (Standard or Daylight Savings, as applicable). Except however, if a **Time of Day Deadline** is specified in § 3.1. (Dates and Deadlines), all Objection Deadlines, Resolution Deadlines, Examination Deadlines and Termination Deadlines will end on the specified deadline date at the time of day specified in the **Time of Day Deadline**, United States Mountain Time. If **Time of Day Deadline** is left blank or "N/A" the deadlines will expire at 11:59 p.m., United States Mountain Time.

**3.3.2. Computation of Period of Days.** In computing a period of days (e.g., three days after MEC), when the ending date is not specified, the first day is excluded and the last day is included.

**3.3.3. Deadlines.** If any deadline falls on a Saturday, Sunday or federal or Colorado state holiday (Holiday), such deadline ☒ **Will** ☐ **Will Not** be extended to the next day that is not a Saturday, Sunday or Holiday. Should neither box be checked, the deadline will not be extended.

## **4. PURCHASE PRICE AND TERMS.**

**4.1. Price and Terms.** The Purchase Price set forth below is payable in U.S. Dollars by Buyer as follows:

| Item No. | Reference | Item           | Amount                 | Amount              |
|----------|-----------|----------------|------------------------|---------------------|
| 1        | § 4.1.    | Purchase Price | \$ <i>1,250,000.00</i> |                     |
| 2        | § 4.3.    | Earnest Money  |                        | \$ <i>25,000.00</i> |

|    |            |                    |                        |                        |
|----|------------|--------------------|------------------------|------------------------|
| 3  | § 4.5.     | New Loan           |                        | \$                     |
| 4  | § 4.6.     | Assumption Balance |                        | \$                     |
| 5  | § 4.7.     | Private Financing  |                        | \$                     |
| 6  | § 4.7.     | Seller Financing   |                        | \$                     |
| 7  | <i>n/a</i> | <i>n/a</i>         |                        | \$                     |
| 8  | <i>n/a</i> | <i>n/a</i>         |                        | \$                     |
| 9  | § 4.4.     | Cash at Closing    |                        | \$ <b>1,225,000.00</b> |
| 10 |            | <b>Total</b>       | \$ <b>1,250,000.00</b> | \$ <b>1,250,000.00</b> |

**4.2. Seller Concession.** At Closing, Seller will credit to Buyer \$*n/a* (Seller Concession). The Seller Concession may be used for any Buyer fee, cost, charge or expenditure to the extent the amount is allowed by the Buyer's lender and is included in the Closing Statement or Closing Disclosure at Closing. Examples of allowable items to be paid for by the Seller Concession include, but are not limited to: Buyer's closing costs, loan discount points, loan origination fees, prepaid items and any other fee, cost, charge, expense or expenditure. Seller Concession is in addition to any sum Seller has agreed to pay or credit Buyer elsewhere in this Contract.

**4.3. Earnest Money.** The Earnest Money set forth in this Section, in the form of a personal check, cashiers check, wire, will be payable to and held by First American Title (Earnest Money Holder), in its trust account, on behalf of both Seller and Buyer. The Earnest Money must be tendered, by Buyer, with this Contract unless the parties mutually agree to an **Alternative Earnest Money Deadline** for its payment. The parties authorize delivery of the Earnest Money to the company conducting the Closing (Closing Company), if any, at or before Closing. In the event Earnest Money Holder has agreed to have interest on Earnest Money transferred to a fund established for the purpose of providing affordable housing to Colorado residents, Seller and Buyer acknowledge and agree that any interest accruing on the Earnest Money deposited with the Earnest Money Holder in this transaction will be transferred to such fund.

**4.3.1. Alternative Earnest Money Deadline.** The deadline for delivering the Earnest Money, if other than at the time of tender of this Contract, is as set forth as the **Alternative Earnest Money Deadline**.

**4.3.2. Disposition of Earnest Money.** If Buyer has a Right to Terminate and timely terminates, Buyer is entitled to the return of Earnest Money as provided in this Contract. If this Contract is terminated as set forth in § 24 and, except as provided in § 23 (Earnest Money Dispute), if the Earnest Money has not already been returned following receipt of a Notice to Terminate, Seller agrees to execute and deliver to Buyer or Broker working with Buyer, written mutual instructions (e.g., Earnest Money Release form), within three days of Seller's receipt of such form. If Seller is entitled to the Earnest Money, and, except as provided in § 23 (Earnest Money Dispute), if the Earnest Money has not already been paid to Seller, following receipt of an Earnest Money Release form, Buyer agrees to execute and return to Seller or Broker working with Seller, written mutual instructions (e.g., Earnest Money Release form), within three days of Buyer's receipt.

**4.3.2.1. Seller Failure to Timely Return Earnest Money.** If Seller fails to timely execute and return the Earnest Money Release Form, or other written mutual instructions, Seller is in default and liable to Buyer as set forth in "**If Seller is in Default**", § 20.2. and § 21, unless Seller is entitled to the Earnest Money due to a Buyer default.

**4.3.2.2. Buyer Failure to Timely Release Earnest Money.** If Buyer fails to timely execute and return the Earnest Money Release Form, or other written mutual instructions, Buyer is in default and liable to Seller as set forth in "**If Buyer is in Default**", § 20.1. and § 21, unless Buyer is entitled to the Earnest Money due to a Seller Default.

#### **4.4. Form of Funds; Time of Payment; Available Funds.**

**4.4.1. Good Funds.** All amounts payable by the parties at Closing, including any loan proceeds, Cash at Closing and closing costs, must be in funds that comply with all applicable Colorado laws, including wire transfers, certified check, teller's check, cashier's check, and real-time or instant payment (Good Funds).

**4.4.2. Time of Payment.** All funds, including the Purchase Price to be paid by Buyer, must be paid before or at Closing or as otherwise agreed in writing between the parties to allow disbursement by Closing Company at Closing **OR SUCH NONPAYING PARTY WILL BE IN DEFAULT**.

**4.4.3. Available Funds.** Buyer represents that Buyer, as of the date of this Contract, ☒ **Does** ☐ **Does Not** have funds that are immediately verifiable and available in an amount not less than the amount



stated as Cash at Closing in § 4.1.

- 4.5. **New Loan.** (Omitted as inapplicable)
- 4.6. **Assumption.** (Omitted as inapplicable)
- 4.7. **Seller or Private Financing.** (Omitted as inapplicable)

## TRANSACTION PROVISIONS

### 5. FINANCING CONDITIONS AND OBLIGATIONS.

**5.1. New Loan, Assumption Application.** If Buyer is to pay all or part of the Purchase Price by obtaining one or more new loans (New Loan), or if an existing loan is not to be released at Closing, Buyer, if required by such lender, must make an application verifiable by such lender, on or before **New Loan Application Deadline** and exercise reasonable efforts to obtain such loan or approval.

**5.2. New Loan Terms; New Loan Availability.**

**5.2.1. New Loan Terms.** If Buyer is to pay all or part of the Purchase Price with a New Loan, this Contract is conditional upon Buyer determining, in Buyer's sole subjective discretion, whether the proposed New Loan's payments, interest rate, conditions and costs or any other loan terms (New Loan Terms) are satisfactory to Buyer. This condition is for the sole benefit of Buyer. Buyer has the Right to Terminate under § 24.1., on or before **New Loan Terms Deadline**, if the New Loan Terms are not satisfactory to Buyer, in Buyer's sole subjective discretion.

**5.2.2. New Loan Availability.** If Buyer is to pay all or part of the Purchase Price with a New Loan, this Contract is conditional upon Buyer's satisfaction with the availability of the New Loan based on the lender's review and underwriting of Buyer's New Loan Application (New Loan Availability). Buyer has the Right to Terminate under § 24.1., on or before the **New Loan Availability Deadline** if the New Loan Availability is not satisfactory to Buyer. Buyer does not have a Right to Terminate based on the New Loan Availability if the termination is based on the New Loan Terms, Appraised Value (defined below), the Lender Property Requirements (defined below), Insurability (§ 10.5. below) or the Conditional Upon Sale of Property (§ 10.7. below). **IF SELLER IS NOT IN DEFAULT AND DOES NOT TIMELY RECEIVE BUYER'S WRITTEN NOTICE TO TERMINATE, BUYER'S EARNEST MONEY WILL BE NONREFUNDABLE**, except as otherwise provided in this Contract (e.g., Appraisal, Title, Survey).

**5.3. Credit Information.** This Contract is conditional (for the sole benefit of Seller) upon Seller's approval of Buyer's financial ability and creditworthiness, which approval will be in Seller's sole subjective discretion. Accordingly: (1) Buyer must supply to Seller by **Buyer's Credit Information Deadline**, at Buyer's expense, information and documents (including a current credit report) concerning Buyer's financial, employment and credit condition; (2) Buyer consents that Seller may verify Buyer's financial ability and creditworthiness; and (3) any such information and documents received by Seller must be held by Seller in confidence and not released to others except to protect Seller's interest in this transaction. If the Cash at Closing is less than as set forth in § 4.1. of this Contract, Seller has the Right to Terminate under § 24.1., on or before Closing. If Seller disapproves of Buyer's financial ability or creditworthiness, in Seller's sole subjective discretion, Seller has the Right to Terminate under § 24.1., on or before **Disapproval of Buyer's Credit Information Deadline**.

**5.4. Existing Loan Review.** Seller must deliver copies of the loan documents (including note, deed of trust and any modifications) to Buyer by **Existing Loan Deadline**. For the sole benefit of Buyer, this Contract is conditional upon Buyer's review and approval of the provisions of such loan documents. Buyer has the Right to Terminate under § 24.1., on or before **Existing Loan Termination Deadline**, based on any unsatisfactory provision of such loan documents, in Buyer's sole subjective discretion. If the lender's approval of a transfer of the Property is required, this Contract is conditional upon Buyer obtaining such approval without change in the terms of such loan, except as set forth in § 4.6. If lender's approval is not obtained by **Loan Transfer Approval Deadline**, this Contract will terminate on such deadline. Seller has the Right to Terminate under § 24.1., on or before Closing, in Seller's sole subjective discretion, if Seller is to be released from liability under such existing loan and Buyer does not obtain such compliance as set forth in § 4.6.

**5.5. Buyer Representation of Principal Residence.** Buyer represents that Buyer will occupy the Property as Buyer's principal residence unless the following box is checked, then Buyer ☐ represents that Buyer will **NOT** occupy the Property as Buyer's principal residence.

## 6. APPRAISAL PROVISIONS.

**6.1. Appraisal Definition.** An "Appraisal" is an opinion of value prepared by a licensed or certified appraiser, engaged on behalf of Buyer or Buyer's lender, to determine the Property's market value (Appraised Value). The Appraisal may also set forth certain lender requirements, replacements, removals or repairs necessary on or to the Property as a condition for the Property to be valued at the Appraised Value.

**6.2. Appraised Value.** The applicable appraisal provision set forth below applies to the respective loan type set forth in § 4.5.3., or if a cash transaction (i.e., no financing), § 6.2.1. applies.

**6.2.1. Conventional/Other.** Buyer has the right to obtain an Appraisal. If the Appraised Value is less than the Purchase Price, or if the Appraisal is not received by Buyer on or before **Appraisal Deadline** Buyer may, on or before **Appraisal Objection Deadline**:

**6.2.1.1. Notice to Terminate.** Notify Seller in writing, pursuant to § 24.1., that this Contract is terminated; or

**6.2.1.2. Appraisal Objection.** Deliver to Seller a written objection accompanied by either a copy of the Appraisal or written notice from lender that confirms the Appraised Value is less than the Purchase Price (Lender Verification).

**6.2.1.3. Appraisal Resolution.** If an Appraisal Objection is received by Seller, on or before **Appraisal Objection Deadline** and if Buyer and Seller have not agreed in writing to a settlement thereof on or before **Appraisal Resolution Deadline**, this Contract will terminate on the **Appraisal Resolution Deadline**, unless Seller receives Buyer's written withdrawal of the Appraisal Objection before such termination, (i.e., on or before expiration of **Appraisal Resolution Deadline**).

**6.2.2. FHA.** It is expressly agreed that, notwithstanding any other provisions of this Contract, the purchaser (Buyer) shall not be obligated to complete the purchase of the Property described herein or to incur any penalty by forfeiture of Earnest Money deposits or otherwise unless the purchaser (Buyer) has been given, in accordance with HUD/FHA or VA requirements, a written statement issued by the Federal Housing Commissioner, Department of Veterans Affairs, or a Direct Endorsement lender, setting forth the appraised value of the Property of not less than \$n/a. The purchaser (Buyer) shall have the privilege and option of proceeding with the consummation of this Contract without regard to the amount of the appraised valuation. The appraised valuation is arrived at to determine the maximum mortgage the Department of Housing and Urban Development will insure. HUD does not warrant the value nor the condition of the Property. The purchaser (Buyer) should satisfy himself/herself/themselves that the price and condition of the Property are acceptable.

**6.2.3. VA.** It is expressly agreed that, notwithstanding any other provisions of this Contract, the purchaser (Buyer) shall not incur any penalty by forfeiture of Earnest Money or otherwise or be obligated to complete the purchase of the Property described herein, if the Contract Purchase Price or cost exceeds the reasonable value of the Property established by the Department of Veterans Affairs. The purchaser (Buyer) shall, however, have the privilege and option of proceeding with the consummation of this Contract without regard to the amount of the reasonable value established by the Department of Veterans Affairs.

**6.3. Lender Property Requirements.** If the lender imposes any written requirements, replacements, removals or repairs, including any specified in the Appraisal (Lender Property Requirements) to be made to the Property (e.g., roof repair, repainting), beyond those matters already agreed to by Seller in this Contract, this Contract terminates on the earlier of three days following Seller's receipt of the Lender Property Requirements, or Closing, unless prior to termination: (1) the parties enter into a written agreement to satisfy the Lender Property Requirements; (2) the Lender Property Requirements have been completed; or (3) the satisfaction of the Lender Property Requirements is waived in writing by Buyer.

**6.4. Cost of Appraisal.** Cost of the Appraisal to be obtained after the date of this Contract must be timely paid by ☒ **Buyer** ☐ **Seller**. The cost of the Appraisal may include any and all fees paid to the appraiser, appraisal management company, lender's agent or all three.

**7. OWNERS' ASSOCIATIONS.** This Section is applicable if the Property is located within one or more Common Interest Communities and subject to one or more declarations (Association).

**7.1. Common Interest Community Disclosure. THE PROPERTY IS LOCATED WITHIN A COMMON INTEREST COMMUNITY AND IS SUBJECT TO THE DECLARATION FOR THE COMMUNITY. THE OWNER OF THE PROPERTY WILL BE REQUIRED TO BE A MEMBER OF THE OWNERS' ASSOCIATION FOR THE COMMUNITY AND WILL BE SUBJECT TO THE BYLAWS AND RULES AND REGULATIONS OF THE ASSOCIATION. THE DECLARATION, BYLAWS AND RULES AND**



**REGULATIONS WILL IMPOSE FINANCIAL OBLIGATIONS UPON THE OWNER OF THE PROPERTY, INCLUDING AN OBLIGATION TO PAY ASSESSMENTS OF THE ASSOCIATION. IF THE OWNER DOES NOT PAY THESE ASSESSMENTS, THE ASSOCIATION COULD PLACE A LIEN ON THE PROPERTY AND POSSIBLY SELL IT TO PAY THE DEBT. THE DECLARATION, BYLAWS AND RULES AND REGULATIONS OF THE COMMUNITY MAY PROHIBIT THE OWNER FROM MAKING CHANGES TO THE PROPERTY WITHOUT AN ARCHITECTURAL REVIEW BY THE ASSOCIATION (OR A COMMITTEE OF THE ASSOCIATION) AND THE APPROVAL OF THE ASSOCIATION. PURCHASERS OF PROPERTY WITHIN THE COMMON INTEREST COMMUNITY SHOULD INVESTIGATE THE FINANCIAL OBLIGATIONS OF MEMBERS OF THE ASSOCIATION. PURCHASERS SHOULD CAREFULLY READ THE DECLARATION FOR THE COMMUNITY AND THE BYLAWS AND RULES AND REGULATIONS OF THE ASSOCIATION.**

**7.2. Association Documents to Buyer.** Seller is obligated to provide to Buyer the Association Documents (defined below), at Seller's expense, on or before **Association Documents Deadline**. Seller authorizes the Association to provide the Association Documents to Buyer, at Seller's expense. Seller's obligation to provide the Association Documents is fulfilled upon Buyer's receipt of the Association Documents, regardless of who provides such documents.

**7.3. Association Documents.** Association documents (Association Documents) consist of the following:

**7.3.1.** All Association declarations, articles of incorporation, bylaws, articles of organization, operating agreements, rules and regulations, party wall agreements and the Association's responsible governance policies adopted under § 38-33.3-209.5, C.R.S.;

**7.3.2.** Minutes of: (1) the annual owners' or members' meeting and (2) any executive boards' or managers' meetings; such minutes include those provided under the most current annual disclosure required under § 38-33.3-209.4, C.R.S. (Annual Disclosure) and minutes of meetings, if any, subsequent to the minutes disclosed in the Annual Disclosure. If none of the preceding minutes exist, then the most recent minutes, if any (§§ 7.3.1. and 7.3.2., collectively, Governing Documents); and

**7.3.3.** List of all Association insurance policies as provided in the Association's last Annual Disclosure, including, but not limited to, property, general liability, association director and officer professional liability and fidelity policies. The list must include the company names, policy limits, policy deductibles, additional named insureds and expiration dates of the policies listed (Association Insurance Documents);

**7.3.4.** A list by unit type of the Association's assessments, including both regular and special assessments as disclosed in the Association's last Annual Disclosure;

**7.3.5.** The Association's most recent financial documents which consist of: (1) the Association's operating budget for the current fiscal year, (2) the Association's most recent annual financial statements, including any amounts held in reserve for the fiscal year immediately preceding the Association's last Annual Disclosure, (3) the results of the Association's most recent available financial audit or review, (4) list of the fees and charges (regardless of name or title of such fees or charges) that the Association's community association manager or Association will charge in connection with the Closing including, but not limited to, any fee incident to the issuance of the Association's statement of assessments (Status Letter), any rush or update fee charged for the Status Letter, any record change fee or ownership record transfer fees (Record Change Fee), fees to access documents, (5) list of all assessments required to be paid in advance, reserves or working capital due at Closing and (6) reserve study, if any (§§ 7.3.4. and 7.3.5., collectively, Financial Documents);

**7.3.6.** Any written notice from the Association to Seller of a "construction defect action" under § 38-33.3-303.5, C.R.S. within the past six months and the result of whether the Association approved or disapproved such action (Construction Defect Documents). Nothing in this Section limits the Seller's obligation to disclose adverse material facts as required under § 10.2. (Disclosure of Adverse Material Facts; Subsequent Disclosure; Present Condition) including any problems or defects in the common elements or limited common elements of the Association property.

**7.4. Conditional on Buyer's Review.** Buyer has the right to review the Association Documents. Buyer has the Right to Terminate under § 24.1., on or before **Association Documents Termination Deadline**, based on any unsatisfactory provision in any of the Association Documents, in Buyer's sole subjective discretion. Should Buyer receive the Association Documents after **Association Documents Deadline**, Buyer, at Buyer's option, has the Right to Terminate under § 24.1. by Buyer's Notice to Terminate received by Seller on or before ten days after Buyer's receipt of the Association Documents. If Buyer does not receive the Association Documents, or if Buyer's Notice to Terminate would otherwise be required to be received by Seller

after **Closing Date**, Buyer's Notice to Terminate must be received by Seller on or before Closing. If Seller does not receive Buyer's Notice to Terminate within such time, Buyer accepts the provisions of the Association Documents as satisfactory and Buyer waives any Right to Terminate under this provision, notwithstanding the provisions of § 8.6. (Third Party Right to Purchase/Approve).

## **8. TITLE INSURANCE, RECORD TITLE AND OFF-RECORD TITLE.**

### **8.1. Evidence of Record Title.**

☒ **8.1.1. Seller Selects Title Insurance Company.** If this box is checked, Seller will select the title insurance company to furnish the owner's title insurance policy at Seller's expense. On or before **Record Title Deadline**, Seller must furnish to Buyer a current commitment for an owner's title insurance policy (Title Commitment) in an amount equal to the Purchase Price, or if this box is checked, ☐ an **Abstract of Title** certified to a current date. Seller will cause the title insurance policy to be issued and delivered to Buyer as soon as practicable at or after Closing.

☐ **8.1.2. Buyer Selects Title Insurance Company.** If this box is checked, Buyer will select the title insurance company to furnish the owner's title insurance policy at Buyer's expense. On or before **Record Title Deadline**, Buyer must furnish to Seller a current commitment for owner's title insurance policy (Title Commitment), in an amount equal to the Purchase Price.

If neither box in § 8.1.1. or § 8.1.2. is checked, § 8.1.1. applies.

**8.1.3. Owner's Extended Coverage (OEC).** The Title Commitment ☒ **Will** ☐ **Will Not** contain Owner's Extended Coverage (OEC). If the Title Commitment is to contain OEC, it will commit to delete or insure over the standard exceptions which relate to: (1) parties in possession, (2) unrecorded easements, (3) survey matters, (4) unrecorded mechanics' liens, (5) gap period (period between the effective date and time of commitment to the date and time the deed is recorded) and (6) unpaid taxes, assessments and unredeemed tax sales prior to the year of Closing. Any additional premium expense to obtain OEC will be paid by

☐ **Buyer** ☒ **Seller** ☐ **One-Half by Buyer and One-Half by Seller** ☐ **Other** n/a.

Regardless of whether the Contract requires OEC, the Title Insurance Commitment may not provide OEC or delete or insure over any or all of the standard exceptions for OEC. The Title Insurance Company may require a New Survey or New ILC, defined below, among other requirements for OEC. If the Title Insurance Commitment is not satisfactory to Buyer, Buyer has a right to object under § 8.7. (Right to Object to Title, Resolution).

**8.1.4. Title Documents.** Title Documents consist of the following: (1) copies of any plats, declarations, covenants, conditions and restrictions burdening the Property and (2) copies of any other documents (or, if illegible, summaries of such documents) listed in the schedule of exceptions (Exceptions) in the Title Commitment furnished to Buyer (collectively, Title Documents).

**8.1.5. Copies of Title Documents.** Buyer must receive, on or before **Record Title Deadline**, copies of all Title Documents. This requirement pertains only to documents as shown of record in the office of the clerk and recorder in the county where the Property is located. The cost of furnishing copies of the documents required in this Section will be at the expense of the party or parties obligated to pay for the owner's title insurance policy.

**8.1.6. Existing Abstracts of Title.** Seller must deliver to Buyer copies of any abstracts of title covering all or any portion of the Property (Abstract of Title) in Seller's possession on or before **Record Title Deadline**.

**8.2. Record Title.** Buyer has the right to review and object to the Abstract of Title or Title Commitment and any of the Title Documents as set forth in § 8.7. (Right to Object to Title, Resolution) on or before **Record Title Objection Deadline**. Buyer's objection may be based on any unsatisfactory form or content of Title Commitment or Abstract of Title, notwithstanding § 13, or any other unsatisfactory title condition, in Buyer's sole subjective discretion. If the Abstract of Title, Title Commitment or Title Documents are not received by Buyer on or before the **Record Title Deadline**, or if there is an endorsement to the Title Commitment that adds a new Exception to title, a copy of the new Exception to title and the modified Title Commitment will be delivered to Buyer. Buyer has until the earlier of Closing or ten days after receipt of such documents by Buyer to review and object to: (1) any required Title Document not timely received by Buyer, (2) any change to the Abstract of Title, Title Commitment or Title Documents, or (3) any endorsement to the Title Commitment. If Seller receives Buyer's Notice to Terminate or Notice of Title Objection, pursuant to this § 8.2. (Record Title), any title objection by Buyer is governed by the provisions set forth in § 8.7. (Right to Object to Title, Resolution). If Seller has fulfilled all Seller's obligations, if any, to deliver to Buyer all documents required by §



8.1. (Evidence of Record Title) and Seller does not receive Buyer's Notice to Terminate or Notice of Title Objection by the applicable deadline specified above, Buyer accepts the condition of title as disclosed by the Abstract of Title, Title Commitment and Title Documents as satisfactory.

**8.3. Off-Record Title.** Seller must deliver to Buyer, on or before **Off-Record Title Deadline**, true copies of all existing surveys in Seller's possession pertaining to the Property and must disclose to Buyer all easements, liens (including, without limitation, governmental improvements approved, but not yet installed) or other title matters not shown by public records, of which Seller has actual knowledge (Off-Record Matters). This Section excludes any **New ILC** or **New Survey** governed under § 9 (New ILC, New Survey). Buyer has the right to inspect the Property to investigate if any third party has any right in the Property not shown by public records (e.g., unrecorded easement, boundary line discrepancy or water rights). Buyer's Notice to Terminate or Notice of Title Objection of any unsatisfactory condition (whether disclosed by Seller or revealed by such inspection, notwithstanding § 8.2. (Record Title) and § 13 (Transfer of Title)), in Buyer's sole subjective discretion, must be received by Seller on or before **Off-Record Title Objection Deadline**. If an Off-Record Matter is received by Buyer after the **Off-Record Title Deadline**, Buyer has until the earlier of Closing or ten days after receipt by Buyer to review and object to such Off-Record Matter. If Seller receives Buyer's Notice to Terminate or Notice of Title Objection pursuant to this § 8.3. (Off-Record Title), any title objection by Buyer is governed by the provisions set forth in § 8.7. (Right to Object to Title, Resolution). If Seller does not receive Buyer's Notice to Terminate or Notice of Title Objection by the applicable deadline specified above, Buyer accepts title subject to such Off-Record Matters and rights, if any, of third parties not shown by public records of which Buyer has actual knowledge.

**8.4. Special Taxing and Metropolitan Districts. ACTIONS BY A SPECIAL TAXING OR METROPOLITAN DISTRICT PURSUANT TO ITS AUTHORITY TO ISSUE DEBT, IMPOSE MILL LEVIES, AND IMPOSE FEES, RATES, TOLLS, PENALTIES, OR OTHER CHARGES MAY INCREASE COSTS TO RESIDENTS LIVING IN THE SPECIAL TAXING OR METROPOLITAN DISTRICT. SPECIAL TAXING AND METROPOLITAN DISTRICTS MAY BE SUBJECT TO GENERAL OBLIGATION INDEBTEDNESS THAT IS PAID BY REVENUES PRODUCED FROM ANNUAL TAX LEVIES ON THE TAXABLE PROPERTY WITHIN SUCH DISTRICTS. PROPERTY OWNERS IN SUCH DISTRICTS MAY BE PLACED AT RISK FOR INCREASED MILL LEVIES AND TAX TO SUPPORT THE SERVICING OF SUCH DEBT WHERE CIRCUMSTANCES ARISE RESULTING IN THE INABILITY OF SUCH A DISTRICT TO DISCHARGE SUCH INDEBTEDNESS WITHOUT SUCH AN INCREASE IN MILL LEVIES. BUYERS SHOULD INVESTIGATE THE SPECIAL TAXING OR METROPOLITAN DISTRICTS IN WHICH THE PROPERTY IS LOCATED BY CONTACTING THE COUNTY TREASURER, BY REVIEWING THE CERTIFICATE OF TAXES DUE FOR THE PROPERTY AND BY OBTAINING FURTHER INFORMATION FROM THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY CLERK AND RECORDER, OR THE COUNTY ASSESSOR. The official website for the Metropolitan District, if any, is: [n/a](#).**

**8.5. Tax Certificate.** A tax certificate paid for by ☒ **Seller** ☐ **Buyer**, for the Property listing any special taxing or metropolitan districts that affect the Property (Tax Certificate) must be delivered to Buyer on or before **Record Title Deadline**. If the content of the Tax Certificate is unsatisfactory to Buyer, in Buyer's sole subjective discretion, Buyer may terminate, on or before **Record Title Objection Deadline**. Should Buyer receive the Tax Certificate after **Record Title Deadline**, Buyer, at Buyer's option, has the Right to Terminate under § 24.1. by Buyer's Notice to Terminate received by Seller on or before ten days after Buyer's receipt of the Tax Certificate. If Buyer does not receive the Tax Certificate, or if Buyer's Notice to Terminate would otherwise be required to be received by Seller after **Closing Date**, Buyer's Notice to Terminate must be received by Seller on or before Closing. If Seller does not receive Buyer's Notice to Terminate within such time, Buyer accepts the content of the Tax Certificate as satisfactory and Buyer waives any Right to Terminate under this provision. If Buyer's loan specified in §4.5.3. (Loan Limitations) prohibits Buyer from paying for the Tax Certificate, the Tax Certificate will be paid for by Seller.

**8.6. Third Party Right to Purchase/Approve.** If any third party has a right to purchase the Property (e.g., right of first refusal on the Property, right to purchase the Property under a lease or an option held by a third party to purchase the Property) or a right of a third party to approve this Contract, Seller must promptly submit this Contract according to the terms and conditions of such right. If the third-party holder of such right exercises its right this Contract will terminate. If the third party's right to purchase is waived explicitly or expires, or the Contract is approved, this Contract will remain in full force and effect. Seller must promptly notify Buyer in writing of the foregoing. If the third party right to purchase is exercised or approval of this Contract has not occurred on or before **Third Party Right to Purchase/Approve Deadline**, this Contract will

then terminate. Seller will supply to Buyer, in writing, details of any Third Party Right to Purchase the Property on or before the Record Title Deadline.

**8.7. Right to Object to Title, Resolution.** Buyer has a right to object or terminate, in Buyer's sole subjective discretion, based on any title matters including those matters set forth in § 8.2. (Record Title), § 8.3. (Off-Record Title), § 8.5. (Tax Certificate) and § 13 (Transfer of Title). If Buyer exercises Buyer's rights to object or terminate based on any such title matter, on or before the applicable deadline, Buyer has the following options:

**8.7.1. Title Objection, Resolution.** If Seller receives Buyer's written notice objecting to any title matter (Notice of Title Objection) on or before the applicable deadline and if Buyer and Seller have not agreed to a written settlement thereof on or before **Title Resolution Deadline**, this Contract will terminate on the expiration of **Title Resolution Deadline**, unless Seller receives Buyer's written withdrawal of Buyer's Notice of Title Objection (i.e., Buyer's written notice to waive objection to such items and waives the Right to Terminate for that reason), on or before expiration of **Title Resolution Deadline**. If either the Record Title Deadline or the Off-Record Title Deadline, or both, are extended pursuant to § 8.2. (Record Title) or § 8.3. (Off-Record Title) the Title Resolution Deadline also will be automatically extended to the earlier of Closing or fifteen days after Buyer's receipt of the applicable documents; or

**8.7.2. Title Objection, Right to Terminate.** Buyer may exercise the Right to Terminate under § 24.1., on or before the applicable deadline, based on any title matter unsatisfactory to Buyer, in Buyer's sole subjective discretion.

**8.8. Title Advisory.** The Title Documents affect the title, ownership and use of the Property and should be reviewed carefully. Additionally, other matters not reflected in the Title Documents may affect the title, ownership and use of the Property, including, without limitation, boundary lines and encroachments, set-back requirements, area, zoning, building code violations, unrecorded easements and claims of easements, leases and other unrecorded agreements, water on or under the Property and various laws and governmental regulations concerning land use, development and environmental matters.

**8.8.1. OIL, GAS, WATER AND MINERAL DISCLOSURE. THE SURFACE ESTATE OF THE PROPERTY MAY BE OWNED SEPARATELY FROM THE UNDERLYING MINERAL ESTATE AND TRANSFER OF THE SURFACE ESTATE MAY NOT NECESSARILY INCLUDE TRANSFER OF THE MINERAL ESTATE OR WATER RIGHTS. THIRD PARTIES MAY OWN OR LEASE INTERESTS IN OIL, GAS, OTHER MINERALS, GEOTHERMAL ENERGY OR WATER ON OR UNDER THE SURFACE OF THE PROPERTY, WHICH INTERESTS MAY GIVE THEM RIGHTS TO ENTER AND USE THE SURFACE OF THE PROPERTY TO ACCESS THE MINERAL ESTATE, OIL, GAS OR WATER.**

**8.8.2. SURFACE USE AGREEMENT. THE USE OF THE SURFACE ESTATE OF THE PROPERTY TO ACCESS THE OIL, GAS OR MINERALS MAY BE GOVERNED BY A SURFACE USE AGREEMENT, A MEMORANDUM OR OTHER NOTICE OF WHICH MAY BE RECORDED WITH THE COUNTY CLERK AND RECORDER.**

**8.8.3. OIL AND GAS ACTIVITY. OIL AND GAS ACTIVITY THAT MAY OCCUR ON OR ADJACENT TO THE PROPERTY MAY INCLUDE, BUT IS NOT LIMITED TO, SURVEYING, DRILLING, WELL COMPLETION OPERATIONS, STORAGE, OIL AND GAS, OR PRODUCTION FACILITIES, PRODUCING WELLS, REWORKING OF CURRENT WELLS AND GAS GATHERING AND PROCESSING FACILITIES.**

**8.8.4. ADDITIONAL INFORMATION. BUYER IS ENCOURAGED TO SEEK ADDITIONAL INFORMATION REGARDING OIL AND GAS ACTIVITY ON OR ADJACENT TO THE PROPERTY, INCLUDING DRILLING PERMIT APPLICATIONS. THIS INFORMATION MAY BE AVAILABLE FROM THE COLORADO OIL AND GAS CONSERVATION COMMISSION.**

**8.8.5. Title Insurance Exclusions.** Matters set forth in this Section and others, may be excepted, excluded from, or not covered by the owner's title insurance policy.

**8.9. Mineral Rights Review.** Buyer has a Right to Terminate if examination of the Mineral Rights is unsatisfactory to Buyer on or before the **Mineral Rights Examination Deadline**.

## **9. NEW ILC, NEW SURVEY.**

**9.1. New ILC or New Survey.** If the box is checked, (1) ☐ **New Improvement Location Certificate (New ILC)**; or, (2) ☐ **New Survey** in the form of [n/a](#); is required and the following will apply:

**9.1.1. Ordering of New ILC or New Survey.** ☐ **Seller** ☐ **Buyer** will order the New ILC or New Survey. The New ILC or New Survey may also be a previous ILC or survey that is in the above-required form,



certified and updated as of a date after the date of this Contract.

**9.1.2. Payment for New ILC or New Survey.** The cost of the New ILC or New Survey will be paid, on or before Closing, by: ☐ Seller ☐ Buyer or:

**If the lender or Buyers require an ILC or survey, then Buyers shall order and pay. If title requires an ILC or survey, then the Seller shall order and pay.**

**9.1.3. Delivery of New ILC or New Survey.** Buyer, Seller, the issuer of the Title Commitment (or the provider of the opinion of title if an Abstract of Title) and **Buyers Broker** will receive a New ILC or New Survey on or before **New ILC or New Survey Deadline**.

**9.1.4. Certification of New ILC or New Survey.** The New ILC or New Survey will be certified by the surveyor to all those who are to receive the New ILC or New Survey.

**9.2. Buyer's Right to Waive or Change New ILC or New Survey Selection.** Buyer may select a New ILC or New Survey different than initially specified in this Contract if there is no additional cost to Seller or change to the **New ILC or New Survey Objection Deadline**. Buyer may, in Buyer's sole subjective discretion, waive a New ILC or New Survey if done prior to Seller incurring any cost for the same.

**9.3. New ILC or New Survey Objection.** Buyer has the right to review and object based on the New ILC or New Survey. If the New ILC or New Survey is not timely received by Buyer or is unsatisfactory to Buyer, in Buyer's sole subjective discretion, Buyer may, on or before **New ILC or New Survey Objection Deadline**, notwithstanding § 8.3. or § 13:

**9.3.1. Notice to Terminate.** Notify Seller in writing, pursuant to § 24.1, that this Contract is terminated; or

**9.3.2. New ILC or New Survey Objection.** Deliver to Seller a written description of any matter that was to be shown or is shown in the New ILC or New Survey that is unsatisfactory and that Buyer requires Seller to correct.

**9.3.3. New ILC or New Survey Resolution.** If a **New ILC or New Survey Objection** is received by Seller, on or before **New ILC or New Survey Objection Deadline** and if Buyer and Seller have not agreed in writing to a settlement thereof on or before **New ILC or New Survey Resolution Deadline**, this Contract will terminate on expiration of the **New ILC or New Survey Resolution Deadline**, unless Seller receives Buyer's written withdrawal of the New ILC or New Survey Objection before such termination (i.e., on or before expiration of **New ILC or New Survey Resolution Deadline**).

## DISCLOSURE, INSPECTION AND DUE DILIGENCE

### 10. PROPERTY DISCLOSURE, INSPECTION, INDEMNITY, INSURABILITY, DUE DILIGENCE AND SOURCE OF WATER.

**10.1. Seller's Property Disclosure.** On or before **Seller's Property Disclosure Deadline**, Seller agrees to deliver to Buyer the most current version of the applicable Colorado Real Estate Commission's Seller's Property Disclosure form completed by Seller to Seller's actual knowledge and current as of the date of the Seller's Property Disclosure Deadline.

**10.2. Disclosure of Adverse Material Facts; Subsequent Disclosure; Present Condition.** Seller must disclose, in writing, to Buyer any adverse material facts actually known by Seller as of the date of this Contract. In the event Seller discovers an adverse material fact after the date of this Contract, Seller must timely disclose such adverse fact to Buyer. Buyer has the Right to Terminate based on the Seller's new disclosure on the earlier of Closing or five days after Buyer's receipt of the new disclosure. Except as otherwise provided in this Contract, Buyer acknowledges that Seller is conveying the Property, Inclusions, and included Leased Items to Buyer in an "**As Is**" condition, "**Where Is**" and "**With All Faults**."

**10.3. Inspection.** Unless otherwise provided in this Contract, Buyer, acting in good faith, has the right to have inspections (by one or more third parties, personally or both) of the Property, Leased Items, and Inclusions (Inspection), at Buyer's expense. If (1) the physical condition of the Property, including, but not limited to, the roof, walls, structural integrity of the Property, the electrical, plumbing, HVAC and other mechanical systems of the Property, (2) the physical condition of the Inclusions and Leased Items, (3) service to the Property (including utilities and communication services), systems and components of the Property (e.g., heating and plumbing), (4) any proposed or existing transportation project, road, street or highway, or (5) any other activity, odor or noise (whether on or off the Property) and its effect or expected effect on the Property or its occupants is unsatisfactory, in Buyer's sole subjective discretion, Buyer may:

**10.3.1. Inspection Termination.** On or before the **Inspection Termination Deadline**, notify Seller in writing, pursuant to § 24.1., that this Contract is terminated due to any unsatisfactory condition, provided the Buyer did not previously deliver an Inspection Objection. Buyer's Right to Terminate under this provision expires upon delivery of an Inspection Objection to Seller pursuant to § 10.3.2.; or

**10.3.2. Inspection Objection.** On or before the **Inspection Objection Deadline**, deliver to Seller a written description of any unsatisfactory condition that Buyer requires Seller to correct.

**10.3.3. Inspection Resolution.** If an Inspection Objection is received by Seller, on or before **Inspection Objection Deadline** and if Buyer and Seller have not agreed in writing to a settlement thereof on or before **Inspection Resolution Deadline**, this Contract will terminate on **Inspection Resolution Deadline** unless Seller receives Buyer's written withdrawal of the Inspection Objection before such termination (i.e., on or before expiration of **Inspection Resolution Deadline**). Nothing in this provision prohibits the Buyer and the Seller from mutually terminating this Contract before the Inspection Resolution Deadline passes by executing an Earnest Money Release.

**10.4. Damage, Liens and Indemnity.** Buyer, except as otherwise provided in this Contract or other written agreement between the parties, is responsible for payment for all inspections, tests, surveys, engineering reports, or other reports performed at Buyer's request (Work) and must pay for any damage that occurs to the Property, included Leased Items and Inclusions as a result of such Work. Buyer must not permit claims or liens of any kind against the Property for Work performed on the Property. Buyer agrees to indemnify, protect and hold Seller harmless from and against any liability, damage, cost or expense incurred by Seller and caused by any such Work, claim, or lien. This indemnity includes Seller's right to recover all costs and expenses incurred by Seller to defend against any such liability, damage, cost or expense, or to enforce this Section, including Seller's reasonable attorney fees, legal fees and expenses. The provisions of this Section survive the termination of this Contract. This § 10.4. does not apply to items performed pursuant to an Inspection Resolution.

**10.5. Insurability.** Buyer has the Right to Terminate under § 24.1. on or before **Property Insurance Termination Deadline**, based on, in Buyer's sole subjective discretion, any unsatisfactory provision of the availability, terms and conditions and premium for property insurance (Property Insurance) on the Property.

**10.6. Due Diligence.**

**10.6.1. Due Diligence Documents.** Seller agrees to deliver copies of the following documents and information pertaining to the Property and Leased Items (Due Diligence Documents) to Buyer on or before **Due Diligence Documents Delivery Deadline**:

**10.6.1.1. Occupancy Agreements.** All current leases, including any amendments or other occupancy agreements, pertaining to the Property. Those leases or other occupancy agreements pertaining to the Property that survive Closing are as follows (Leases):

[n/a](#)

**10.6.1.2. Leased Items Documents.** If any lease of personal property (§ 2.5.8., Leased Items) will be transferred to Buyer at Closing, Seller agrees to deliver copies of the leases and information pertaining to the personal property to Buyer on or before **Due Diligence Documents Delivery Deadline**.

**10.6.1.3. Encumbered Inclusions Documents.** If any Inclusions owned by Seller are encumbered pursuant to § 2.5.5. (Encumbered Inclusions) above, Seller agrees to deliver copies of the evidence of debt, security and any other documents creating the encumbrance to Buyer on or before **Due Diligence Documents Delivery Deadline**.

**10.6.1.4. Solar Power Plan.** Copy of any Solar Power Plan not included in Leased Items (regardless of its name or title).

**10.6.1.5. Septic Use Permit.** If required by the local health department or other applicable government entity, on or before the local health department's applicable deadline, Seller must pay for and furnish to Buyer a Septic Use Permit.

**10.6.1.6. Other Documents.** Other documents and information:  
[Any architectural plans, building plans, prior inspections, prior insurance claims, permits, variance documentation, ILC, surveys, invoices for repairs/replacements, manuals, quotes for work on home and any information that is in Sellers possession.](#)

**10.6.2. Due Diligence Documents Review and Objection.** Buyer has the right to review and object based on the Due Diligence Documents. If the Due Diligence Documents are not supplied to Buyer or



are unsatisfactory, in Buyer's sole subjective discretion, Buyer may, on or before **Due Diligence Documents Objection Deadline**:

**10.6.2.1. Notice to Terminate.** Notify Seller in writing, pursuant to § 24.1., that this Contract is terminated; or

**10.6.2.2. Due Diligence Documents Objection.** Deliver to Seller a written description of any unsatisfactory Due Diligence Documents that Buyer requires Seller to correct.

**10.6.2.3. Due Diligence Documents Resolution.** If a Due Diligence Documents Objection is received by Seller, on or before **Due Diligence Documents Objection Deadline** and if Buyer and Seller have not agreed in writing to a settlement thereof on or before **Due Diligence Documents Resolution Deadline**, this Contract will terminate on **Due Diligence Documents Resolution Deadline** unless Seller receives Buyer's written withdrawal of the Due Diligence Documents Objection before such termination (i.e., on or before expiration of **Due Diligence Documents Resolution Deadline**).

**10.6.2.4. Automatic Due Diligence Extension.** If a Due Diligence Document is not delivered on or before the Due Diligence Documents Deadline, Buyer has until the earlier of Closing or ten days after receipt by Buyer to review and object to such Due Diligence Document. If Buyer's right to review and object to such Due Diligence Document is extended due to such Due Diligence Document not being delivered on or before the Due Diligence Documents Deadline, the Due Diligence Document Resolution Deadline will also be extended to the earlier of Closing or fifteen days after Buyer's receipt of such Due Diligence Document.

**10.7. Conditional Upon Sale of Property.** This Contract is conditional upon the sale and closing of that certain property owned by Buyer and commonly known as n/a. Buyer has the Right to Terminate under § 24.1. effective upon Seller's receipt of Buyer's Notice to Terminate on or before **Conditional Sale Deadline** if such property is not sold and closed by such deadline. This Section is for the sole benefit of Buyer. If Seller does not receive Buyer's Notice to Terminate on or before **Conditional Sale Deadline**, Buyer waives any Right to Terminate under this provision.

**10.8. Source of Potable Water (Residential Land and Residential Improvements Only).** Buyer ☐ Does ☒ Does Not acknowledge receipt of a copy of Seller's Property Disclosure or Source of Water Addendum disclosing the source of potable water for the Property. ☒ There is No Well. Buyer ☐ Does ☒ Does Not acknowledge receipt of a copy of the current well permit.

**Note to Buyer: SOME WATER PROVIDERS RELY, TO VARYING DEGREES, ON NONRENEWABLE GROUND WATER. YOU MAY WISH TO CONTACT YOUR PROVIDER (OR INVESTIGATE THE DESCRIBED SOURCE) TO DETERMINE THE LONG-TERM SUFFICIENCY OF THE PROVIDER'S WATER SUPPLIES.**

**10.9. Existing Leases; Modification of Existing Leases; New Leases. [Intentionally Deleted]**

**10.10. Lead-Based Paint.**

**10.10.1. Lead-Based Paint Disclosure.** Unless exempt, if the Property includes one or more residential dwellings constructed or a building permit was issued prior to January 1, 1978, for the benefit of Buyer, Seller and all required real estate licensees must sign and deliver to Buyer a completed Lead-Based Paint Disclosure (Sales) form on or before the **Lead-Based Paint Disclosure Deadline**. If Buyer does not timely receive the Lead-Based Paint Disclosure, Buyer may waive the failure to timely receive the Lead-Based Paint Disclosure, or Buyer may exercise Buyer's Right to Terminate under § 24.1. by Seller's receipt of Buyer's Notice to Terminate on or before the expiration of the **Lead-Based Paint Termination Deadline**.

**10.10.2. Lead-Based Paint Assessment.** If Buyer elects to conduct or obtain a risk assessment or inspection of the Property for the presence of Lead-Based Paint or Lead-Based Paint hazards, Buyer has a Right to Terminate under § 24.1. by Seller's receipt of Buyer's Notice to Terminate on or before the expiration of the **Lead-Based Paint Termination Deadline**. Buyer may elect to waive Buyer's right to conduct or obtain a risk assessment or inspection of the Property for the presence of Lead-Based Paint or Lead-Based Paint hazards. If Seller does not receive Buyer's Notice to Terminate within such time, Buyer accepts the condition of the Property relative to any Lead-Based Paint as satisfactory and Buyer waives any Right to Terminate under this provision.

**10.11. Carbon Monoxide Alarms. Note:** If the improvements on the Property have a fuel-fired heater or appliance, a fireplace, or an attached garage and include one or more rooms lawfully used for sleeping purposes (Bedroom), the parties acknowledge that Colorado law requires that Seller assure the Property has an operational carbon monoxide alarm installed within fifteen feet of the entrance to each Bedroom or in a location as required by the applicable building code.

**10.12. Methamphetamine Disclosure.** If Seller knows that methamphetamine was ever manufactured, processed, cooked, disposed of, used or stored at the Property, Seller is required to disclose such fact. No disclosure is required if the Property was remediated in accordance with state standards and other requirements are fulfilled pursuant to § 25-18.5-102, C.R.S., Buyer further acknowledges that Buyer has the right to engage a certified hygienist or industrial hygienist to test whether the Property has ever been used as a methamphetamine laboratory. Buyer has the Right to Terminate under § 24.1., upon Seller's receipt of Buyer's written Notice to Terminate, notwithstanding any other provision of this Contract, based on Buyer's test results that indicate the Property has been contaminated with methamphetamine, but has not been remediated to meet the standards established by rules of the State Board of Health promulgated pursuant to § 25-18.5-102, C.R.S. Buyer must promptly give written notice to Seller of the results of the test.

**10.13. Radon Disclosure. THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT STRONGLY RECOMMENDS THAT ALL HOME BUYERS HAVE AN INDOOR RADON TEST PERFORMED BEFORE PURCHASING RESIDENTIAL REAL PROPERTY AND RECOMMENDS HAVING THE RADON LEVELS MITIGATED IF ELEVATED RADON CONCENTRATIONS ARE FOUND. ELEVATED RADON CONCENTRATIONS CAN BE REDUCED BY A RADON MITIGATION PROFESSIONAL.**

**RESIDENTIAL REAL PROPERTY MAY PRESENT EXPOSURE TO DANGEROUS LEVELS OF INDOOR RADON GAS THAT MAY PLACE THE OCCUPANTS AT RISK OF DEVELOPING RADON-INDUCED LUNG CANCER. RADON, A CLASS A HUMAN CARCINOGEN, IS THE LEADING CAUSE OF LUNG CANCER IN NONSMOKERS AND THE SECOND LEADING CAUSE OF LUNG CANCER OVERALL. THE SELLER OF RESIDENTIAL REAL PROPERTY IS REQUIRED TO PROVIDE THE BUYER WITH ANY KNOWN INFORMATION ON RADON TEST RESULTS OF THE RESIDENTIAL REAL PROPERTY.**

**AN ELECTRONIC COPY OF THE MOST RECENT BROCHURE PUBLISHED BY THE DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT IN ACCORDANCE WITH C.R.S. §25-11-114(2)(A) THAT PROVIDES ADVICE ABOUT "RADON AND REAL ESTATE TRANSACTIONS IN COLORADO" IS AVAILABLE AT: .**

**11. TENANT ESTOPPEL STATEMENTS. [Intentionally Deleted]**

|                           |
|---------------------------|
| <b>Closing Provisions</b> |
|---------------------------|

**12. CLOSING DOCUMENTS, INSTRUCTIONS AND CLOSING.**

**12.1. Closing Documents and Closing Information.** Seller and Buyer will cooperate with the Closing Company to enable the Closing Company to prepare and deliver documents required for Closing to Buyer and Seller and their designees. If Buyer is obtaining a loan to purchase the Property, Buyer acknowledges Buyer's lender is required to provide the Closing Company, in a timely manner, all required loan documents and financial information concerning Buyer's loan. Buyer and Seller will furnish any additional information and documents required by Closing Company that will be necessary to complete this transaction. Buyer and Seller will sign and complete all customary or reasonably required documents at or before Closing.

**12.2. Closing Instructions.** Colorado Real Estate Commission's Closing Instructions ☐ **Are**  
☒ **Are Not** executed with this Contract.

**12.3. Closing.** Delivery of deed from Seller to Buyer will be at closing (Closing). Closing will be on the date specified as the **Closing Date** or by mutual agreement at an earlier date. At Closing, Seller must provide Buyer with the ability to access the Property (e.g. keys, access code, garage door opener). The hour and place of Closing will be as designated by [listing and selling agents](#).

**12.4. Disclosure of Settlement Costs.** Buyer and Seller acknowledge that costs, quality and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

**12.5. Assignment of Leases.** Seller must assign to Buyer all Leases at Closing that will continue after Closing and Buyer must assume Seller's obligations under such Leases. Further, Seller must transfer to Buyer all Leased Items and assign to Buyer such leases for the Leased Items accepted by Buyer pursuant to § 2.5.8. (Leased Items).



**13. TRANSFER OF TITLE.** Subject to Buyer's compliance with the terms and provisions of this Contract, including the tender of any payment due at Closing, Seller must execute and deliver the following good and sufficient deed to Buyer, at Closing: ☒ special warranty deed ☐ general warranty deed ☐ bargain and sale deed ☐ quit claim deed ☐ personal representative's deed ☐ n/a deed. Seller, provided another deed is not selected, must execute and deliver a good and sufficient special warranty deed to Buyer, at Closing.

Unless otherwise specified in § 30 (Additional Provisions), if title will be conveyed using a special warranty deed or a general warranty deed, title will be conveyed "subject to statutory exceptions" as defined in §38-30-113(5)(a), C.R.S.

**14. PAYMENT OF LIENS AND ENCUMBRANCES.** Unless otherwise agreed to in this Contract or by Buyer in writing, any amounts owed on any liens or encumbrances against the Property or Inclusions, including any governmental liens for special improvements installed as of the date of Buyer's signature hereon, whether assessed or not, and previous years' taxes, will be paid before Closing by Seller, at Closing from the proceeds of this transaction, or from any other source.

**15. CLOSING COSTS, FEES, ASSOCIATION STATUS LETTER AND DISBURSEMENTS, TAXES AND WITHHOLDING.**

**15.1. Closing Costs.** Buyer and Seller must pay, in Good Funds, their respective closing costs and all other items required to be paid at Closing, except as otherwise provided herein. However, if Buyer's loan specified in §4.5.3. (Loan Limitations) prohibits Buyer from paying for any of the fees contained in this Section, the fees will be paid for by Seller.

**15.2. Closing Services Fee.** The fee for real estate closing services must be paid at Closing by ☐ Buyer ☐ Seller ☒ One-Half by Buyer and One-Half by Seller ☐ Other n/a.

**15.3. Association Fees and Required Disbursements.** At least fourteen days prior to **Closing Date**, Seller agrees to promptly request that the Closing Company or the Association deliver to Buyer a current Status Letter, if applicable. Any fees associated with or specified in the Status Letter will be paid as follows:

**15.3.1. Status Letter Fee.** Any fee incident to the issuance of Association's Status Letter must be paid by Seller.

**15.3.2. Record Change Fee.** Any Record Change Fee must be paid by ☐ Buyer ☒ Seller ☐ One-Half by Buyer and One-Half by Seller ☐ N/A.

**15.3.3. Reserves or Working Capital.** Unless agreed to otherwise, all reserves or working capital due (or other similar cost not addressed in § 16.2. (Association Assessments)) at Closing must be paid by ☒ Buyer ☐ Seller ☐ One-Half by Buyer and One-Half by Seller ☐ N/A.

**15.3.4. Other Fees.** Any other fee listed in the Status Letter as required to be paid at Closing will be paid by ☐ Buyer ☒ Seller ☐ One-Half by Buyer and One-Half by Seller ☐ N/A.

**15.4. Local Transfer Tax.** Any Local Transfer Tax must be paid at Closing by ☐ Buyer ☒ Seller ☐ One-Half by Buyer and One-Half by Seller ☐ N/A.

**15.5. Sales and Use Tax.** Any sales and use tax that may accrue because of this transaction must be paid when due by ☐ Buyer ☒ Seller ☐ One-Half by Buyer and One-Half by Seller ☐ N/A.

**15.6. Private Transfer Fee.** Any private transfer fees and other fees due to a transfer of the Property, payable at Closing, such as community association fees, developer fees and foundation fees, must be paid at Closing by ☐ Buyer ☒ Seller ☐ One-Half by Buyer and One-Half by Seller ☐ N/A.

**15.7. Water Transfer Fees.** Water Transfer Fees can change. The fees, as of the date of this Contract, do not exceed \$0 for:

☒ Water District/Municipality ☐ Water Stock

☐ Augmentation Membership ☐ Small Domestic Water Company ☐ n/a

and must be paid at Closing by ☐ Buyer ☒ Seller ☐ One-Half by Buyer and One-Half by Seller ☐ N/A.

**15.8. Utility Transfer Fees.** Utility transfer fees can change. Any fees to transfer utilities from Seller to Buyer must be paid by ☐ Buyer ☒ Seller ☐ One-Half by Buyer and One-Half by Seller ☐ N/A.

**15.9. FIRPTA and Colorado Withholding.**

**15.9.1. FIRPTA.** The Internal Revenue Service (IRS) may require a substantial portion of the Seller's proceeds be withheld after Closing when Seller is a foreign person. If required withholding does not occur, the Buyer could be held liable for the amount of the Seller's tax, interest and penalties. If the box in this Section is checked, Seller represents that Seller ☐ **IS** a foreign person for purposes of U.S. income taxation.

If the box in this Section is not checked, Seller represents that Seller is not a foreign person for purposes of U.S. income taxation. Seller agrees to cooperate with Buyer and Closing Company to provide any reasonably requested documents to verify Seller's foreign person status. If withholding is required, Seller authorizes Closing Company to withhold such amount from Seller's proceeds. Seller should inquire with Seller's tax advisor to determine if withholding applies or if an exemption exists.

**15.9.2. Colorado Withholding.** The Colorado Department of Revenue may require a portion of the Seller's proceeds be withheld after Closing when Seller will not be a Colorado resident after Closing, if not otherwise exempt. Seller agrees to cooperate with Buyer and Closing Company to provide any reasonably requested documents to verify Seller's status. If withholding is required, Seller authorizes Closing Company to withhold such amount from Seller's proceeds. Seller should inquire with Seller's tax advisor to determine if withholding applies or if an exemption exists.

## **16. PRORATIONS AND ASSOCIATION ASSESSMENTS.**

**16.1. Prorations.** The following will be prorated to the **Closing Date**, except as otherwise provided:

**16.1.1. Taxes.** Personal property taxes, if any, special taxing district assessments, if any, and general real estate taxes for the year of Closing, based on

☐ **Taxes for the Calendar Year Immediately Preceding Closing**

☒ **Most Recent Mill Levy and Most Recent Assessed or Actual Valuation per the county assessor**, adjusted by any applicable qualifying seniors property tax exemption, qualifying disabled veteran exemption or

☐ **Other**

n/a

**16.1.2. Rents.** Rents based on ☐ **Rents Actually Received** ☐ **Accrued**. At Closing, Seller will transfer or credit to Buyer the security deposits for all Leases assigned to Buyer, or any remainder after lawful deductions, and notify all tenants in writing of such transfer and of the transferee's name and address.

**16.1.3. Other Prorations.** Water and sewer charges, propane, interest on continuing loan and

n/a

**16.1.4. Final Settlement.** Unless otherwise specified in Additional Provisions, these prorations are final.

**16.2. Association Assessments.** Current regular Association assessments and dues (Association Assessments) paid in advance will be credited to Seller at Closing. All Association Assessments accrued before Closing must be paid by Seller and all Association Assessments accrued after Closing must be paid by Buyer. Cash reserves held out of the regular Association Assessments for deferred maintenance by the Association will not be credited to Seller except as may be otherwise provided by the Governing Documents. Any special assessment assessed prior to **Closing Date** by the Association will be the obligation of ☐ **Buyer** ☒ **Seller**. Except however, any special assessment by the Association for improvements that have been installed as of the date of Buyer's signature hereon, whether assessed prior to or after Closing, will be the obligation of Seller unless otherwise specified in Additional Provisions. Seller represents there are no unpaid regular or special assessments against the Property except the current regular assessments and

n/a

Association Assessments are subject to change as provided in the Governing Documents.

**17. POSSESSION.** Possession of the Property and Inclusions will be delivered to Buyer on **Possession Date** at **Possession Time**, subject to the Leases as set forth in § 10.6.1.1. If the parties have executed a Post-Closing Occupancy Agreement, such agreement will control Possession Date and Possession Time.

If Seller, after Closing occurs, fails to deliver possession as specified, Seller will be subject to eviction and will be additionally liable to Buyer, notwithstanding § 20.2. (If Seller is in Default), for payment of \$ 300 per day (or any part of a day notwithstanding § 3.3., Day) from **Possession Date** and **Possession Time** until possession is delivered. Additionally, Buyer may pursue a claim against Seller for any of Buyer's actual additional damages incurred by Buyer in excess of such amount.

## **General Provisions**

**18. CAUSES OF LOSS, INSURANCE; DAMAGE TO INCLUSIONS AND SERVICES; CONDEMNATION; AND WALK-THROUGH.** Except as otherwise provided in this Contract, the Property and Inclusions will be



delivered in the condition existing as of the date of this Contract, ordinary wear and tear excepted.

**18.1. Causes of Loss, Insurance.** In the event the Property or Inclusions are damaged by fire, other perils or causes of loss prior to Closing (Property Damage) in an amount of not more than ten percent of the total Purchase Price and if the repair of the damage will be paid by insurance (other than the deductible to be paid by Seller), then Seller, upon receipt of the insurance proceeds, will use Seller's reasonable efforts to repair the Property before **Closing Date**. Buyer has the Right to Terminate under § 24.1., on or before **Closing Date**, if the Property is not repaired before **Closing Date**, or if the damage exceeds such sum. Should Buyer elect to carry out this Contract despite such Property Damage, Buyer is entitled to a credit at Closing for all insurance proceeds that were received by Seller (but not the Association, if any) resulting from damage to the Property and Inclusions, plus the amount of any deductible provided for in the insurance policy. This credit may not exceed the Purchase Price. In the event Seller has not received the insurance proceeds prior to Closing, the parties may agree to extend the **Closing Date** to have the Property repaired prior to Closing or, at the option of Buyer, (1) Seller must assign to Buyer the right to the proceeds at Closing, if acceptable to Seller's insurance company and Buyer's lender; or (2) the parties may enter into a written agreement prepared by the parties or their attorney requiring the Seller to escrow at Closing from Seller's sale proceeds the amount Seller has received and will receive due to such damage, not exceeding the total Purchase Price, plus the amount of any deductible that applies to the insurance claim.

**18.2. Damage, Inclusions and Services.** Should any Inclusion or service (including utilities and communication services), system, component or fixture of the Property (collectively Service) (e.g., heating or plumbing), fail or be damaged between the date of this Contract and Closing or possession, whichever is earlier, then Seller is liable for the repair or replacement of such Inclusion or Service with a unit of similar size, age and quality, or an equivalent credit, but only to the extent that the maintenance or replacement of such Inclusion or Service is not the responsibility of the Association, if any, less any insurance proceeds received by Buyer covering such repair or replacement. If the failed or damaged Inclusion or Service is not repaired or replaced on or before Closing or possession, whichever is earlier, Buyer has the Right to Terminate under § 24.1., on or before **Closing Date**, or, at the option of Buyer, Buyer is entitled to a credit at Closing for the repair or replacement of such Inclusion or Service. Such credit must not exceed the Purchase Price. If Buyer receives such a credit, Seller's right for any claim against the Association, if any, will survive Closing.

**18.3. Condemnation.** In the event Seller receives actual notice prior to Closing that a pending condemnation action may result in a taking of all or part of the Property or Inclusions, Seller must promptly notify Buyer, in writing, of such condemnation action. Buyer has the Right to Terminate under § 24.1., on or before **Closing Date**, based on such condemnation action, in Buyer's sole subjective discretion. Should Buyer elect to consummate this Contract despite such diminution of value to the Property and Inclusions, Buyer is entitled to a credit at Closing for all condemnation proceeds awarded to Seller for the diminution in the value of the Property or Inclusions. Such credit will not include relocation benefits or expenses or exceed the Purchase Price.

**18.4. Walk-Through and Verification of Condition.** Buyer, upon reasonable notice, has the right to walk through the Property prior to Closing to verify that the physical condition of the Property and Inclusions complies with this Contract.

**19. RECOMMENDATION OF LEGAL AND TAX COUNSEL.** By signing this Contract, Buyer and Seller acknowledge that their respective broker has advised that this Contract has important legal consequences and has recommended: (1) legal examination of title; (2) consultation with legal and tax or other counsel before signing this Contract as this Contract may have important legal and tax implications; (3) to consult with their own attorney if Water Rights, Mineral Rights or Leased Items are included or excluded in the sale; and (4) to consult with legal counsel if there are other matters in this transaction for which legal counsel should be engaged and consulted. Such consultations must be done timely as this Contract has strict time limits, including deadlines, that must be complied with.

**20. TIME OF ESSENCE, DEFAULT AND REMEDIES.** Time is of the essence for all dates and deadlines in this Contract. This means that all dates and deadlines are strict and absolute. If any payment due, including Earnest Money, is not paid, honored or tendered when due, or if any obligation is not performed timely as provided in this Contract or waived, the non-defaulting party has the following remedies:

**20.1. If Buyer is in Default:**

☐ **20.1.1. Specific Performance.** Seller may elect to cancel this Contract and all Earnest Money (whether or not paid by Buyer) will be paid to Seller and retained by Seller. It is agreed that the Earnest Money is not a penalty, and the parties agree the amount is fair and reasonable. Seller may recover such additional damages as may be proper. Alternatively, Seller may elect to treat this Contract as being in full force and effect and Seller has the right to specific performance or damages, or both.

**20.1.2. Liquidated Damages, Applicable.** This § 20.1.2. applies unless the box in § 20.1.1. is checked. Seller may cancel this Contract. All Earnest Money (whether or not paid by Buyer) will be paid to Seller and retained by Seller. It is agreed that the Earnest Money amount specified in § 4.1. is LIQUIDATED DAMAGES and not a penalty, which amount the parties agree is fair and reasonable and (except as provided in §§ 10.4. and 21), such amount is SELLER'S ONLY REMEDY for Buyer's failure to perform the obligations of this Contract. Seller expressly waives the remedies of specific performance and additional damages.

**20.2. If Seller is in Default:**

**20.2.1. Specific Performance, Damages or Both.** Buyer may elect to treat this Contract as canceled, in which case all Earnest Money received hereunder will be returned to Buyer and Buyer may recover such damages as may be proper. Alternatively, in addition to the per diem in § 17 (Possession) for failure of Seller to timely deliver possession of the Property after Closing occurs, Buyer may elect to treat this Contract as being in full force and effect and Buyer has the right to specific performance or damages, or both.

**20.2.2. Seller's Failure to Perform.** In the event Seller fails to perform Seller's obligations under this Contract, to include, but not limited to, failure to timely disclose Association violations known by Seller, failure to perform any replacements or repairs required under this Contract or failure to timely disclose any known adverse material facts, Seller remains liable for any such failures to perform under this Contract after Closing. Buyer's rights to pursue the Seller for Seller's failure to perform under this Contract are reserved and survive Closing.

**21. LEGAL FEES, COST AND EXPENSES.** Anything to the contrary herein notwithstanding, in the event of any arbitration or litigation relating to this Contract, prior to or after **Closing Date**, the arbitrator or court must award to the prevailing party all reasonable costs and expenses, including attorney fees, legal fees and expenses.

**22. MEDIATION.** If a dispute arises relating to this Contract (whether prior to or after Closing) and the dispute is not resolved, the parties must first proceed, in good faith, to mediation before proceeding to arbitration or litigation. Mediation is a process in which the parties meet with an impartial person who helps to resolve the dispute informally and confidentially. Mediators cannot impose binding decisions. Before any mediated settlement is binding, the parties to the dispute must agree to the settlement, in writing. A party requesting mediation must deliver written notice requesting mediation to the other party as provided in § 26. The parties will jointly appoint an acceptable mediator and will share equally in the cost of such mediation. The obligation to mediate, unless otherwise agreed, will terminate if the entire dispute is not resolved within thirty days of the date of written notice requesting mediation. Nothing in this Section prohibits either party from filing a lawsuit and recording a *lis pendens* affecting the Property, before or after the date of written notice requesting mediation. This Section will not alter any date in this Contract, unless otherwise agreed.

**23. EARNEST MONEY DISPUTE.** Except as otherwise provided herein, Earnest Money Holder must release the Earnest Money following receipt of written mutual instructions (e.g., Earnest Money Release form), signed by both Buyer and Seller. In the event of any controversy regarding the Earnest Money, Earnest Money Holder is not required to release the Earnest Money. Earnest Money Holder, in its sole subjective discretion, has several options: (1) wait for any proceeding between Buyer and Seller; (2) interplead all parties and deposit Earnest Money into a court of competent jurisdiction (Earnest Money Holder is entitled to recover court costs and reasonable attorney and legal fees incurred with such action); or (3) provide notice to Buyer and Seller that unless Earnest Money Holder receives a copy of the Summons and Complaint or Claim (between Buyer and Seller) containing the case number of the lawsuit (Lawsuit) within one hundred twenty days of Earnest Money Holder's notice to the parties, Earnest Money Holder is authorized to return the Earnest Money to Buyer. In the event Earnest Money Holder does receive a copy of the Lawsuit and has not interpleaded the monies at the time of any Order, Earnest Money Holder must disburse the Earnest Money pursuant to the Order of the Court. The parties reaffirm the obligation of § 22 (Mediation). This Section will survive cancellation or termination of this Contract.



## **24. TERMINATION.**

**24.1. Right to Terminate.** If a party has a right to terminate as provided in this Contract (Right to Terminate), the termination is effective upon the other party's receipt of a written notice to terminate (Notice to Terminate), provided such written notice was received on or before the applicable deadline specified in this Contract. If the Notice to Terminate is not received on or before the specified deadline, the party with the Right to Terminate accepts the specified matter, document or condition as satisfactory and waives the Right to Terminate under such provision. Any Notice to Terminate delivered after the applicable deadline specified in the Contract is ineffective and does not terminate this Contract.

**24.2. Effect of Termination.** In the event this Contract is terminated, all Earnest Money received hereunder must be timely returned to Buyer and the parties are then relieved of all obligations hereunder, subject to §§ 10.4. and 21.

**25. ENTIRE AGREEMENT, MODIFICATION, SURVIVAL; SUCCESSORS.** This Contract, its exhibits and specified addenda, constitute the entire agreement between the parties relating to the subject hereof and any prior agreements pertaining thereto, whether oral or written, have been merged and integrated into this Contract. No subsequent modification of any of the terms of this Contract is valid, binding upon the parties, or enforceable unless made in writing and signed by the parties. Any right or obligation in this Contract that, by its terms, exists or is intended to be performed after termination or Closing survives the same. Any successor to a party receives the predecessor's benefits and obligations of this Contract.

## **26. NOTICE, DELIVERY AND CHOICE OF LAW.**

**26.1. Physical Delivery and Notice.** Any document or notice to Buyer or Seller must be in writing, except as provided in § 26.2. and § 26.3 and is effective when physically received by such party, any individual named in this Contract to receive documents or notices for such party, Broker, or Brokerage Firm of Broker working with such party (except any notice or delivery after Closing must be received by the party, not Broker or Brokerage Firm).

**26.2. Electronic Notice.** As an alternative to physical delivery, any notice may be delivered in electronic form to Buyer or Seller, any individual named in this Contract to receive documents or notices for such party, Broker or Brokerage Firm of Broker working with such party (except any notice or delivery after Closing, cancellation or Termination must be received by the party, not Broker or Brokerage Firm) at the electronic address of the recipient by facsimile, email or [CTME](#).

**26.3. Electronic Delivery.** Electronic Delivery of documents may be delivered by: (1) email at the email address of the recipient, (2) a link or access to a website or server provided the recipient receives the information necessary to access the documents, or (3) facsimile at the facsimile number (Fax No.) of the recipient.

**26.4. Choice of Law.** This Contract and all disputes arising hereunder are governed by and construed in accordance with the laws of the State of Colorado that would be applicable to Colorado residents who sign a contract in Colorado for real property located in Colorado.

**27. NOTICE OF ACCEPTANCE, COUNTERPARTS.** This proposal will expire unless accepted in writing by Buyer and Seller, as evidenced by their signatures below and the offering party receives notice of such acceptance pursuant to § 26 on or before **Acceptance Deadline Date** and **Acceptance Deadline Time**. If accepted, this document will become a contract between Seller and Buyer. A copy of this Contract may be executed by each party, separately and when each party has executed a copy thereof, such copies taken together are deemed to be a full and complete contract between the parties.

**28. GOOD FAITH.** Buyer and Seller acknowledge that each party has an obligation to act in good faith including, but not limited to, exercising the rights and obligations set forth in the provisions of **Financing Conditions and Obligations; Title Insurance, Record Title and Off-Record Title; New ILC, New Survey; and Property Disclosure, Inspection, Indemnity, Insurability, Due Diligence and Source of Water.**

**29. BUYER'S BROKERAGE FIRM COMPENSATION.** Buyer's brokerage firm's compensation will be paid, at Closing, as follows:

☒ **29.1.** 2.8% of the Purchase Price or \$n/a by Seller. Buyer's brokerage firm is an intended third party beneficiary under this provision only. The amount paid by Seller under this provision is in addition to any other amounts Seller is paying on behalf of Buyer elsewhere in this Contract.

☐ **29.2.** n/a% of the Purchase Price or \$n/a by Buyer pursuant to a separate agreement between Buyer and Buyer's brokerage firm. This amount may be modified between Buyer and Buyer's brokerage firm outside of this Contract.

☐ **29.3.** n/a% of the Purchase Price or \$n/a by a separate agreement between Buyer's brokerage firm and Seller's brokerage firm.

### ADDITIONAL PROVISIONS AND ATTACHMENTS

**30. ADDITIONAL PROVISIONS.** The following additional provisions have not been approved by the Colorado Real Estate Commission:

1. On the date and at the time of closing and delivery of deed or possession (whichever shall occur last) Seller will have the Property professionally cleaned, and leave the Property in a clean condition with all trash and personal property removed (except Inclusions to be transferred with the Property), carpets vacuumed and floors swept and mopped. Carpets to be professionally cleaned. Invoices to be provided prior to closing.

2. Property is being purchased AS-IS. Buyer hereby acknowledges that the inspection pursuant to Section 10.3. will be for the purpose of determining the condition of the major components and environmental safety of the Property so that Buyer can make a knowledgeable decision to buy and the inspection is not for the purpose of establishing a list of cosmetic repairs for the Seller to perform.

**31. OTHER DOCUMENTS.**

**31.1. Documents Part of Contract.** The following documents are a part of this Contract:

☐ **31.1.1. Post-Closing Occupancy Agreement.** If the box is checked, the Post-Closing Occupancy Agreement is a part of this Contract.  
n/a

**31.2. Documents Not Part of Contract.** The following documents have been provided but are not a part of this Contract:

Letter from City of Louisville regarding ADU

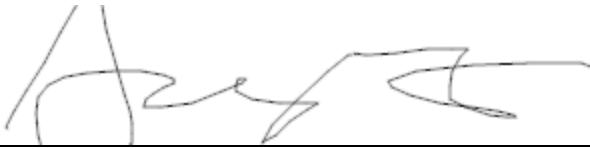
Signatures

*Leah Alexis Weidmann Ivester*

Date: 3/13/2026

Buyer: Leah Alexis Weidmann Ivester



Date: 3/13/2026Buyer: **Samuel Austin Ivester****[NOTE: If this offer is being countered or rejected, do not sign this document.]**Seller: **City of Louisville**  
**By: Diana Langley, City Manager****END OF CONTRACT TO BUY AND SELL REAL ESTATE****BROKER'S ACKNOWLEDGMENTS AND COMPENSATION DISCLOSURE.****A. Broker Working With Buyer**

Broker ☐ Does ☒ **Does Not** acknowledge receipt of Earnest Money deposit. Broker agrees that if Brokerage Firm is the Earnest Money Holder and, except as provided in § 23, if the Earnest Money has not already been returned following receipt of a Notice to Terminate or other written notice of termination, Earnest Money Holder will release the Earnest Money as directed by the written mutual instructions. Such release of Earnest Money will be made within five days of Earnest Money Holder's receipt of the executed written mutual instructions, provided the Earnest Money check has cleared.

Broker is working with Buyer as a ☒ **Buyer's Agent** ☐ **Transaction-Broker** in this transaction.

☐ **Customer.** Broker has no brokerage relationship with Buyer. See § B for Broker's brokerage relationship with Seller.

Brokerage Firm's compensation or commission is to be paid as specified in §29 above.

This Broker's Acknowledgments and Compensation Disclosure is for disclosure purposes only and does NOT create any claim for compensation. Any compensation agreement between the brokerage firms must be entered into separately and apart from this provision.

Brokerage Firm's Name: **RE/MAX Alliance**  
**Siân Murphy Group powered by BoulderHomeSource**Brokerage Firm's License #: **EC 40018724**

*Emily S. Murphy*

Date: 3/13/2026

Broker's Name: **Emily S. Murphy**

Broker's License #: **FA100042998**

Address: **4770 Baseline Rd. Suite 220 Boulder, CO 80303**

Phone No.: **3034999880**

Fax No.:

Email Address: **sian@boulderhomesource.com**

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**B. Broker Working with Seller**

Broker ☐ **Does** ☒ **Does Not** acknowledge receipt of Earnest Money deposit. Broker agrees that if Brokerage Firm is the Earnest Money Holder and, except as provided in § 23, if the Earnest Money has not already been returned following receipt of a Notice to Terminate or other written notice of termination, Earnest Money Holder will release the Earnest Money as directed by the written mutual instructions. Such release of Earnest Money will be made within five days of Earnest Money Holder's receipt of the executed written mutual instructions, provided the Earnest Money check has cleared.

Broker is working with Seller as a ☒ **Seller's Agent** ☐ **Transaction-Broker** in this transaction.

☐ **Customer.** Broker has no brokerage relationship with Seller. See § A for Broker's brokerage relationship with Buyer.

Brokerage Firm's compensation or commission is to be paid by ☒ **Seller** ☐ **Buyer** ☐ **Other** .

This Broker's Acknowledgments and Compensation Disclosure is for disclosure purposes only and does NOT create any claim for compensation. Any agreement to pay compensation must be entered into separately and apart from this provision.

Brokerage Firm's Name: **eXp Realty, LLC**

Brokerage Firm's License #: **EC 100037453**

*Steve Seeger*

Date: 3/18/2026

Broker's Name: **Steve Seeger**

Broker's License #: **FA.100088289**

Address: **9800 Pyramid Ct #400 Englewood, CO 80112**

Phone No.: **303-733-5335**

Fax No.: **303-736-7523**

Email Address: **steve@seeger.homes; bonniereper@bonniestm.com**



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**CBS1 CONTRACT TO BUY AND SELL REAL ESTATE (RESIDENTIAL)**

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eXp Realty, LLC

Steve Seeger steve@seeger.homes; bonniereper@bonniestm.com

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (CP40-8-24) (Mandatory 8-24)

**THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING.**

### COUNTERPROPOSAL

Date: 3/18/2026

1. This Counterproposal supersedes and replaces any previous counterproposal. This Counterproposal amends the proposed contract dated 3/13/2026 (Contract) between **City of Louisville** (Seller) and **Leah Alexis Weidmann Ivester and Samuel Austin Ivester** (Buyer) relating to the sale and purchase of the following legally described real estate in the County of **Boulder**, Colorado (insert legal description):

**LOT 10 BLK 17 CALEDONIA PLACE**

known as: **1016 Main St, Louisville, CO 80027** (Property).

**NOTE: If the table is omitted, or if any item is left blank or is marked in the "No Change" column, it means no change to the corresponding provision of the Contract. If any item is marked in the "Deleted" column, it means that the corresponding provision of the Contract to which reference is made is deleted.**

2. **§ 3.1. Dates and Deadlines.** [Omitted as inapplicable]

3. **§ 4. PURCHASE PRICE AND TERMS.** [Omitted as inapplicable]

4. **ATTACHMENTS.** The following are a part of this Counterproposal:

**no change**

**Note:** The following documents have been provided but are **not** a part of this Counterproposal:

**no change**

5. **OTHER CHANGES.**

***Offer acceptance is conditional upon the City of Louisville passing an ordinance to authorize conveyance of the Property per City Charter. The City of Louisville shall provide Buyer with written documentation of the ordinance passing by 3/25/2026.***

***Should the City fail to pass the ordinance by 3/25/26, and the Buyer terminates the contract due to such failure, the City will reimburse Buyer for actual costs incurred for inspection and due diligence on the property, verified through shared receipts/invoices and not to exceed \$2,000, and agree that Buyer will be entitled to full refund of their Earnest Money.***

6. **ACCEPTANCE DEADLINE.** This Counterproposal expires unless accepted in writing by Seller and Buyer as evidenced by their signatures below and the offering party to this document receives notice of such acceptance on or before 03/18/2026, 7:00pm.

Date Time

If accepted, the Contract, as amended by this Counterproposal, will become a contract between Seller and Buyer. All other terms and conditions of the Contract remain the same.

*Diana Langley, City Manager*

Date: 3/18/2026

Seller: **City of Louisville**

**By: Diana Langley, City Manager**



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Seller: \_\_\_\_\_ Date: \_\_\_\_\_

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*Leah Alexis Weidmann Ivester*

Date: 3/18/2026

Buyer: *Leah Alexis Weidmann Ivester*

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Date: 3/18/2026

Buyer: *Samuel Austin Ivester*

**Note:** When this Counterproposal form is used, the Contract is **not** to be signed by the party initiating this Counterproposal. Brokers must complete and sign the Broker's Acknowledgments and Compensation Disclosure portion of the Contract.

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#### CP40-8-24. COUNTERPROPOSAL

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**SUMMARY APPRAISAL REPORT**

OF THE REAL PROPERTY LOCATED AT

1016 Main St.  
Louisville, CO 80027

for

City of Lousiville  
749 Main St.  
Louisville, CO  
80027

as of

05/27/2025

by

Glenn T. Fleckenstein  
1890 Birch Street  
Broomfield, CO 80020

Hammond Appraisals Inc.



## File # 26730GF

RMPPF Form 1004 May 2007

Uniform Residential Appraisal Report

File # 26730GF

There are 4 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 1,049,000.00 to \$ 1,595,000.00 .

There are 11 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 1,025,000.00 to \$ 1,582,000.00 .

| FEATURE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  | SUBJECT                   |  | COMPARABLE SALE # 1  |                     |                   | COMPARABLE SALE # 2  |                     |  | COMPARABLE SALE # 3 |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------|--|----------------------|---------------------|-------------------|----------------------|---------------------|--|---------------------|--|--|
| 1016 Main St.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  | 1109 Main St.             |  | 1100 Main St.        |                     |                   | 440 Lincoln Ct.      |                     |  |                     |  |  |
| Address Louisville, CO 80027                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  | Louisville, CO 80027      |  | Louisville, CO 80027 |                     |                   | Louisville, CO 80027 |                     |  |                     |  |  |
| Proximity to Subject                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  | 0.07 miles NW             |  | 0.05 miles N         |                     |                   | 0.50 miles S         |                     |  |                     |  |  |
| Sale Price                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  | \$ 1,200,000              |  | \$ 1,500,000         |                     |                   | \$ 1,335,000         |                     |  |                     |  |  |
| Sale Price/Gross Liv. Area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  | \$ 980.39 sq. ft.         |  | \$ 953.59 sq. ft.    |                     |                   | \$ 759.39 sq. ft.    |                     |  |                     |  |  |
| Data Source(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  | IRES#1030902;DOM 4        |  |                      | IRES#1027618;DOM 24 |                   |                      | IRES#1013596;DOM 21 |  |                     |  |  |
| Verification Source(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  | Appr Files/County Records |  |                      | County Records      |                   |                      |                     |  |                     |  |  |
| VALUE ADJUSTMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  | DESCRIPTION               |  | DESCRIPTION          |                     | +(-)\$ Adjustment |                      | DESCRIPTION         |  | +(-)\$ Adjustment   |  |  |
| Sale or Financing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  | No Slr Pts                |  | No Slr Pts           |                     |                   |                      | No Slr Pts          |  |                     |  |  |
| Concessions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  | Cash Sale                 |  | Conv. Loan           |                     |                   |                      | Cash Sale           |  |                     |  |  |
| Date of Sale/Time                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  | 04-2025 Closed            |  | 02-2025 Closed       |                     |                   |                      | 08-2024 Closed      |  |                     |  |  |
| Location                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  | DwnTwn Lsville            |  | DwnTwn Lsville       |                     |                   |                      | DwnTwn Lsville      |  |                     |  |  |
| Leasehold/Fee Simple                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  | Fee Simple                |  | Fee Simple           |                     |                   |                      | Fee Simple          |  |                     |  |  |
| Site                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  | 7889 sf                   |  | 7674 sf              |                     |                   |                      | 7056 sf             |  |                     |  |  |
| View                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  | Gd Resdtl/DwnTwn          |  | Gd Rs/DwnTwn         |                     |                   |                      | Gd Rs/DwnTwn        |  |                     |  |  |
| Design (Style)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  | DT2;Contemp               |  | DT1;Ranch            |                     |                   |                      | DT2;Contemp         |  |                     |  |  |
| Quality of Construction                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  | Good                      |  | Good                 |                     |                   |                      | Good                |  |                     |  |  |
| Actual Age                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  | A115/E20                  |  | 117                  |                     | 8                 |                      | 34                  |  | -20,000             |  |  |
| Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  | Good-Updates              |  | VGd-Remodeled        |                     | -60,000           |                      | VGd-Remodeled       |  | -75,000             |  |  |
| Above Grade                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  | Total Bdrms. Baths        |  | Total Bdrms. Baths   |                     | +7,500            |                      | Total Bdrms. Baths  |  | +7,500              |  |  |
| Room Count                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  | 6 3 2.0                   |  | 6 2 1.0              |                     | +12,500           |                      | 6 2 1.0             |  | +12,500             |  |  |
| Gross Living Area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  | 1,276 sq. ft.             |  | 1,224 sq. ft.        |                     | +4,400            |                      | 1,573 sq. ft.       |  | -25,200             |  |  |
| Basement & Finished                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  | No Basement               |  | 524 SF               |                     | -20,960           |                      | 1213 SF             |  | -48,520             |  |  |
| Rooms Below Grade                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  | N/A                       |  | 498 SF Fshd.         |                     | -19,920           |                      | 910 SF Fshd.        |  | -36,400             |  |  |
| Functional Utility                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  | Good                      |  | Good                 |                     |                   |                      | Good                |  |                     |  |  |
| Heating/Cooling                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  | GFA/No AC                 |  | GFA/CAC              |                     | -7,500            |                      | GFA/CAC             |  | -7,500              |  |  |
| Energy Efficient Items                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  | None                      |  | None                 |                     |                   |                      | None                |  |                     |  |  |
| Garage/Carport                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  | Gar 2/CarP 0              |  | Gar 0/CarP 0         |                     | +25,000           |                      | Gar 1+/CarP 0       |  | +10,000             |  |  |
| Porch/Patio/Deck                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  | Cvd Prch;Patio            |  | Cvd Prch;Patio       |                     |                   |                      | Cvd Prch;Patio      |  |                     |  |  |
| Add'l Features                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  | Gd Ldsp/SSys              |  | Gd Ldsp/SSys         |                     |                   |                      | Gd Ldsp/SSys        |  |                     |  |  |
| Add'l Features                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  | No FP                     |  | No FP                |                     |                   |                      | 1 FP                |  | -7,500              |  |  |
| Add'l Features                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  | Fshd. ADU                 |  | Fshd. ADU            |                     |                   |                      | No ADU              |  | +75,000             |  |  |
| Net Adjustment (Total)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |                           |  | + - \$ -58,980       |                     |                   |                      | + - \$ -120,120     |  |                     |  |  |
| Adjusted Sale Price of Comparables                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |                           |  | Net Adj. 4.92 %      |                     |                   |                      | Net Adj. 8.01 %     |  |                     |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                           |  | Gross Adj. 13.15 %   |                     | \$ 1,141,020      |                      | Gross Adj. 22.01 %  |  | \$ 1,379,880        |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                           |  |                      |                     |                   |                      | Gross Adj. 22.37 %  |  | \$ 1,186,410        |  |  |
| I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain I receive my data from local                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |                           |  |                      |                     |                   |                      |                     |  |                     |  |  |
| MLS systems and the lag time for data input is generally less than five days.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |                           |  |                      |                     |                   |                      |                     |  |                     |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                           |  |                      |                     |                   |                      |                     |  |                     |  |  |
| My research <input checked="" type="checkbox"/> did <input type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |                           |  |                      |                     |                   |                      |                     |  |                     |  |  |
| Data Source(s) Boulder County Assessor                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |                           |  |                      |                     |                   |                      |                     |  |                     |  |  |
| My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the prior year to the date of sale of the comparable sale.                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                           |  |                      |                     |                   |                      |                     |  |                     |  |  |
| Data Source(s) Boulder County Assessor                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |                           |  |                      |                     |                   |                      |                     |  |                     |  |  |
| Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |                           |  |                      |                     |                   |                      |                     |  |                     |  |  |
| ITEM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  | SUBJECT                   |  | COMPARABLE SALE # 1  |                     |                   | COMPARABLE SALE # 2  |                     |  | COMPARABLE SALE # 3 |  |  |
| Date of Prior Sale/Transfer                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  | 06/08/2022                |  | No sales within      |                     |                   | No sales within      |                     |  | No sales within     |  |  |
| Price of Prior Sale/Transfer                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  | 1,326,600                 |  | Last Year.           |                     |                   | Last Year.           |                     |  | Last Year.          |  |  |
| Data Source(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  | IRES MLS-Cty Recs         |  | IRES MLS-Cty Recs    |                     |                   | IRES MLS-Cty Recs    |                     |  | IRES MLS-Cty Recs   |  |  |
| Effective Date of Data Source(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  | 05/28/2025                |  | 05/28/2025           |                     |                   | 05/28/2025           |                     |  | 05/28/2025          |  |  |
| Analysis of prior sale or transfer history of the subject property and comparable sales The subject property has closed in the past 36 months and has not been listed for sale in the past 12 months. None of the three comparables have sold in the past year other than the reported sales listed above. The subject was listed for sale in 06/2022 for \$1,000,000, then sold for \$1,326,600 after bidding war.                                                                                                                                                                                                                                                     |  |                           |  |                      |                     |                   |                      |                     |  |                     |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                           |  |                      |                     |                   |                      |                     |  |                     |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                           |  |                      |                     |                   |                      |                     |  |                     |  |  |
| Summary of Sales Comparison Approach This report utilizes four comparables, three are closed sales and one is an active listing, and all are of similar sized homes located in the same neighborhood/subdivision (close, walking distance to the Downtown Louisville business district) as the subject property and all carry very similar buyer appeal as the subject property. The appraiser has researched back twelve months in order to locate the most similar homes in the Louisville area for this comparison. Any difference in age was adjusted accordingly for large differences to compensate for aging mechanical systems. *** See Additional Comments *** |  |                           |  |                      |                     |                   |                      |                     |  |                     |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                           |  |                      |                     |                   |                      |                     |  |                     |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                           |  |                      |                     |                   |                      |                     |  |                     |  |  |
| Indicated Value by Sales Comparison Approach \$1,250,000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |                           |  |                      |                     |                   |                      |                     |  |                     |  |  |

Indicated Value by: Sales Comparison Approach \$1,250,000

Cost Approach (if developed) \$1,252,000

Income Approach (if developed) \$N/A

The Sales Comparison Approach is the most applicable and reliable for this neighborhood since the majority of the homes in the immediate vicinity are single family, owner occupied homes. \*\*\* See Additional Comments \*\*\*

This appraisal is made ☒ "as is," ☐ subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, ☐ subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or ☐ subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: There are no requirements. This appraisal is made "as-is".

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 1,250,000 , as of 05/27/2025 , which is the effective date of this appraisal.





ADDITIONAL COMMENTS

The Intended User of this appraisal report is the Lender/Client. The Intended Use is to evaluate the property that is the subject of this appraisal for a possible purchase transaction, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser. This appraisal report has been prepared for the exclusive benefit of the named client in this report. It may not be used or relied upon by any other party. Any party who relies upon the information contained in this report, without the preparer's written consent, does so at his/her own risk. This appraisal report is not a Home Inspection and the appraiser has only completed a full visual inspection of accessible areas and this appraisal cannot be relied upon to disclose conditions and/or defects in property. The utilities were on at time of inspection and were functioning adequately. The subject had a carbon monoxide detector in place at time of inspection. Appraiser performed a "head and shoulders" inspection of the subject's attic and crawl space area and they meet minimum standards. The appraiser has adhered to new FNMA Guideline ANSI Z765-2021 in measuring this property. The appraiser has determined that the Sales Comparison Approach is the most reliable approach applicable for the subject property; the Cost Approach was also added to this report and was deemed applicable; the Income Approach is not relevant to a single family home in a neighborhood of predominantly owner occupied homes, additionally the Income Approach is not reliable for the subject property due to a lack of verifiable sales with rental/income data. Unless otherwise indicated, I have performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment (measurement for the listing agent in 2022 only). USPAP 2020-2021 defines Exposure Time as an opinion, based on supporting market data, of the length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Exposure Time is a retrospective opinion based on analysis of past events assuming a competitive and open market. The opinion of Exposure Time is three months. The appraiser has been compensated \$800.00 for this appraisal assignment.

COST APPROACH

COST APPROACH TO VALUE

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)

The site value was taken from the subject's recent site assessment and comparable building sites in the same general area as the subject property.

|                                                                                                                                                                                                                                                                                                                                                          |                                                     |                                               |                                                    |                                           |            |                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-----------------------------------------------|----------------------------------------------------|-------------------------------------------|------------|---------------------|
| ESTIMATED                                                                                                                                                                                                                                                                                                                                                | <input checked="" type="checkbox"/> REPRODUCTION OR | <input type="checkbox"/> REPLACEMENT COST NEW | OPINION OF SITE VALUE.....=\$ 850,000              |                                           |            |                     |
| Source of cost data                                                                                                                                                                                                                                                                                                                                      | Local Builder Cost Estim's/DwellingCost.com         |                                               | Dwelling                                           | 1,276 Sq. Ft. @\$ 175.25 .....=\$ 223,619 |            |                     |
| Quality rating from cost service                                                                                                                                                                                                                                                                                                                         | Good                                                | Effective date of cost data                   | BSMT                                               | None Sq. Ft. @\$ .....=\$                 |            |                     |
| Comments on Cost Approach (gross living area calculations, depreciation, etc.)                                                                                                                                                                                                                                                                           |                                                     |                                               | Appl's;Prch;Patio;ADU Unit 165,000                 |                                           |            |                     |
| No functional or external obsolescence has been noted. Depreciation is based on the straight-line method and observed condition. Cost figures based on the DwellingCost.com manual as well as the appraiser's knowledge of the local market. Site value is based on sales comparison or by the Allocation method when necessary. *** See Add'l Comm's*** |                                                     |                                               | Garage/Carport                                     | 440 Sq. Ft. @\$ 58.50 .....=\$ 25,740     |            |                     |
|                                                                                                                                                                                                                                                                                                                                                          |                                                     |                                               | Total Estimate of Cost-New .....=\$ 414,359        |                                           |            |                     |
|                                                                                                                                                                                                                                                                                                                                                          |                                                     |                                               | Less                                               | Physical                                  | Functional | External            |
|                                                                                                                                                                                                                                                                                                                                                          |                                                     |                                               | Depreciation                                       | 97,374                                    |            | .....=\$ ( 97,374 ) |
|                                                                                                                                                                                                                                                                                                                                                          |                                                     |                                               | Depreciated Cost of Improvements.....=\$ 316,985   |                                           |            |                     |
|                                                                                                                                                                                                                                                                                                                                                          |                                                     |                                               | 'As-is' Value of Site Improvements.....=\$ 85,000  |                                           |            |                     |
| Estimated Remaining Economic Life (HUD and VA only) 65 Years                                                                                                                                                                                                                                                                                             |                                                     |                                               | Indicated Value By Cost Approach.....=\$ 1,251,985 |                                           |            |                     |

INCOME

INCOME APPROACH TO VALUE

Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM) Due to a lack of verifiable sales of single family homes with rental information the Income Approach has not been utilized.

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? ☐ Yes ☐ No Unit type(s) ☐ Detached ☐ Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal name of project

Total number of phases Total number of units Total number of units sold

Total number of units rented Total number of units for sale Data Source(s)

Was the project created by the conversion of existing building(s) into a PUD? ☐ Yes ☐ No If Yes, date of conversion

Does the project contain any multi-dwelling units? ☐ Yes ☐ No Data Source(s)

Are the units, common elements, and recreation facilities complete? ☐ Yes ☐ No If No, describe the status of completion.

Are the common elements leased to or by the Homeowners' Association? ☐ Yes ☐ No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities



This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. The Appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment.

**SCOPE OF WORK:** The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a visual inspection of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

**STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS:** The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

**APPRAISER’S CERTIFICATION:** The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event.
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.



20. I identified the client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

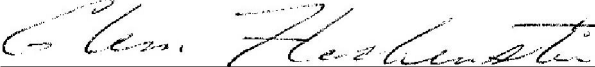
21. I am aware that any disclosure or distribution of this appraisal report by me or the client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

22. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

**SUPERVISORY APPRAISER’S CERTIFICATION:** The Supervisory Appraiser certifies and agrees that:

- 1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser’s analysis, opinions, statements, conclusions, and the appraiser’s certification.
- 2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser’s analysis, opinions, statements, conclusions, and the appraiser’s certification.
- 3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
- 4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

**APPRAISER**

Signature   
Name Glenn T. Fleckenstein  
Company Name Hammond Appraisals Inc.  
Company Address 1890 Birch Street  
Broomfield, CO 80020  
Telephone Number 303-439-7447  
Email Address glenn@hammondappraisals.com  
Date of Signature and Report June 2, 2025  
Effective Date of Appraisal 05/27/2025  
State Certification # CR40016185  
or State License # \_\_\_\_\_  
or Other \_\_\_\_\_  
State CO  
Expiration Date of Certification or License 12/31/2025

ADDRESS OF PROPERTY APPRAISED  
1016 Main St.  
Louisville, CO 80027  
APPRAISED VALUE OF SUBJECT PROPERTY \$ 1,250,000  
CLIENT  
Name Rob Zuccarro  
Company Name City of Lousiville  
Company Address 749 Main St.  
Louisville, CO 80027  
Email Address rzucarro@louisvilleco.gov

**SUPERVISORY APPRAISER (ONLY IF REQUIRED)**

Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Company Name \_\_\_\_\_  
Company Address \_\_\_\_\_  
\_\_\_\_\_  
Telephone Number \_\_\_\_\_  
Email Address \_\_\_\_\_  
Date of Signature \_\_\_\_\_  
State Certification # \_\_\_\_\_  
or State License # \_\_\_\_\_  
State \_\_\_\_\_  
Expiration Date of Certification or License \_\_\_\_\_

**SUBJECT PROPERTY**

- ☐ Did not inspect subject property
- ☐ Did inspect exterior of subject property from street  
Date of Inspection \_\_\_\_\_
- ☐ Did inspect interior and exterior of subject property  
Date of Inspection \_\_\_\_\_

**COMPARABLE SALES**

- ☐ Did not inspect exterior of comparable sales from street
- ☐ Did inspect exterior of comparable sales from street  
Date of Inspection \_\_\_\_\_

### ADDITIONAL COMMENTS

Intended User City of Louisville

|                  |               |
|------------------|---------------|
| Property Address | 1016 Main St. |
|------------------|---------------|

|      |            |        |         |       |    |          |       |
|------|------------|--------|---------|-------|----|----------|-------|
| City | Louisville | County | Boulder | State | CO | Zip Code | 80027 |
|------|------------|--------|---------|-------|----|----------|-------|

|        |                    |
|--------|--------------------|
| Client | City of Louisville |
|--------|--------------------|

## LEGAL DESCRIPTION

Lot 10, Blk 17, Caledonia Place

## NEIGHBORHOOD BOUNDARIES

Arapahoe Road on the north, 96th Street on the east, HWY 36 on the south and McCaslin Blvd. on the west. This area is primarily residential with supporting services. The "other" land use in the neighborhood description is defined as parks, open areas and vacant land. McCaslin

## NEIGHBORHOOD DESCRIPTION

This neighborhood is located in the central section of Louisville surrounding the downtown area, is built up with single family residences in the middle to custom price range. There are some condominiums and townhomes on the west and south borders of the neighborhood, as well as commercial uses--neighborhood shopping and restaurants. Schools for all ages are located nearby. There is some new construction activity in the general neighborhood, mostly in the upper middle/custom price ranges, the subject's subdivision is a newer and developing subdivision consisting of custom homes on large sites. Most residents commute to Boulder (approximately 5 miles west), Broomfield (approx. 5 miles southeast) or the Denver metropolitan areas (20-40 miles southeast) for employment; access to these other parts of the metropolitan area is good along the Boulder-Denver Turnpike, just south of the neighborhood. Buyer appeal for this neighborhood is very good.

## MARKET CONDITIONS

Typical marketing times for most property types are between 1 and 3 months, with luxury estates have marketing times between 6 and 12 months, and in many cases over 12 months. Interest rates continue to fluctuate, however are still at one of the lowest points in recent years; most buyers/borrowers are able to obtain a fixed rate loan at 5 to 7% interest rates; however, all types of financing are available in the metro area. The local market is very seasonal with fluctuating values throughout the year. The annual trend is still appreciating values - houses in the custom value ranges (over \$750,000) have a lower annual appreciation rate than those in the middle and lower value ranges.

## HIGHEST AND BEST USE

After reviewing the four requirements/tests for Highest and Best Use the current use as a single family residence with-in the Downtown Louisville area, the subject's present use as a single family residence appears to be the Highest and Best Use. The Highest and Best use as vacant, would be to construct a single family residence.

## ADDITIONAL FEATURES

The subject is a turn of the century, updated, contemporary, stone and frame two story Victorian style home with many additional features which include: covered country front porch; plank hardwood flooring; designer lighting and interior paint; bay windows; oversized painted trim and panel doors with original door hardware; designer interior paint; glass french door leading to side lattice covered patio; updated kitchen has painted cabinets, ceramic tile counters and white and stainless steel appliances; remodeled baths (one with claw foot tub); bedrooms have built-in (original) wardrobes; upper floor bedroom suite with private bath; newer furnace and water heater; updated electrical; detached, finished carriage house (@ 286 sq ft); extended driveway surface and rear alley load two car garage; newer exterior paint; good landscaping; pickett fencing. The subject is listed on the National Historic designation site.

## SALES COMPARISON APPROACH

Gross Living Area (above grade finished square footage) differences were adjusted at \$85.00/sq ft with an additional \$7,500 adjustment for differences in above grade bedroom counts and with basement size and finish differences adjusted at \$40.00/sq ft each. All four comparable sales are homes that were considered to be of similar quality of finish and superior in overall condition and remodeling to the subject as they have recently been fully renovated and updated, with comp sales #1 through #3 all being adjusted at 5% of original sales price and comp listing #4 being adjusted at 10% of list price due to being superior or far superior to the subject in condition and updating. The range of indicated values for the three closed sales is from \$1,141,020 up to \$1,379,880 (after adjustments). The subject's final appraised value is above the predominant value for the neighborhood, this is due to the subject's size, finish, remodeling, site and quality of finishes. All four comparable's were given consideration by the appraiser in the final estimate of market value; the subject's final appraised value is near the middle of the indicated value range due to it's overall marketability and the desire the market indicated for this home.

## RECONCILIATION

Due to the age of the subject property the Cost Approach is not as reliable and is not necessary, but was utilized in this report; due to a lack of verifiable sales of single family homes with rental information the Income Approach has not been utilized.



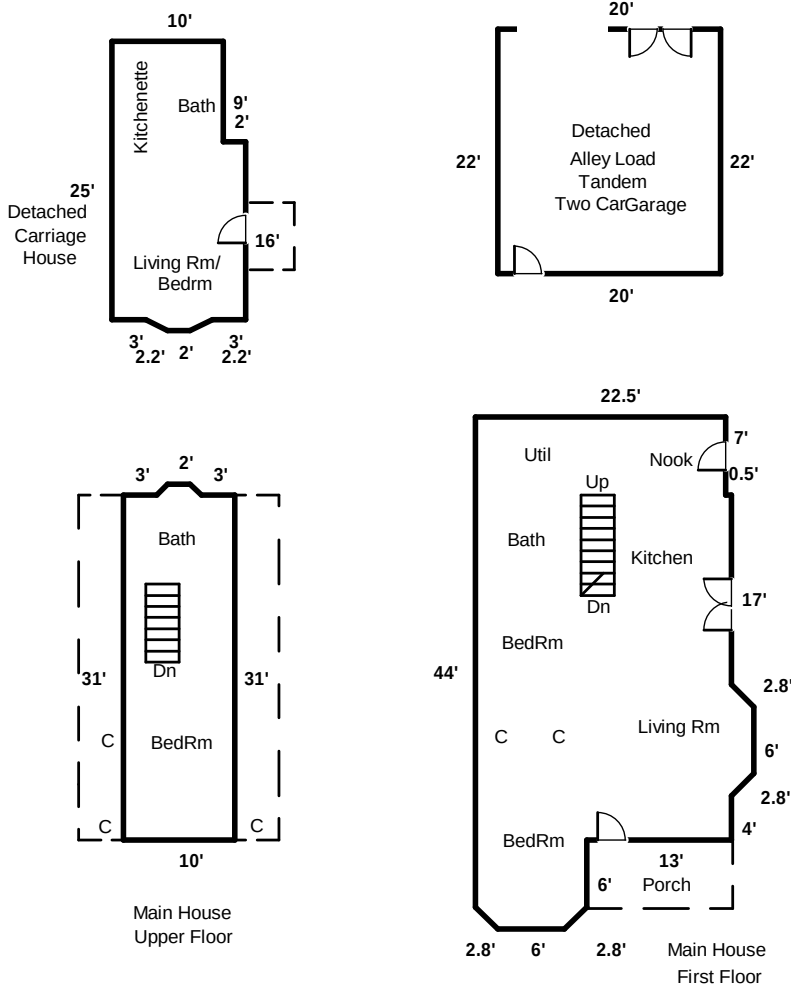
|                     |                    |        |         |          |       |
|---------------------|--------------------|--------|---------|----------|-------|
| ADDITIONAL COMMENTS |                    |        |         |          |       |
| Page 2              |                    |        |         |          |       |
| Intended User       | City of Louisville |        |         |          |       |
| Property Address    | 1016 Main St.      |        |         |          |       |
| City                | Louisville         | County | Boulder | State    | CO    |
|                     |                    |        |         | Zip Code | 80027 |
| Client              | City of Lousiville |        |         |          |       |

**COMMENTS ON COST APPROACH**

Site value is based on sales comparison or by the Allocation method when necessary. The site to value ratio is typical in Suburban Boulder County and Louisville due to development restrictions, lack of developable land and the desireability of the area.

SKETCH ADDENDUM

|                  |                    |          |         |
|------------------|--------------------|----------|---------|
| Intended User    | City of Louisville |          |         |
| Property Address | 1016 Main St.      |          |         |
| City             | Louisville         | County   | Boulder |
|                  |                    | State    | CO      |
|                  |                    | Zip Code | 80027   |
| Client           | City of Lousiville |          |         |



| SUMMARY             | SQ FT AREA | PERIMETER | AREA CALCULATION DETAILS |          |       |
|---------------------|------------|-----------|--------------------------|----------|-------|
| Living Area         |            |           | First Floor-MainHs       |          |       |
| First Floor-MainHs  | 963        | 137       | 22.5                     | X 7.0 =  | 157.5 |
| Upper Floor-MainHs  | 313        | 83        | 23.0                     | X 17.0 = | 391.0 |
| Total               | 1276       | 220       | 24.0                     | X 2.0 =  | 48.0  |
|                     |            |           | 25.0                     | X 6.0 =  | 150.0 |
| Accessory Buildings |            |           | 24.0                     | X 2.0 =  | 48.0  |
| Carriage Hs         | 286        | 74        | 23.0                     | X 4.0 =  | 92.0  |
|                     |            |           | 10.0                     | X 6.0 =  | 60.0  |
| Garage/Carport      |            |           | 8.0                      | X 2.0 =  | 16.0  |
| Detached Garage     | 440        | 84        | Total                    |          | 962.5 |
|                     |            |           | Upper Floor-MainHs       |          |       |
|                     |            |           | 3.0                      | X 1.0 =  | 3.0   |
|                     |            |           | 10.0                     | X 31.0 = | 310.0 |
|                     |            |           | Total                    |          | 313.0 |



PHOTOGRAPH ADDENDUM

|                  |                    |        |         |       |    |
|------------------|--------------------|--------|---------|-------|----|
| Intended User    | City of Louisville |        |         |       |    |
| Property Address | 1016 Main St.      |        |         |       |    |
| City             | Louisville         | County | Boulder | State | CO |
| Client           | City of Louisville |        |         |       |    |
| Zip Code         | 80027              |        |         |       |    |



FRONT VIEW OF  
SUBJECT PROPERTY



REAR VIEW OF  
SUBJECT PROPERTY

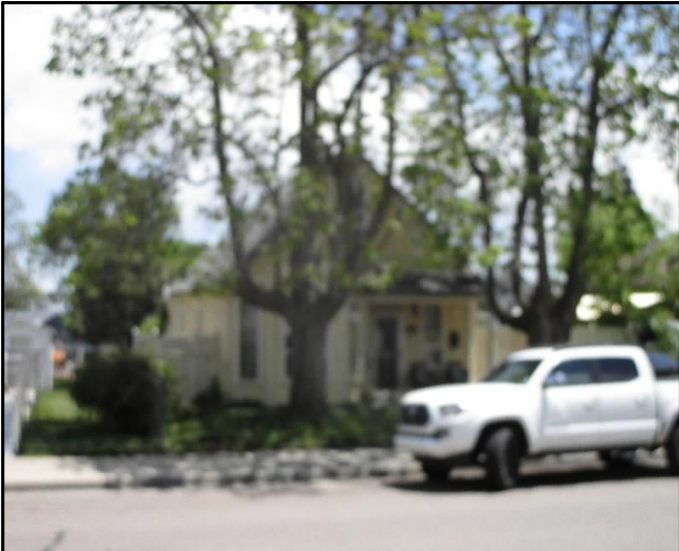


STREET SCENE OF  
SUBJECT PROPERTY



PHOTOGRAPH ADDENDUM

|                  |                    |        |         |          |       |
|------------------|--------------------|--------|---------|----------|-------|
| Intended User    | City of Louisville |        |         |          |       |
| Property Address | 1016 Main St.      |        |         |          |       |
| City             | Louisville         | County | Boulder | State    | CO    |
|                  |                    |        |         | Zip Code | 80027 |
| Client           | City of Lousiville |        |         |          |       |



1016 Main St.  
FRONT VIEW 2



1016 Main St.  
Historic Designation



1016 Main St.  
FRONT VIEW 2



1016 Main St.  
STREET SCENE



1016 Main St.  
FRONT VIEW 2



1016 Main St.  
GARAGE



PHOTOGRAPH ADDENDUM

|                  |                    |        |         |          |       |
|------------------|--------------------|--------|---------|----------|-------|
| Intended User    | City of Louisville |        |         |          |       |
| Property Address | 1016 Main St.      |        |         |          |       |
| City             | Louisville         | County | Boulder | State    | CO    |
|                  |                    |        |         | Zip Code | 80027 |
| Client           | City of Louisville |        |         |          |       |



1016 Main St.  
Finished ADU



1016 Main St.  
LIVING ROOM



1016 Main St.  
LIVING ROOM



1016 Main St.  
NOOK



1016 Main St.  
KITCHEN



1016 Main St.  
CRAWL SPACE/MECH



PHOTOGRAPH ADDENDUM

|                  |                    |        |         |          |       |
|------------------|--------------------|--------|---------|----------|-------|
| Intended User    | City of Louisville |        |         |          |       |
| Property Address | 1016 Main St.      |        |         |          |       |
| City             | Louisville         | County | Boulder | State    | CO    |
|                  |                    |        |         | Zip Code | 80027 |
| Client           | City of Lousiville |        |         |          |       |



1016 Main St.  
CRAWL SPACE/MECH



1016 Main St.  
BEDROOM



1016 Main St.  
BATH



1016 Main St.  
BATH



1016 Main St.  
PRIMARY BEDROOM



1016 Main St.  
PRIMARY BEDROOM

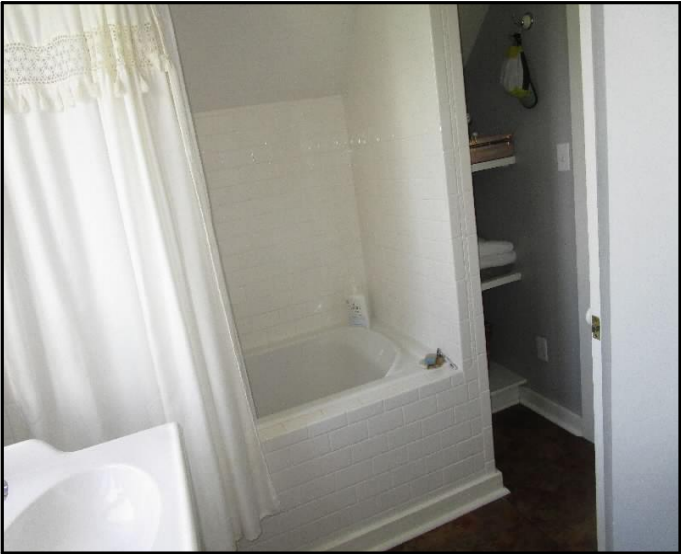


PHOTOGRAPH ADDENDUM

|                  |                    |        |         |          |       |
|------------------|--------------------|--------|---------|----------|-------|
| Intended User    | City of Louisville |        |         |          |       |
| Property Address | 1016 Main St.      |        |         |          |       |
| City             | Louisville         | County | Boulder | State    | CO    |
|                  |                    |        |         | Zip Code | 80027 |
| Client           | City of Lousiville |        |         |          |       |



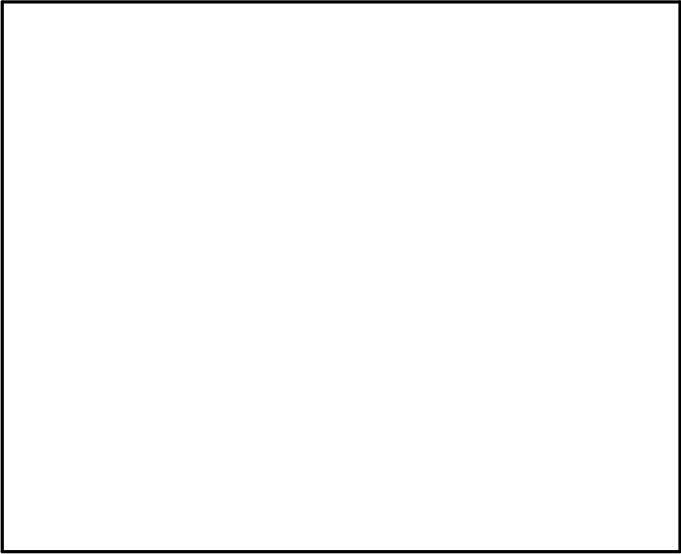
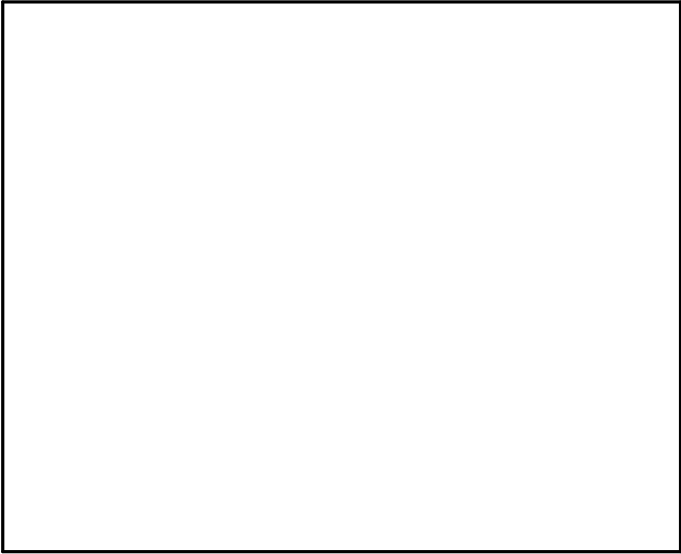
1016 Main St.  
PRIMARY BATH



1016 Main St.  
PRIMARY BATH



1016 Main St.  
BEDROOM





PHOTOGRAPH ADDENDUM

|                  |                    |        |         |          |       |
|------------------|--------------------|--------|---------|----------|-------|
| Intended User    | City of Louisville |        |         |          |       |
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|                  |                    |        |         | Zip Code | 80027 |
| Client           | City of Lousiville |        |         |          |       |



COMPARABLE #1

1109 Main St.  
Louisville, CO 80027

Price \$1,200,000  
Price/SF 980.39  
Date 04-2025 Closed  
Age 117  
Room Count 6-2-1.0  
Living Area 1,224

Value Indication \$1,141,020



COMPARABLE #2

1100 Main St.  
Louisville, CO 80027

Price \$1,500,000  
Price/SF 953.59  
Date 02-2025 Closed  
Age 8  
Room Count 6-2-1.0  
Living Area 1,573

Value Indication \$1,379,880



COMPARABLE #3

440 Lincoln Ct.  
Louisville, CO 80027

Price \$1,335,000  
Price/SF 759.39  
Date 08-2024 Closed  
Age 34  
Room Count 7-3-2.1  
Living Area 1,758

Value Indication \$1,186,410



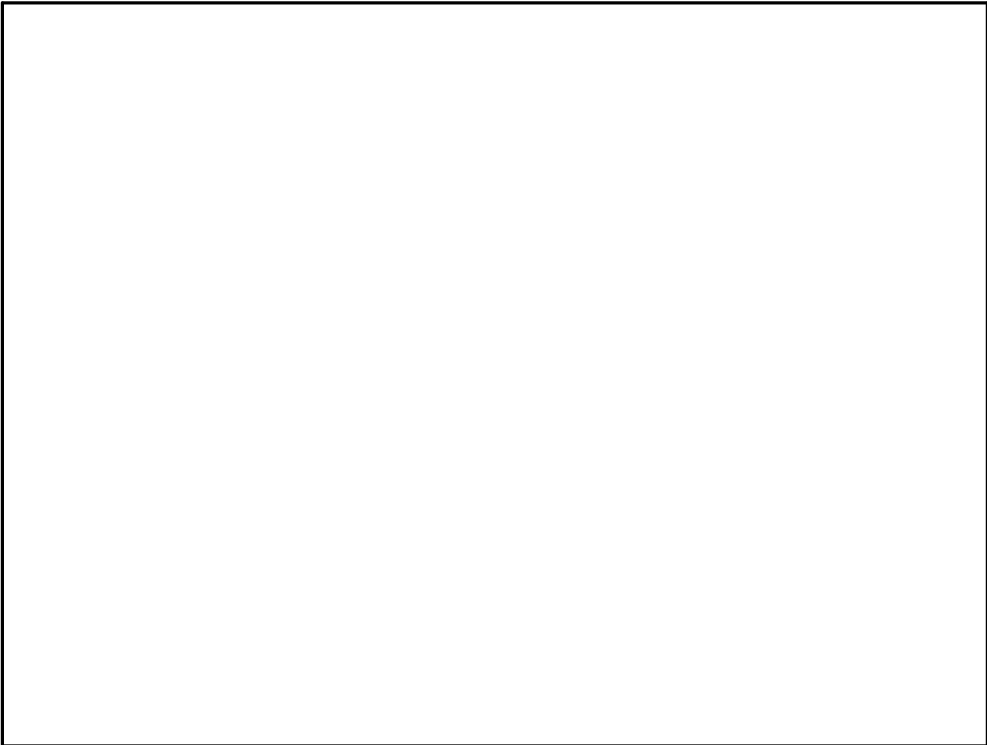
PHOTOGRAPH ADDENDUM

|                  |                    |        |         |          |       |
|------------------|--------------------|--------|---------|----------|-------|
| Intended User    | City of Louisville |        |         |          |       |
| Property Address | 1016 Main St.      |        |         |          |       |
| City             | Louisville         | County | Boulder | State    | CO    |
|                  |                    |        |         | Zip Code | 80027 |
| Client           | City of Lousiville |        |         |          |       |



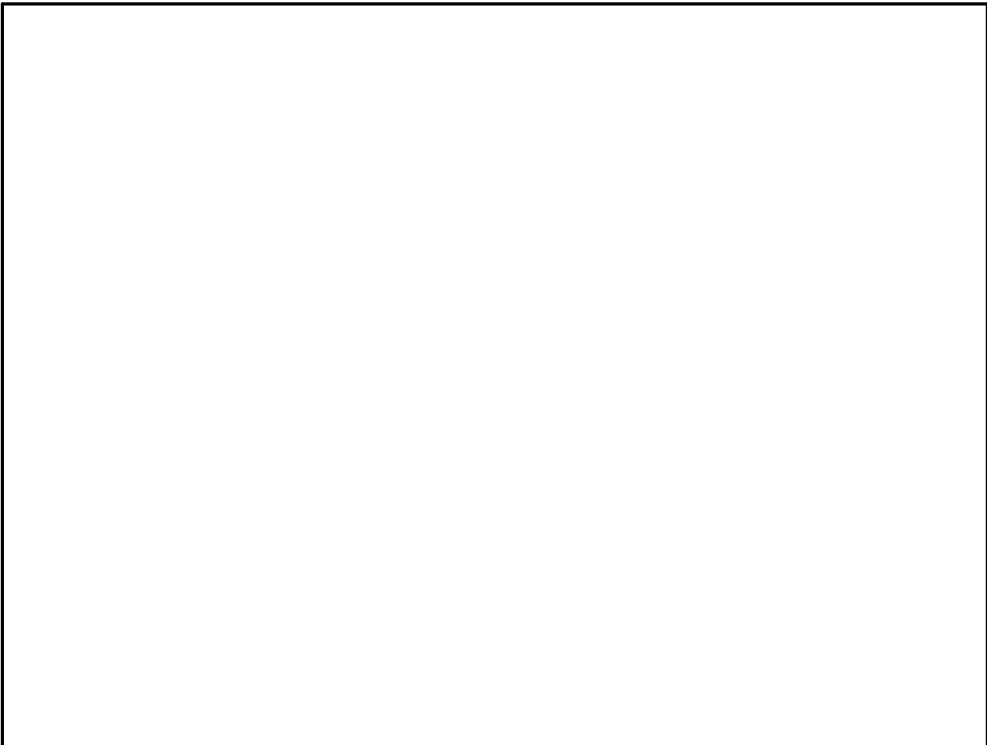
COMPARABLE #4

|                                           |             |
|-------------------------------------------|-------------|
| 1121 Lincoln Ave.<br>Louisville, CO 80027 |             |
| Price                                     | \$1,595,000 |
| Price/SF                                  | 975.54      |
| Date                                      | Active      |
| Age                                       | 14          |
| Room Count                                | 8-3-2.1     |
| Living Area                               | 1,635       |
| Value Indication                          | \$1,340,180 |



COMPARABLE #5

|                  |    |
|------------------|----|
| Price            | \$ |
| Price/SF         |    |
| Date             |    |
| Age              |    |
| Room Count       | -- |
| Living Area      |    |
| Value Indication | \$ |



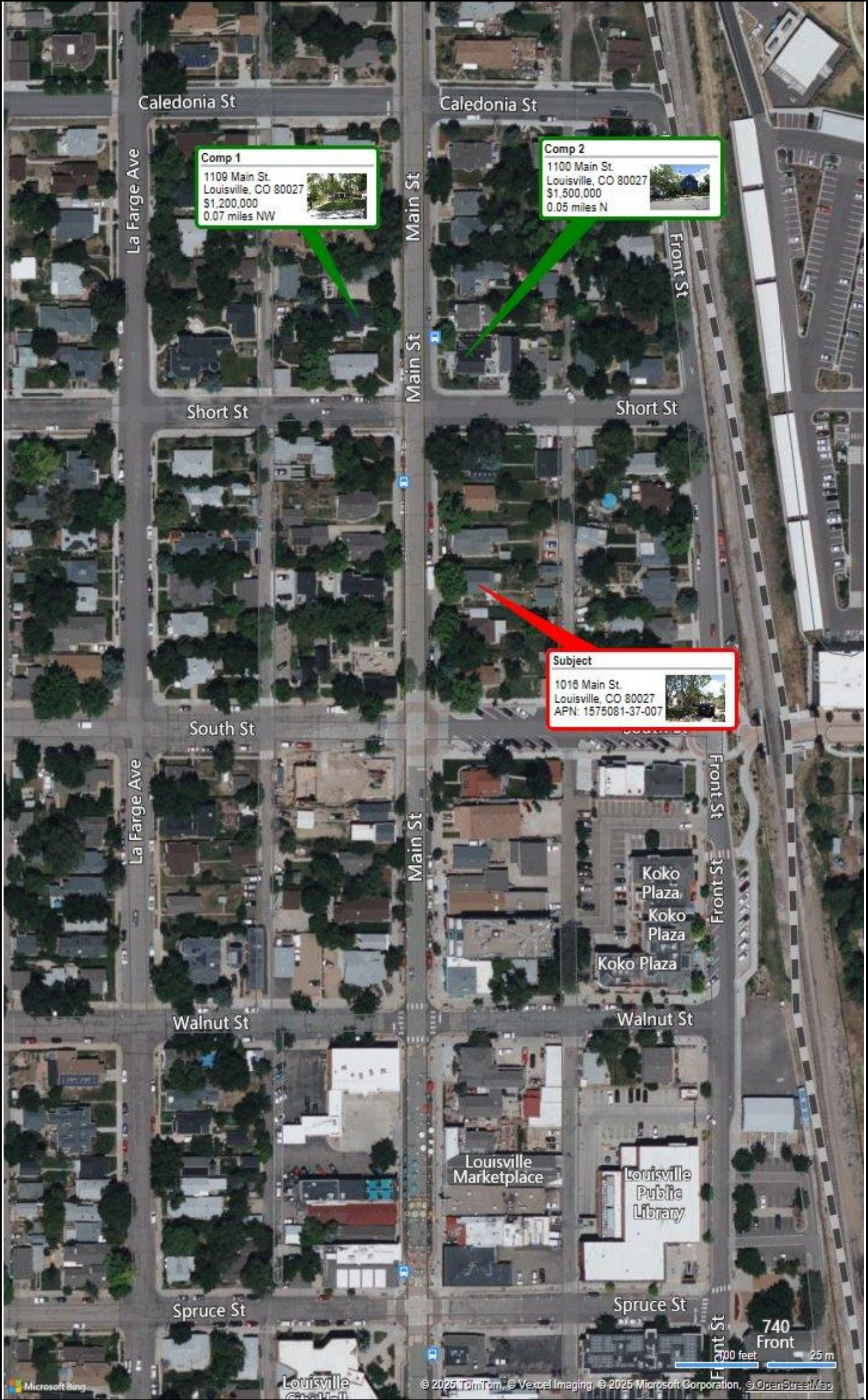
COMPARABLE #6

|                  |    |
|------------------|----|
| Price            | \$ |
| Price/SF         |    |
| Date             |    |
| Age              |    |
| Room Count       | -- |
| Living Area      |    |
| Value Indication | \$ |



General Map 2

|                  |                    |        |         |          |       |
|------------------|--------------------|--------|---------|----------|-------|
| Intended User    | City of Louisville |        |         |          |       |
| Property Address | 1016 Main St.      |        |         |          |       |
| City             | Louisville         | County | Boulder | State    | CO    |
|                  |                    |        |         | Zip Code | 80027 |
| Client           | City of Louisville |        |         |          |       |





Location Map

|                  |                    |          |         |
|------------------|--------------------|----------|---------|
| Intended User    | City of Louisville |          |         |
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| City             | Louisville         | County   | Boulder |
|                  |                    | State    | CO      |
|                  |                    | Zip Code | 80027   |
| Client           | City of Louisville |          |         |





APPRAISER RESUME/LICENSE

|                  |                    |        |         |          |       |
|------------------|--------------------|--------|---------|----------|-------|
| Intended User    | City of Louisville |        |         |          |       |
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|                  |                    |        |         | Zip Code | 80027 |
| Client           | City of Louisville |        |         |          |       |

Appraiser Qualifications  
of  
*GLENN T. FLECKENSTEIN*

EXPERIENCE

10/98-04/99: Associate for HAMMOND APPRAISALS, Longmont, CO  
04/99-10/01: Registered Appraiser, State of Colorado- AR40016185  
10/01-12/2007: Licensed Residential Appraiser, State of Colorado- AL40016185  
01/2008-Present: Certified Residential Appraiser, State of Colorado- CR40016185  
Independent Fee Appraiser, Co-Owner Hammond Appraisals, Inc.  
Expert Witness Experience Solar PV Valuation Tax Estate and Divorce Valuation  
FHA Approved Appraiser Tax Consultation and Valuation

EDUCATION

California State University, Long Beach-Bachelor of Science Degree Business Management  
University of Colorado, Boulder- Real Estate Appraisal Program  
NCRE 200-401 Registered Appraisal; Basic Appraisal Principles  
NCRE 201-401 Basic Appraisal Applications: Residential Case Study  
NCRE 208-401 Standards and Ethics  
NCRE 209-401 Small Residential/Income Properties  
Appraisal Institute-Online Course                      Center for Professional Development  
FHA and The Appraisal Process                      Residential Sales Comparison and Income  
Appraisal Institute-Colorado                      Implementing the New FNMA Form 1004MC  
Basic Income Capitalization                      Home Valuation Code of Conduct  
Appraisal of Manufactured Housing                      UAD Compliance Class  
Sales Comp.Value of Mixed-Use Properties                      USPAP 2013-USPAP 2023

TERRITORY COVERED

Adams County, Boulder County, Broomfield County, Denver County, Douglas County, Gilpin County, Northern Jefferson County, Larimer County and Weld County. Experience includes mountain properties as well as rural/suburban acreages.

Glenn Timothy Fleckenstein  
1800 Birch St.  
Broomfield, CO 80020

State of Colorado  
Department of Regulatory Agencies  
Division of Real Estate

Board of Real Estate Appraisers

Glenn Timothy Fleckenstein  
Certified Residential Appraiser



License #: CR40016185  
Status: Active  
Expires: 12/31/2025

  
Director: Marcia Waters

For the most up to date information regarding this credential, visit <http://dora.colorado.gov/dre>