

City Council

Special Meeting Agenda

July 14, 2025
Library Meeting Room
951 Spruce Street
6:00 PM

Members of the public are welcome to attend 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 here to link to the meeting: www.louisvilleco.gov/council

The Council will accommodate public comments during the meeting. Anyone may also email comments to the Council prior to the meeting at Council@LouisvilleCO.gov.

1. CALL TO ORDER & ROLL CALL

2. DISCUSSION / DIRECTION – COMPREHENSIVE PLAN

- Staff/Board Presentation
- Council Discussion
- Public Comments (Please limit to three minutes each)

3. ADJOURN

Persons planning to attend the meeting who need sign language interpretation, translation services, assisted listening systems, Braille, taped material, or special transportation, should contact the City Clerk's Office (303.335.4574) or ClerksOffice@LouisvilleCO.gov. 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 o 303.335.4574 o email ClerksOffice@LouisvilleCO.gov.

SUBJECT: COMPREHENSIVE PLAN PRELIMINARY DRAFT REVIEW

DATE: JULY 14, 2025

**PREPARED BY: ROB ZUCCARO, COMMUNITY DEVELOPMENT DIRECTOR
JEFF HIRT, PLANNING MANAGER**

**PRESENTED BY: ROB ZUCCARO, COMMUNITY DEVELOPMENT DIRECTOR
JEFF HIRT, PLANNING MANAGER**

SUMMARY:

At the June 17, 2025 meeting, City Council started a review of a preliminary draft of the Comprehensive Plan Update (the Plan). Staff noted that this iteration of the Plan was originally intended as an internal draft for staff review and staff from all City departments are also still reviewing it for edits prior to the public review draft. City Council's focus for the June 17th review was on the following components of the plan, which make up the central policy elements of the plan:

- ✓ Vision and Core Values – Council Review Completed
- ✓ Future Land Use Map (FLUM) and Land Use Classifications – Council Reviewed and Asked for Comparative Maps for Further Review
- ✓ Plan Elements and Focus Areas, and Goals and Strategies for each Focus Area – Review Not Yet Started

The purpose of this meeting is to complete the review that was initiated on June 17th. Per Council's request, staff has provided a series of maps to help in evaluation of the Future Land Use Map (FLUM) that compare the FLUM to zoning, existing land use designations, and priority open space acquisition properties identified by the Open Space Advisory Board.

Link: [FLUM Comparison Maps](#)

Some Councilmembers provided email comments on the draft plan following the June 17th review. Those comments are included as Attachment No. 2.

BACKGROUND / PRIOR DISCUSSIONS:

The following links to the June 17th meeting packet, which includes a more detailed summary of the project background and prior discussions.

Link: [June 17, 2025 Council Packet](#)

ANALYSIS:

The public review Plan draft will be the result of many months of community engagement and feedback. The City has heard from around 2,000 residents and received diverse comments and viewpoints along the way. Our consultants and staff have reviewed all public feedback and the proposed plan elements attempt to reflect the balance of the community

SUBJECT: COMPREHENSIVE PLAN PRELIMINARY DRAFT REVIEW

DATE: JULY 14, 2025

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feedback, as well as feedback from City Council, the Planning Commission, City Boards and Commissions, and Focus Groups. Not all will agree with all of the Plan's goals and policies, but the plan endeavors to distill the overarching sentiment of the community.

For reference, below is a link to the engagement summary documents available on EngageLouisvilleCO.Org/Comp-Plan.

Link: [March-May 2025 Boards and Commission Input Summary](#)

Link: [December 2024 Community Engagement Summary](#)

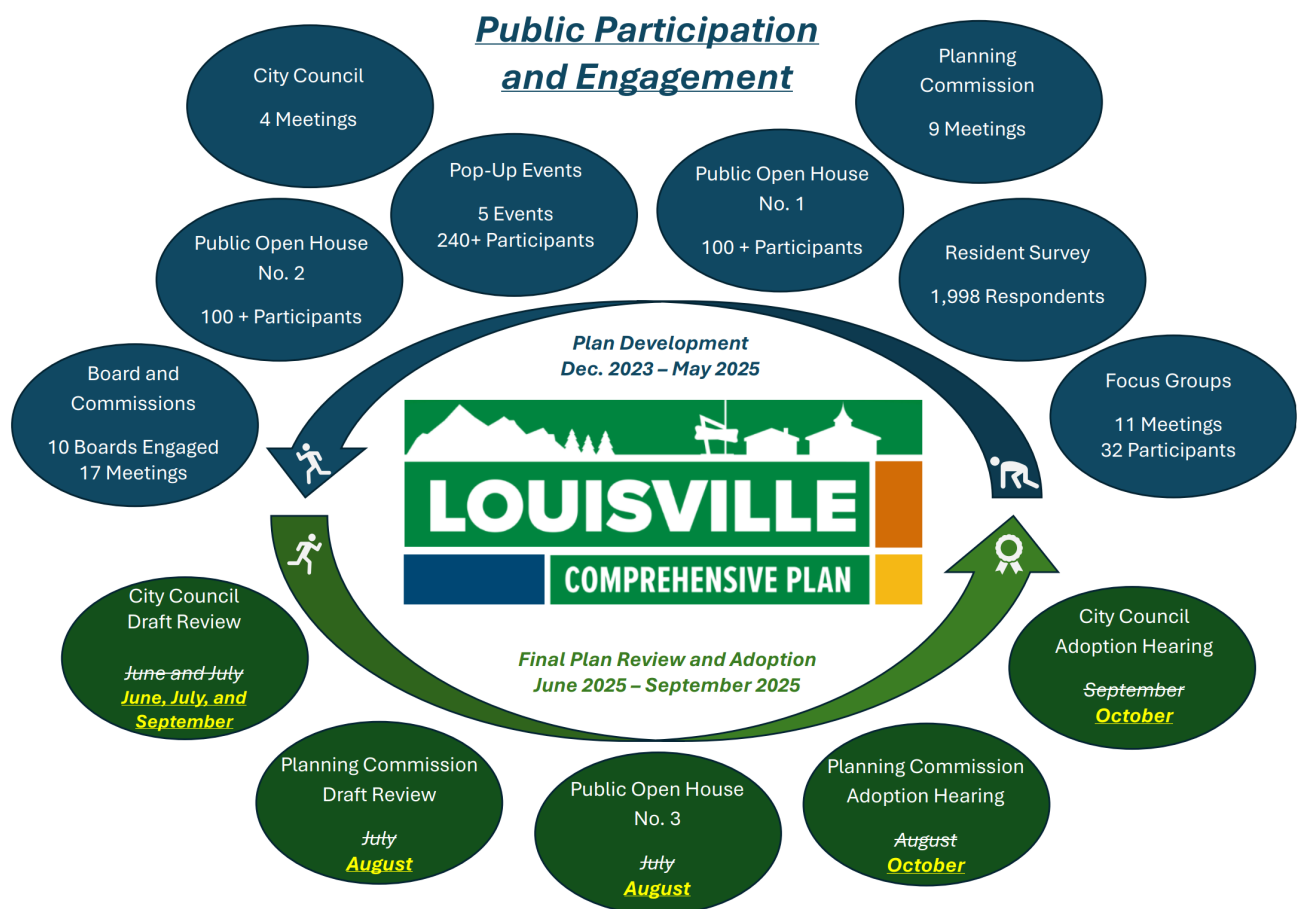
Link: [May 2024 Community Engagement Summary](#)

Link: [January-May 2024 Youth Input Summary](#)

Link: [January-March 2024 Boards and Commission Input Summary](#)

Link: [December 2023 Focus Group Summary](#)

Since the June 17th meeting, staff has adjusted the adoption schedule to accommodate this interim City Council review. Those changes are highlighted below in yellow.



CITY COUNCIL COMMUNICATION

SUBJECT: COMPREHENSIVE PLAN PRELIMINARY DRAFT REVIEW**DATE: JULY 14, 2025****PAGE 3 OF 3****2025 COUNCIL WORK PLAN:**

The 2025 Comprehensive Plan update is referenced under the Economic Vitality and Housing focus areas of the 2025 Council Work Plan and will touch on all focus areas of the Work Plan. Many of the 2025 Comprehensive Plan policies will also promote EDI and Sustainability principles.

FISCAL IMPACT:

Budgeted?: **Yes**

The Comprehensive Plan update project is budgeted. The review of the draft Plan elements will not have a fiscal impact.

ALTERNATIVE(S):

N/A

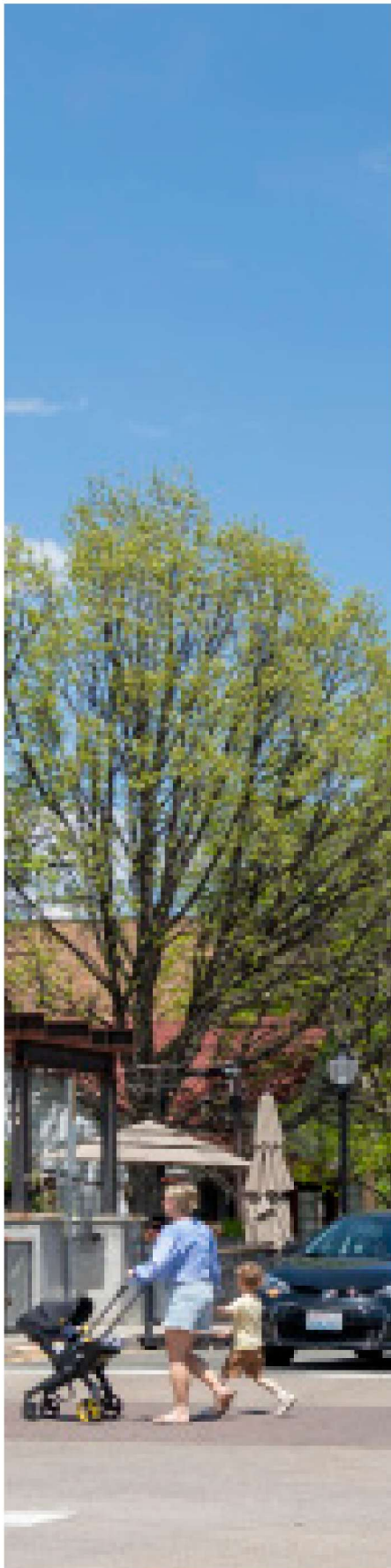
RECOMMENDATION:

At this meeting, staff requests that Council review in detail the FLUM and Plan Elements and Focus areas and provide feedback and direction on the plan prior to finalizing the public review draft.

ATTACHMENT(S):

1. Preliminary Draft Plan Elements
2. Emailed Council Comments

OUR VISION FOR THE FUTURE



The City of Louisville (the City) Comprehensive Plan’s Vision and Core Values work together to create a framework for future growth for the City. These were formed from community input about what is most important for Louisville to enhance and protect.

Vision Statement

The Comprehensive Plan outlines the community’s ideas for a shared future of Louisville, resulting in the following 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 supports our high quality of life.*

The key ideas in the Vision Statement – **equitable, resilient, sustainable and vibrant**—are central to this future of Louisville, and are the center of the Core Values (Figure 4).

Equity is achieved by prioritizing diverse housing options, accessible public spaces, and a commitment to transparent and inclusive leadership so all residents, regardless of income, age, or background, have the opportunity to live, work and play in Louisville.

Sustainability is achieved by promoting compact, mixed-use development that reduces reliance on personal vehicle trips and the preservation of open spaces.

Resilience is fostered through thoughtful land use planning that integrates environmental protection, wildfire mitigation, and sustainable infrastructure, allowing the community to adapt to changing conditions and withstand challenges.

Vibrancy is created by cultivating active, engaging places that support local arts, culture, and community events while fostering economic activity through dynamic mixed-use centers.

Core Values

A core value is a community ideal to guide decision-making. Six Core Values emerged from the process, which serve as guideposts for the Louisville Community.



Figure 3: 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.

PLAN FRAMEWORK



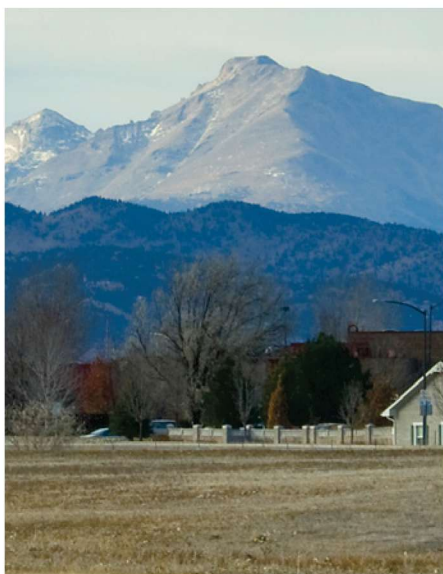
What is a Comprehensive Plan?

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.



The Comprehensive Plan provides a long-range outlook for all of Louisville to guide growth and change. The following plan framework outlines the structure for the Louisville Comprehensive Plan.

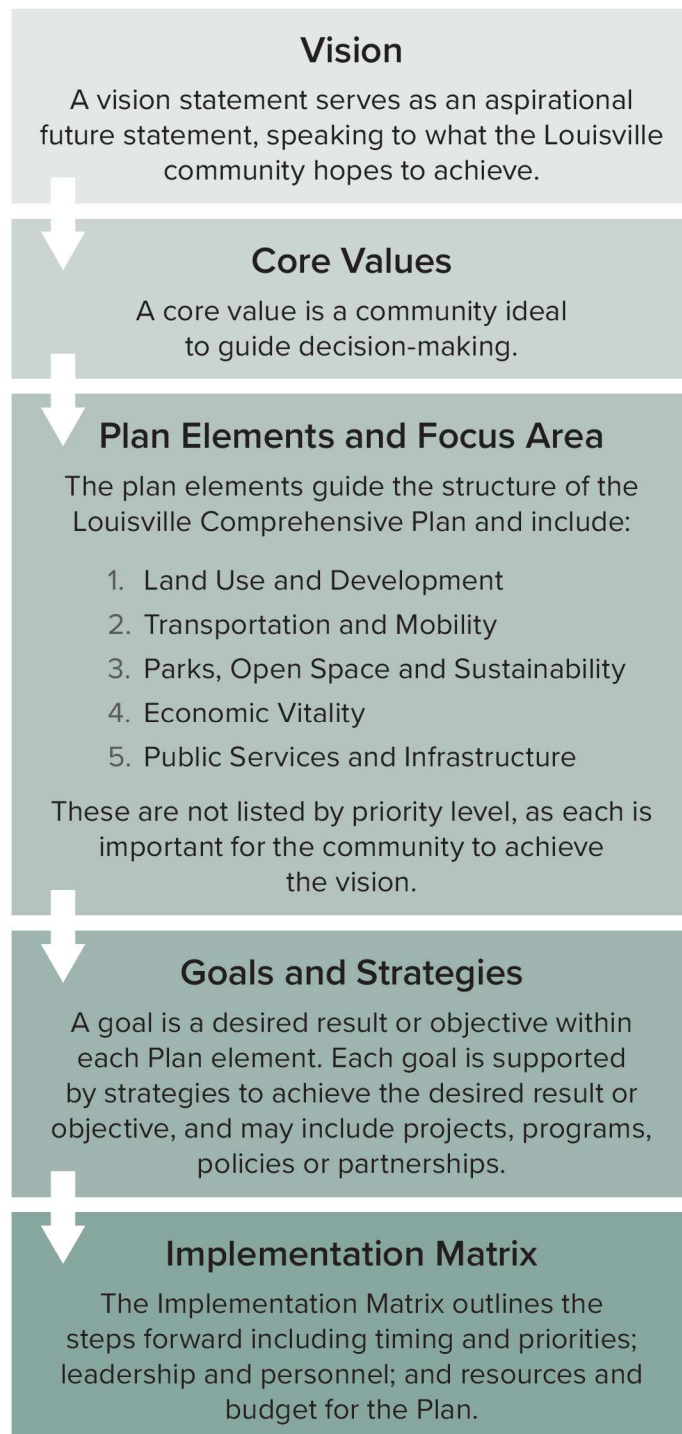


Figure 4: Plan Framework

The Louisville Comprehensive Plan outlines a cohesive set of Goals and Strategies reflecting a shared Vision for the community. Key priorities include diversification of housing and increased affordability, identifying areas most suitable for additional density, maintaining high-quality public services and infrastructure, supporting local businesses for a thriving downtown, enhancing parks and open spaces, and promoting sustainable and accessible transportation options.



Figure 5: Plan Elements and Focus Areas

Five Plan Elements are the framework for organizing the Goals and Strategies; Land Use and Development (Chapter 3), Transportation and Mobility (Chapter 4), Sustainability, Recreation, and Open Space (Chapter 5), Economic Vibrancy (Chapter 6), Community Services and Infrastructure (Chapter 7). Each Plan element includes several Focus Area that provide more definition to the Plan Element and is defined by an abbreviation (XX). Each Focus Area includes a series of numbered Goals (XX.#) supported by lettered Strategies and sub-strategies (XX.#.A). The Goals represent a specific step for what this plan achieves and the Strategy identifies policies and actions for how the City may move forward. The Plan Elements and Focus areas are summarized on the following pages.

PLAN ELEMENTS AND GOALS SUMMARY

Land Use and Development Focus Areas

Neighborhood Enhancement Goals (NE)

Neighborhood Enhancement ensures the quality of life and character of development align with the community Vision.

NP.1. Ensure new development aligns with the Vision, Goals, and Strategies of the Comprehensive Plan.

NE.2. Value and enhance the unique character of both new and established neighborhoods, emphasizing appropriate scale, size, aesthetics, and land uses.

NE.3. Update development code and design standards to address the policies of this Plan.

Housing Diversification Goals (HD)

Housing Diversification advances the City's recently adopted Housing Plan to diversify and increase Louisville's housing supply at appropriate locations.

HD.1. Increase the supply and diversity of housing.

HD.2. Initiate zoning code changes to address the effectiveness of existing regulations and identify barriers to housing development.

HD.3. Offer a diverse range of housing types to accommodate the needs of all families, individuals, and seniors. Ensure access to affordable housing options for residents of all income levels and age groups.

Development Opportunity Areas Goals (DO)

Development Opportunity Areas promote dynamic redevelopment in key areas that support mixed-use activity, housing diversity, pedestrian-friendly design, public spaces, and catalysts for redevelopment in areas of opportunity.

DO.1. Area 1: South Boulder Road Corridor- Explore opportunities for infill development to support the evolution of South Boulder Road to a mixed-use corridor.

DO.2. Area 2: Downtown Louisville- Continue the transformation of downtown into a walkable, active, and family-friendly hub that compliments Louisville's history.

DO.3. Area 3- McCaslin Boulevard Corridor: Support the vitality of the McCaslin Boulevard Corridor as the city's primary shopping destination.

DO.4. Area 4: Redtail Ridge: Promote balanced and self-sustaining development at Redtail Ridge as a mixed-use neighborhood that integrates employment, residential, and commercial uses.

Transportation and Mobility Focus Areas

Transportation Alternative Goals (TA)

Transportation Alternatives promote a well-connected and inclusive transportation network that supports regional transit access, transit-oriented development, first- and last-mile connections, and alternative mobility options such as carpooling, microtransit, and biking—enhancing convenience, sustainability, and equitable access for all.

TA.1. Ensure reliable and comfortable access to transit and key destinations.

TA.2. Increase regional transit connections.

TA.3. Implement programs such as Transportation Demand Management (TDM) to promote alternative transportation options and optimize existing transportation facilities.

Multimodal Connectivity Goals (MC)

Transportation Alternatives The following Goals and Strategies 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.

MC.1. Increase connectivity and comfort of on-street bike facilities, bike paths, and sidewalks.

MC.2. Ensure trails and sidewalks are accessible and equitable, providing all community members with easy and inclusive access to public spaces and amenities.

Transportation Infrastructure Goals (TI)

Transportation Infrastructure promotes efficient and flexible parking strategies that balance the needs of all users while supporting vibrant public spaces, real-time information systems, and infrastructure maintenance to enhance safety, accessibility, and long-term system performance.

TI.1. Develop and implement parking strategies that balance the needs of residents, businesses, and visitors.

TI.2. Improve maintenance of roads and infrastructure.



PLAN ELEMENTS AND GOALS SUMMARY

Sustainability, Recreation and Open Space Focus Areas

Sustainability, Resilience and Adaptation Goals (SRA)

The following Goals and Strategies strengthen social networks and programs to enhance resilience to economic, social, and environmental challenges, with a focus on multi-generational support, underrepresented communities, and disaster preparedness.

SRA.1. Support programs and strategies to adapt to economic and social change and respond to natural disasters.

SRA.2. Support the development of current and future City Sustainability and Climate Action Plans.

SRA.3. Encourage building efficiency through renewable energy, electrification of buildings, air quality improvement, and energy efficiency measures.

Conservation and Open Space Goals (COS)

The following Goals and Strategies explore opportunities for acquiring, protecting and enhancing natural environments for current and future generations.

COS.1. Preserve, restore, and maintain the integrity of open spaces and habitats.

COS.2. Encourage tactics to ensure a variety of plants and wildlife can thrive for a healthy and balanced ecosystem.

COS.3. Allow the community to serve as liaisons and advocates of natural systems by actions, such as volunteering, that positively impact the environment.

Recreational Asset Goals (RA)

The following Goals and Strategies improve facilities and resources which promote physical health, leisure, and social interaction including parks, sports fields, playgrounds, trails, community centers, and aquatic facilities.

RA.1. Enhance trail connectivity to support both recreation and active transportation and reduce reliance on personal vehicle trips.

RA.2. Increase the availability of essential amenities to improve the accessibility and comfort of public spaces

RA.3. Support the enhancement of new public spaces through land acquisition, conservation, and restoration

RA.4. Create opportunities for meaningful engagement and interaction across generations, building a strong sense of community and shared experience.





Economic Vibrancy Focus Areas

Supportive Business Environment Goals (SB)

This Goal includes Strategies to support the growth and sustainability of new and emerging businesses downtown and in community oriented commercial districts including McCaslin and South Boulder Road.

SB.1. Foster vibrancy in key service areas by attracting a mix of businesses, activating public spaces, encouraging pedestrian-friendly streets, and supporting redevelopment catalysts.

SB.2. Support Local Businesses Formation and Expansion of small and local businesses to diversify and strengthen the community's economy.

SB.3. Promote infill development Downtown, along McCaslin Boulevard, and S. Boulder Road to reduce infrastructure costs, congestion, and encourage a sense of place.

Placemaking and Public Realm Goals (PP)

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 area.

PP.1. Implement compelling Main Street enhancements to create a vibrant and engaging Downtown hub.

PP.2. Enhance entertainment and gathering spaces to enrich community life and provide dynamic destinations for residents and visitors.

Community Heritage Goals (CH)

Protect and promote cultural landmarks, historic sites, and preserve a sense of identity in neighborhoods through contextual building design.

CH.1. Protect and celebrate the unique character, history, and heritage of the community, maintaining its identity while allowing for thoughtful growth and change.

CH.2. Provide opportunities for enrichment through arts, culture, and community events that foster connection, creativity, and a vibrant social fabric.

CH.3. Develop a unified signage and wayfinding program throughout Louisville to improve navigation and promote community identity.

PLAN ELEMENTS AND GOALS SUMMARY

Community Services and Infrastructure Focus Areas

Core Community Services Goals (CS)

The following Goals and Strategies support public amenities, arts and culture, and recreational activities which foster social cohesion such as community centers, libraries, and arts facilities where people can gather and access services and ensure the safety of all residents.

- CS.1.** Provide essential City services to the highest standards to ensure community well-being.
- CS.2.** Ensure that public facilities remain safe, efficient, and aligned with both current and future needs.
- CS.3.** Improve the development approval process by simplifying zoning regulations and creating a more efficient, transparent, and user-friendly system.
- CS.4.** Ensure that community services such as libraries, recreation centers, and other public amenities are well-maintained and accessible to all residents.
- CS.5.** Promote public safety and create safe, secure neighborhoods to protect residents and ensure the well-being of all generations.
- CS.6.** Enhance regional housing, transportation, and infrastructure systems to and achieve mutual benefits through joint planning, shared services, and coordinated policies.

Water and Infrastructure Goals (WI)

The following Goals and Strategies propose maintaining a balance of water supply and demand into the future by supporting water conservation efforts, adequate and safe infrastructure supply, and water quality.

- WI.1.** Develop an effective water management strategy to ensure an efficient and effective water system.
- WI.2.** Consider water conservation, water quality improvements, and ensure long-term needs are met.
- WI.3.** Manage development responsibly in relationship to water and sewer capacity.
- WI.4.** Address water-related hazard mitigation such as flooding and drought.

Accountability and Transparency Goals (AT)

The following Goals and Strategies practice 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.

- AT.1.** Adopt a thoughtful, well-rounded approach to decision-making that considers diverse perspectives and the needs of the community.
- AT.2.** Create opportunities for meaningful community involvement ensuring all residents have a voice and can participate in transparent decision-making processes.
- AT.3.** Ensure that all residents feel welcomed, valued, and supported, embracing the diversity of backgrounds, identities, and experiences within the community.
- AT.4.** Ensure the City's fiscal health to continue providing high levels of service.

COMMUNITY ENGAGEMENT

Community members' voices shape the understanding of existing conditions, establishing a Vision and Values, examining scenarios, and developing the Plan's Vision, Values and Goals. The document highlights community feedback through quotes, sidebars, and bullet points, weaving the community voices into the Plan's Values, Goals, and Strategies. City Staff, City Council, focus group participants, and community members created this Plan by contributing their time, taking surveys and attending events.

Engagement by the Numbers

1, 998
Total Survey
Responses



32
Focus
Groups



200+
Open House
Participants



Round 1: **100** Round 2: **100**

8 Meetings
with Council/
Commission



3 City Council Meetings

5 Planning Commission Meetings



Engaging the Community to Understand Vision & Values

A diverse range of residents participated in the first round of engagement (Engagement Windows 1 and 1.5) to share input and help define the community's Core Values. These Values form the foundation of this Comprehensive Plan. The engagement effort included a community survey, open houses, and pop-up events. The City team also hosted several focus group meetings, led one-on-one conversations, and held meetings with the Planning Commission, City Council and other boards and commissions.

WHAT WE HEARD

Balancing Community Character with Future Development.

Sense of community, safety, and family friendly atmosphere.



Housing Affordability and Diversity for the Future.

Affordable housing for all ages within the community, especially young families.



Downtown is the Heart.

Downtown revitalization, including infill housing, increased vibrancy of retail businesses, vibrant, inclusive, and resilient place.



Improved Transportation Infrastructure.

Increased transit options to reduce the reliance on personal vehicles, including connectivity of bike lanes, sidewalks and increased in-town transit.



COMMUNITY ENGAGEMENT

Conversations with the Community around Choices & Tradeoffs for the Future

Community members participated in the second round of engagement (Engagement Window 2) to share preferences for growth scenarios and focused on gathering feedback about opportunity areas for development, job growth, transportation, and the environment. Their input shaped the City's Future Land Use Map to better reflect shared Vision and priorities. Engagement Window 2 also included a survey, work sessions, and an open house.

WHAT WE HEARD

Increase Housing Opportunity

- Offer more housing options and increase density around central activity areas.
- Preserve existing single-family neighborhoods, while allowing gentle infill, such as Accessory Dwelling Units (ADUs), duplexes and triplexes.
- 93% of open house participants supported more mixed use/ mid density residential in Louisville
- Residents call for zoning changes to support denser, mixed-use developments with more affordable and diverse housing.



"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."

Encourage Multimodal Transit

- Promote transit-oriented development.
- Enhance connectivity through transit, bus lines, and micro-transit options.
- Improve pedestrian crossings and underpasses using flashing lights for pedestrian safety.
- Residents suggest improving multimodal transportation, building more bike trails, adding underpasses, and installing signs and maps for easier navigation.



"Safer bike routes in the downtown area."

"More bike lanes, more access to transit. We need people to get out of their car dependency."

"Strong multi-modal connections around town. Create new and enhance existing."



Support Economic Vibrancy

- Add jobs and retail along McCaslin Boulevard Corridor and Redtail Ridge.
- Enhance downtown vitality with local business, events and gathering.
- Residents recommend prioritizing retail, mixed-use developments spaces for small businesses and artists, ground-floor retail, and parks.
- Encourage residential, business, and light industrial uses along McCaslin corridor.

“Support more businesses downtown.
Tax breaks? Lower rents?”



“Condos for diversity of
housing with ground floor retail.”

“Include local businesses
aimed at residents, not tourists.”

Increase Community Gathering

- Create more community gathering spaces and events.
- Preserve and enhance parks and open spaces.
- Consider higher-density development at the Cinebarre site could foster vibrant business and arts use.



“Downtown community
events like street fairs,
ice skating, food fests,
and farmers markets.”

“Create a public plaza
in Centennial Valley.”

“Rework McCaslin to
have community spaces
like parks. Think big.”

Promote Sustainability

- Encourage sustainable building practices.
- Highlight disaster planning and response.
- Prioritize fire mitigation and disaster planning.



“Need to inform of
and add incentives to
decarbonize.”

“More fire
mitigation
preparedness.”

“Consider climate
change in all
decisions.”



LEGEND

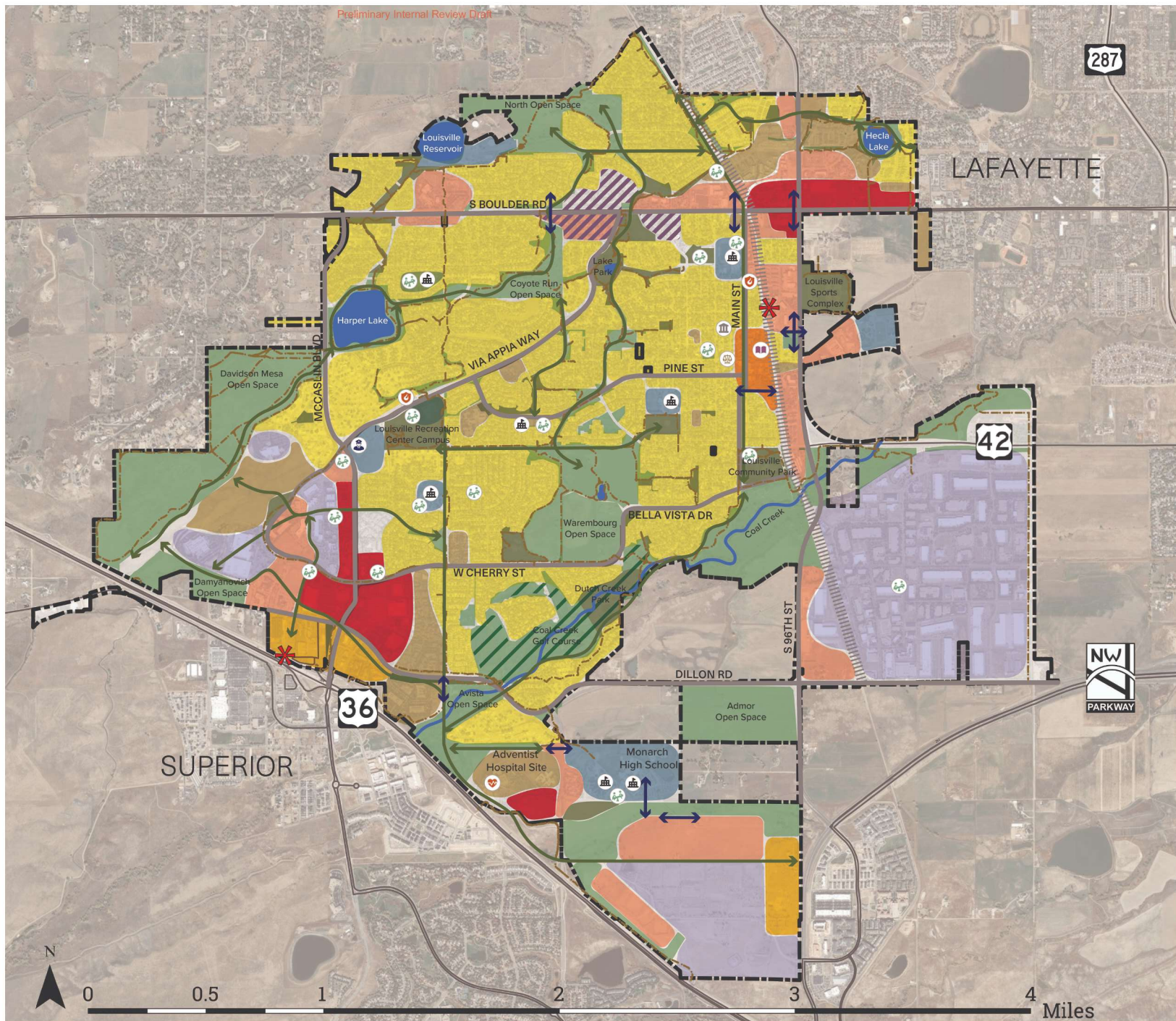
- Louisville Boundary
- Major Road
- Existing Trail
- Future Greenway Connection
- Underpass
- Future Transit Hub

Placetypes

- Residential Neighborhood
- Mixed Neighborhood
- Neighborhood Center
- Downtown/Central Business District
- Regional Center
- Commercial Corridor
- Flex Office/Light Industrial District
- Parks
- Golf Course
- Open Space
- Public/Quasi Public and Institutional
- Water Body
- Naturally Occuring Affordable Housing (NOAH) Overlay

Community Facilities

- Fire Station
- Playground
- School
- Library
- Medical Facility
- Police Station
- City Hall
- History Museum



LAND USE CLASSIFICATIONS

Land Use Categories

The land use categories on the following pages are organized by charts in the following pages that define specific characteristics for each of the Placetypes identified on the Future Land Use Map. The Placetypes are identified on the Future Land Use Map, reflected through a color and on the legend. The following defines what is included in each land use category:

Placetypes

A Placetype is the name of each category and aligns with the Legend on the FLUM. Used to guide development, different Placetypes describe the unique character and feel of specific areas. Values are embedded in each placetype by aligning the physical and functional characteristics of the area with the community's core principles of sustainability, equity, and economic vitality.

Community Character

The character description defines distinct physical qualities for each Placetype, outlining what types of development are appropriate and where each may exist within the community's desired character, ensuring future development is appropriate to the mass and scale of adjacent neighborhoods.

Uses

Primary land uses refer to the main types of uses which shape the Placetype's identity and its primary function. Secondary land uses complement the primary purpose and add flexibility and diversity. Density refers to the number of housing units within a given area, typically measured in dwelling units per acre (DU/acre), which indicates how many homes are located on one acre of land. Scale describes the mass of buildings relative to their surroundings to ensure new development is appropriate within a neighborhood or district. The maximum heights and densities identifies in this section can only be achieved when a project provides significant community benefits.

Transportation Connectivity

Connectivity refers to how each Placetype interacts with roads, sidewalks and trails.

Development Considerations

Development considerations refer to the different ways development within each Placetype should enhance residents' quality of life. Each Placetype is located in a distinct area of the city and shaped by its unique characteristics, requiring different considerations to ensure development aligns with community values. These are considered minimum standards for development in each Placetype.



Low Density Residential Neighborhood

Community Character

Description: Suburban, quiet residential neighborhoods primarily made up of detached single-family homes on mid-size to larger lots. Focus on privacy and community character, with limited attached and multifamily housing and a variety of architectural styles.

Location: Found throughout the community, particularly near parks and open space. This placetype represents a significant portion of the city.

Uses

Primary: Detached single-family homes; ADUs, duplexes, townhomes and rowhomes based on neighborhood context.

Secondary: Parks, open spaces, and neighborhood amenities such as a community centers, places of worship, or schools.

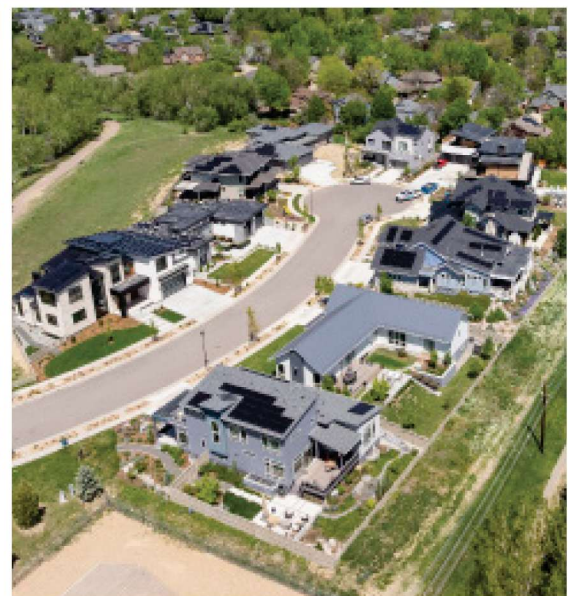
Density and Scale: 1-8 DU/acres; Up to 2-2 ½ stories considered in context to adjacent neighborhoods

Transportation and Connectivity

- Design streets for lower speeds with traffic calming measures like speed bumps, curb extensions, and roundabouts for safety.
- Provide continuous sidewalks and integrated trails connecting homes to parks, schools, and amenities.
- Ensure trails and sidewalks link to regional networks for access to open spaces and community centers.

Development Considerations

- Maintain a quiet, residential character with open spaces and green corridors.
- Use cohesive architectural styles and consistent setbacks for neighborhood identity.
- Ensure smooth transitions to higher-density areas with small-scale community services like parks, schools, and places of worship.
- Provide accessible parks, trails, and greenways to promote outdoor activities and social interaction.
- Integrate local parks and open spaces as community gathering spots.



LAND USE CLASSIFICATIONS

Mixed-Use Residential Neighborhood

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. It is best suited for areas with access to jobs, transit, retail centers, parks, and open spaces. to promote walkability, and access to parks and open spaces. Ideal locations include areas adjacent to near McCaslin Boulevard, Downtown, South Boulder Road, and Redtail Ridge.

Transportation and 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.



Uses

Primary: Single-family, ADUs, duplexes, townhomes, rowhomes, and multi-family housing in appropriate locations.

Secondary: Neighborhood-serving retail and amenities, such as small parks, community centers, and community facilities.

Density and Scale: 8-18 DU/acre; Up to three 3 stories.

Development Considerations

- Architecture should be consistent with the neighborhood.
- Site design should consider walkability, shared spaces and community amenities.
- Limited commercial and retail uses may be considered along primary corridors and key intersections that may include neighborhood amenities such as a community centers, places of worship, and/or schools. Locate developments near transit with connected sidewalks, bike lanes, and trails.
- Promote a strong sense of place in courtyards, parks, and open spaces for gathering and recreation.



Neighborhood Center

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. Ideal at community ‘nodes’ such as Redtail Ridge, South Boulder Road, and Centennial Parkway, where additional housing supports local vibrancy and activity.

Transportation and Connectivity

- Design streets that accommodate vehicles, pedestrians, and bicyclists while supporting a vibrant, mixed-use environment.
- Encourage transit stops and prioritize safe, efficient bike travel with dedicated bicycle facilities that are designed with consideration of vehicle volume and speed.
- Provide on-street parking options to enhance accessibility and convenience.
- Prioritize pedestrian comfort and safety with wide sidewalks, modest building setbacks, and active street-level design.
- Incorporate landscaping, public art, seating, and pedestrian-scale lighting to create an inviting atmosphere and support local businesses.



Uses

Primary: Multifamily housing and ground floor retail.

Secondary: Office, community spaces, and community facilities.

Density and Scale: 18-30 DU/acre; Up to 3 stories.

Development Considerations

- Integrate residential, commercial, and open space to create vibrant, walkable neighborhoods that support foot traffic and economic vitality.
- Place retail and office hubs strategically to serve residents’ daily needs.
- Incorporate shared gathering areas for recreation and social interaction.
- Ensure access to employment and services through nearby transit stops and retail hubs.
- Include active ground floor retail at certain locations, such as cafes and community spaces, at street level to enhance neighborhood vibrancy. Such locations include but are not limited to areas adjacent to South Boulder Road, Centennial Blvd, McCaslin Blvd, 96th St, and Highway 42.



LAND USE CLASSIFICATIONS

Downtown/Central Business District

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 and Connectivity

- Incorporate landscaping, public art, signage, gathering spaces, and pedestrian-scale lighting on primary corridors to create an inviting atmosphere and support local businesses.
- Manage parking at a district scale to maximize land use efficiency and support development.
- Prioritize the pedestrian environment with wide sidewalks, modest building setbacks, and engaging streetscapes.
- Install bike racks throughout Downtown Louisville, including along Main Street, to support active multi-modal transportation.



Uses

Primary: Retail and commercial spaces.

Secondary: Residential or office spaces above the ground floor.

Density and Scale: 18-30 dwelling units per acre; up to three stories with active ground-floor uses, and residential or office above.

Development Considerations

- Housing should complement and enhance retail, dining, and entertainment options, contributing to lively, accessible, and well-integrated neighborhoods.
- Strategically position nodes along major corridors to improve connectivity and pedestrian access, with plazas and public spaces to encourage foot traffic and increase dwell times.
- Downtown nodes support local businesses and attract foot traffic by incentivizing active ground-floor commercial and retail spaces.
- Promote mixed-use buildings with retail streets that encourage pedestrian engagement, featuring storefronts, public plazas, and outdoor seating.
- Ensure ground-floor designs create seamless connections between businesses and public spaces to support a dynamic, welcoming environment.
- Maintain scale and aesthetic of buildings as set forth in City adopted Downtown Design Standards and Guidelines.



Regional Center

Community Character

Description: Regional Centers focus on transit-oriented development, featuring high-density housing and ground-floor retail or office uses. These hubs serve as focal points for community activity.

Location: These centers are centrally located and ideally situated near high-frequency transit stations, such as along Highway 36 or at the former Cinnebarre movie theater site. Locations with access to primary collector roads like McCaslin Blvd are prioritized to support multimodal connectivity and regional access.

Transportation and Connectivity

- Incorporate landscaping, public art, signage, pedestrian-scale lighting, and gathering spaces to support walkability and placemaking along primary corridors.
- Design transit stations along US Highway 36 that act as mobility hubs, providing seamless to Louisville Regional Transportation District (RTD) connections, sheltered stops, and accessible routes for pedestrians and bicyclists.
- Support creative parking strategies to maximize land use efficiency and support high-density development and transit.
- Prioritize pedestrian-friendly design with wide sidewalks, minimal setbacks, and vibrant streetscapes that encourage walkability and community interaction.



Uses

Primary: High-density residential paired with ground floor retail, restaurants, and entertainment.

Secondary: Commercial or office spaces and shared gathering areas such as a community green.

Density and Scale: 30-40 DU/acre; up to five in some locations adjacent to Hwy. 36.

Development Considerations

- Support vibrant, community-oriented environments through a mix of uses including higher-density housing combined with retail/commercial, office, and public spaces.
- 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.



LAND USE CLASSIFICATIONS

Commercial Corridor

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 and Connectivity

- Design corridors to support safe and efficient vehicular movement..
- Reduce surface lots through infill development and/or the creation of active public spaces to support services.
- Implement or enhance dedicated protected bike lanes or multi-use path along McCaslin Boulevard.
- Implement safe and comfortable bike facility on South Boulder Road according to the 2025-2026 South Boulder Road Study.
- Enhance regional mobility by supporting transit hubs, transit-oriented development, and future RTD service expansions, with well-equipped stops that include shelters, seating, and clear signage.
- Incorporate safe pedestrian underpasses at key intersections, as reflected in The Transportation map and subsequent Goals and Strategies. Incorporate landscaping, seating areas, ample pedestrian-scale lighting, and public art to enhance comfort and visual appeal

Uses

Primary: Retail and office.

Secondary: Limited residential or light industrial.

Density and Scale: 3 stories, up to 4 stories near US 36.

Development Considerations

- Ensure commercial areas provide essential 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 pedestrian safety.
- Prioritize community character in building design, streetscapes, and public spaces to create a distinct sense of place.



Flex Office Industrial District

Community Character

Description: Flexible employment areas to accommodate light industrial, office, and supporting retail. These areas may include business incubators and complementary uses such as breweries or distilleries. Light industrial uses integrated with office, retail, research and development, 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. Residential may be considered where it complements surrounding uses and does not conflict with industrial activity. Development should carefully consider adjacency to existing residential areas and open spaces, particularly for storage, warehousing, and distribution facilities. Appropriate locations include Redtail Ridge, the Colorado Technology Center (CTC) campus, and existing areas along Centennial Boulevard.

Transportation and Connectivity

- Ensure connections between industrial areas and US Highway 36 for efficient truck and delivery movement and to streamline truck and delivery routes while minimizing impacts on local streets.
- Apply traffic calming to local streets to encourage use of arterial and collector streets for through-travel.
- Integrate RTD services and multi-modal transportation options for improved connectivity.
- Ensure roadway design reference Louisville Design & Construction Standards in order to implement comfortable bicycle and pedestrian facilities.
- Provide designated bike lanes, bike racks, and pedestrian pathways to ensure accessibility and safety for all users.

Uses

Primary: Retail, light industrial, and office.

Secondary: Limited residential to support employment, retail or research labs.

Density and Scale: Up to 3 stories.

Development Considerations

- Encourage a mix of office, industrial, production, innovation, and business incubator spaces to drive innovation and job creation and foster economic growth.
- Incorporate small-scale retail within industrial areas to support economic activity and increase foot traffic.
- Promote collaborative synergies by co-locating creative and innovative industries and integrate workspaces with innovation hubs and small gathering spaces to encourage collaboration and creativity.
- Address impacts near existing residential areas or open spaces, especially for land uses that generate noise, light pollution, and other impacts.
- Incorporate parks and open spaces to enhance workplace wellness and provide opportunities for outdoor activity.



LAND USE CLASSIFICATIONS

Parks

Community Character

Description: Natural and recreational areas including parks, greenways, and plazas that support recreation and community connection.

Location: Located throughout Louisville based on the existing parks and recreation facilities.

Uses

Primary: Parks, recreational and cultural amenities.

Secondary: Parks facilities, such as restrooms, picnic shelters, or gathering area canopies.

Density and Scale: N/A

Transportation and Connectivity

- Implement sidewalks, bike paths, and trails that seamlessly connect parks, community spaces, and residential areas.
- Use clear, visible signage to guide users and enhance navigation along trails and paths.
- Strengthen connections between large parks and recreational areas and RTD transit stops to improve accessibility and safety for all users.
- Design bikeways, sidewalks, and trails that are safe, accessible, and well-integrated for all ages and abilities.

Development Considerations

- Integrate parks and community spaces with new development and blend natural landscapes with recreational amenities.
- Parks along McCaslin Boulevard and Redtail Ridge provide natural transitions from higher-density areas.
- Promote parks as gathering spaces with trails, playgrounds, and event venues.
- Link residential and employment areas to recreational spaces for connectivity and accessibility.
- Design parks, plazas, and event spaces to be accessible to all demographics, fostering social interaction and community engagement.



Open Space

Community Character

Description: Natural areas and open space that support biodiversity and natural habitats. These areas align with the City Charter defined Open Space Zone District, and Section 15-4 – Classification of Management of Open Space Land.

Location: Located in existing open space and natural areas throughout the City of Louisville..

Transportation and Connectivity

- Enhance connectivity of open spaces through accessible trailheads, parking areas, and transit stops that support a multimodal network.
- Design walking and biking corridors to be interconnected for safety, accessibility, and comfort of all users.
- Maintain seamless bikeways, sidewalks, and trails with clear signage for easy navigation.

Uses

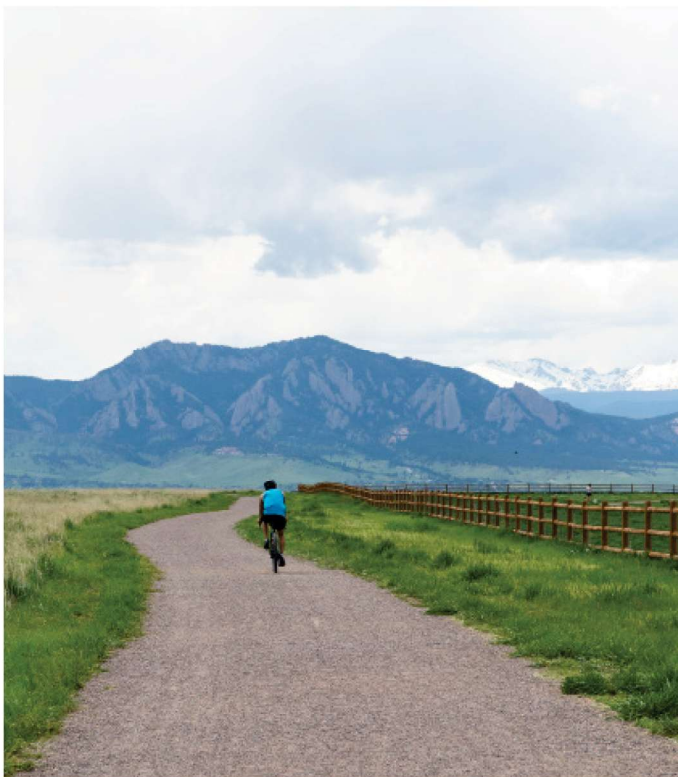
Primary: Trails and open spaces.

Secondary: N/A

Density and Scale: N/A

Development Considerations

- Confirm with open space staff as they commented we need to be clear to distinguish the City-defined types of open space. Placeholder to flag that for the 80% draft.
- Place open spaces maintain the city's natural character while providing recreational opportunities.
- Create transitions between natural and developed areas, promoting coexistence and undeveloped land, trails, and ecological features.
- Open spaces are integrated within development to create a strong connection between residents and the environment.
- Support policies related to Open Space Lands in the City's Parks, Recreation, Open Space, and Trails Master Plan.



LAND USE CLASSIFICATIONS

Public/Quasi Public and Institutional

Community Character

Description: Government facilities and other institutional uses, including public safety facilities, schools, and municipal facilities or public utilities.

Location: Facility location depends on use. Community-serving uses, such as schools, recreation centers, or libraries are best located near neighborhoods with multimodal transit access. Semi-industrial uses such as public utilities should be located to minimize impacts on surrounding areas. Transportation access should be considered for all types of public uses.

Transportation and Connectivity

- Integrate public/institutional facilities with the broader transportation network to ensure accessibility and visibility for all residents.
- Develop clear and consistent wayfinding signage helps users navigate to facilities, whether arriving by car, bus, bike, or on foot.
- Design sidewalks and bike trails that provide equitable, multimodal access where appropriate.



Uses

Primary: Government and institutional buildings.

Secondary: Community amenities like libraries and recreation centers.

Density and Scale: Density and scale may vary but should remain compatible with adjacent neighborhoods.

Development Considerations

- Development serves as community anchors for civic, educational, and service functions.
- Facilities such as schools, libraries, and recreation centers integrate with plazas and parks to promote gathering.
- Design prioritizes safety and access for residents, when necessary, using screening to minimize disturbance.
- Ensure public facilities are clearly defined, accessible, and appropriately located to support community well-being.



NEIGHBORHOOD ENHANCEMENT (NE)

The following Goals and Strategies ensure the quality of life and character of development align with the community Vision.

Goal NE.1. Value and enhance the unique character of both new and established neighborhoods, emphasizing appropriate scale, size, aesthetics, and land uses.

Strategy

- A.** Review and update current development and design standards to define scale, massing and compatibility with existing neighborhoods as identified in the land use categories and Placetypes in Chapter 2.
- B.** Support reinvestment and change within residential neighborhoods while maintaining character.
- C.** New development should be compatible in mass and scale to adjacent neighborhoods and provide a context-sensitive transition from higher to lower density.
- D.** Encourage development that supports community values including multimodal connectivity, access to parks and open spaces, sustainability, and housing diversity.
- E.** Maintain and enhance areas with mature landscaping.
- F.** Protect and promote Downtown Louisville as the heart of the City by preserving Main Street's historic character, supporting local businesses, encouraging active ground-floor uses.

Goal NE.2. Ensure new development aligns with the Vision, Goals, and Strategies of the Comprehensive Plan.

Strategy

- A.** Use the Vision and Core Values as a guidepost for decision-making.
- B.** Update Title 17 of the Code of Ordinances to implement the Comprehensive Plan. Include requirements for Community Benefits for any project that seeks to achieve the maximum heights and densities identified in the Placetypes.
- C.** Use the Placetypes and Future Land Use Map to guide and direct specific design and to inform future development.
- D.** Ensure that development applications and rezonings are consistent with the Future Land Use Map and Classifications.
- E.** Align City Capital Improvement plans and funding to maintain levels of service to residents and add complimentary amenities to new neighborhoods.

Goal NE.3. Update development code and design standards to address the policies of this Plan.

Strategy

- A.** The update to Title 17 of the Code of Ordinances should address the following topics, among others, set forth in this Plan:

- a. Evaluate opportunities to streamline development procedures to support housing affordability goals and be more business friendly.
 - b. Update zone districts to align with the Future Land Use Map and Placetypes.
 - c. Update the Old Town Overlay district to address design issues and provide more housing options consistent with neighborhood character.
 - d. Evaluate market supported regulatory incentives to support affordable housing, including but not limited to updates to the Inclusionary Housing Ordinance and residential and mixed-use design and development standards.
 - e. Other topics set forth in this Plan as possible related to environmental sustainability and equity, diversity, and inclusion.
- B. Update design standards to address the following topics:
 - a. Evaluate creating new multifamily design standards
 - b. Updates to the Commercial, Industrial, and Mixed-Use Design Standards & Guidelines to align with this Plan's Goals and Strategies.
 - c. Evaluate updates to the Downtown Design Handbook and Downtown Framework Plan to address this Plan's Goals and Strategies related to Downtown Louisville.



HOUSING DIVERSIFICATION (HD)

The following Goals and Strategies advance the City’s recently adopted Housing Plan to diversify and increase Louisville’s housing supply at appropriate locations.

Goal HD.1. Increase the supply and diversity of housing.

Strategy

- A.** Implement strategies and actions from the Louisville Housing Plan to diversify housing types and provide access to affordable housing.
- B.** Amend policies and zoning codes to reduce barriers to providing a range of housing types.
- C.** Leverage funding opportunities for affordable housing.

Goal HD.2. Initiate zoning code changes to address the effectiveness of existing regulations and identify barriers to housing development.

Strategy

- A.** Initiate a development code update to allow for more diverse housing types such as missing middle housing (small-scale, multi-unit housing like duplexes, townhomes, etc), additional dwelling units (ADUs), smaller homes, and reduced minimum lot sizes.
- B.** Evaluate regulatory or financial incentives for a range of housing types on vacant or underutilized sites and in opportunity areas.
- C.** Develop a density bonus program that allows for three story

Naturally Occurring Affordable Housing

Naturally Occurring Affordable Housing, or NOAH, are residential units that provide housing that is affordable without a deed-restriction, covenant, or public subsidies. These are typically rental units that are affordable for low-income households, and include older homes and housing in manufactured housing communities. While these units typically have lower rent and purchase prices compared to newer development, the lack of covenants and subsidies makes these housing units particularly vulnerable to either redevelopment or disrepair. For this reason, the Comprehensive Plan seeks to support maintenance of these existing NOAH units. The NOAH Map on page XX of this plan illustrates where these existing units are located throughout the community.



residential development above commercial spaces downtown.

- D. Evaluate regulatory or financial incentives for accessible senior housing and income-restricted units in Transit Oriented Development (TOD) areas.

Goal HD.3. Offer a diverse range of housing types to accommodate the needs of all families, individuals, and seniors. Ensure access to affordable housing options for residents of all income levels and age groups.

Strategy

- A. Explore additional funding and financing for affordable housing. This may include commercial linkage fees, adopting a low-income housing property tax, fee-in-lieu for on-site commercial, and subsidies for income-restricted housing.
- B. Evaluate incentives for accessible housing units for seniors.
- C. Support existing affordable housing through legacy ownership programs and preservation of naturally occurring affordable housing (NOAH).
- D. Explore the viability of Community Land Trusts (CLT) for the preservation of NOAH units.
- E. Evaluate feasibility of tax abatements or other financial incentives to property owners who voluntarily deed restrict existing NOAH in order to stabilize this portion of Louisville's housing stock.
- F. Explore code amendments that implement anti-displacement strategies and mitigation measures for the demolition of NOAH and mobile home communities.

The Louisville Housing Plan

This Plan, adopted in 2024, provides demographics and economic conditions to understand how the types of housing needed to support the community also evolve over time. The Housing Plan creates a roadmap for developing programs and policies over the next 5+ years that aim to better support existing and future Louisville residents. This Plan is guided by three core goals for strategy development and progress tracking that are mirrored and aligned with this Comprehensive Plan.

1. Increase Residential Development Opportunities in Louisville
2. Expand and Maintain Access to Affordable Housing
3. Diversify Louisville's Housing Stock

[Read the Plan Here](#)

Potential strategies include a minimum replacement requirement of deed-restricted housing, offering existing residents the first-right-of-refusal for replacement units, implementing a community benefits agreement that supports displaced residents, or requiring a developer to assist displaced residents in finding a new home.

- G. Consider a NOAH Overlay Zone to support the preservation of units that are affordable. The zone could restrict the type of expansion or demolition that can occur.
- H. Update the City's Inclusionary Housing Ordinance to ensure the regulations are market supported and will produce affordable housing units.
- I. Evaluate the effectiveness of a commercial linkage fee nexus study and any related regulations.
- J. Support family friendly housing features with all housing types including units with individual yards, common area parks and open spaces, and locations with safe access to nearby schools.

AREAS OF STABILITY & AREAS OF CHANGE

Areas of stability and areas of change serve as a tool to understand the opportunities for future growth in the city.

Existing neighborhoods, open spaces, and parks are areas of stability and are unlikely to change due to existing conditions or high community value. Some residential areas may accommodate incremental, context-sensitive change, such as accessory dwelling units (ADUs), duplexes, or small-scale infill. Transitions into established neighborhoods should carefully consider height, density, and overall character.

Primarily located at the edges of the city and along major corridors, areas of change are expected to have the most growth in volume and intensity. Properties such as churches, schools, or larger sites on major roads may transition to medium density residential and possibly commercial, while being sensitive to neighborhood context.

Four opportunity areas present the most significant opportunities, focused along McCaslin Boulevard and South Boulder Road. The anticipated relocation of AdventHealth Avista to Redtail Ridge will create a major redevelopment opportunity at the former hospital site. Additionally, several vacant sites and underutilized parcels near the McCaslin Boulevard Park & Ride are also likely candidates for redevelopment. These key areas of change are identified as Opportunity Areas (Figure X). The type and intensity of development for these areas is further defined in the FLUM, corresponding land use categories, and in the following plan element Focus Area Development Opportunity Areas (DO).

1. South Boulder Road Corridor

South Boulder Road offers potential for infill/redevelopment. Scenario planning explores trade-offs between increased housing, retail/commercial uses, and connectivity.



2. Downtown

Downtown Louisville features a mix of historic buildings and local businesses along Main Street. A future transit station north of Downtown presents a key opportunity for redevelopment. As the area's population increases, the opportunity for successful retail also increases.

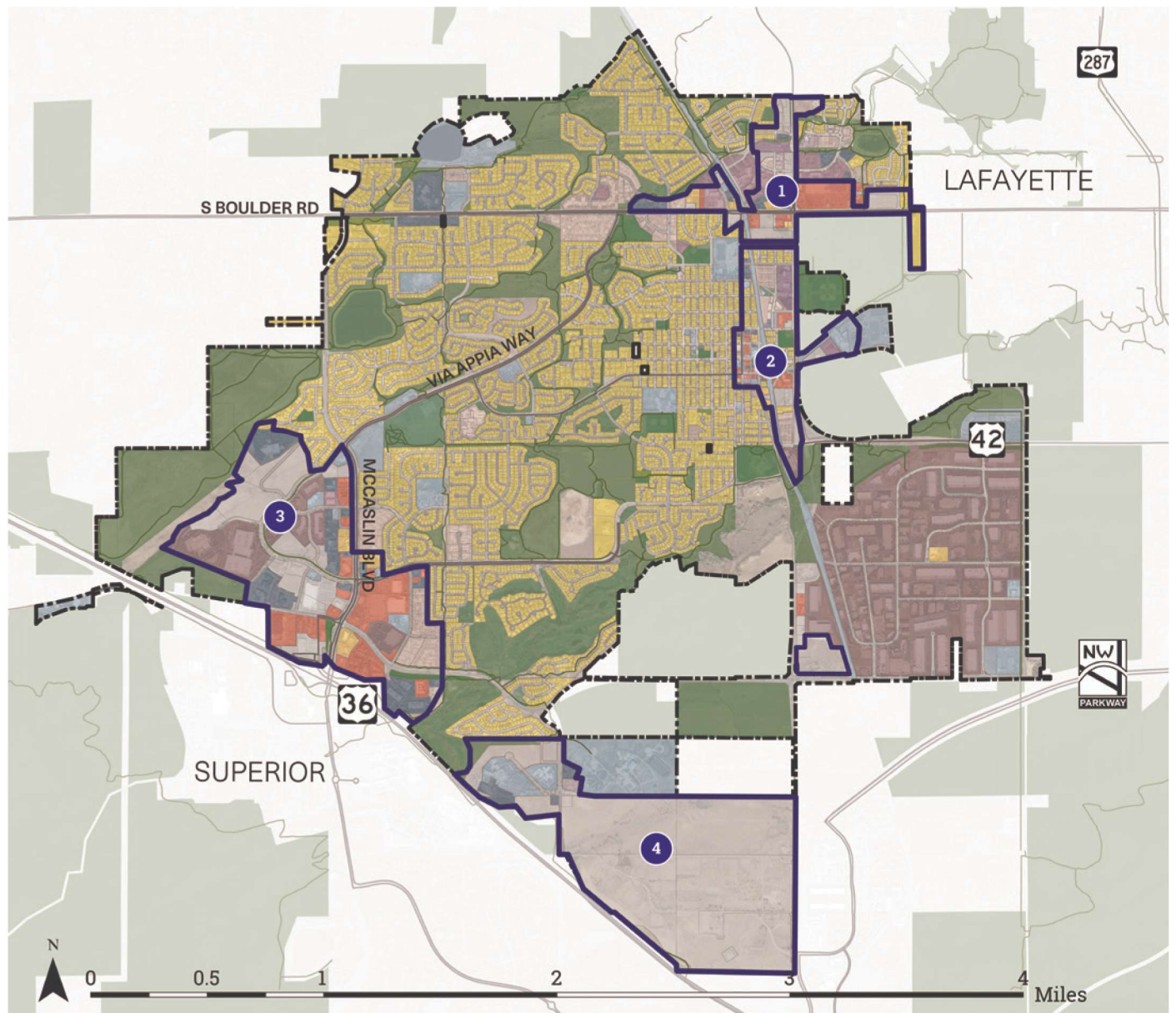
3. McCaslin Boulevard Corridor

This corridor, which includes commercial vacancies, is well-positioned for infill and redevelopment. Scenario planning explores tradeoffs between increased housing, retail, commercial uses, and connectivity.



4. Redtail Ridge

Redtail Ridge offers opportunities for growth and density of different land uses. If Adventist Hospital is relocated, the property may become a redevelopment site.



LEGEND

— Major Road	Commercial	Park/Plaza/Open Space
— Trails	Mixed Use Retail	Public Use
□ Opportunity Areas	Low Density Residential (1-10 DU)	Industrial Mixed Use
① South Boulder Road Corridor	Mid Density Residential (10-20 DU)	Industrial Office/R&D
② Downtown	Mixed Use/Mid Density Residential (20-30 DU)	Office
③ McCaslin Corridor	Mixed Use Center/Higher Density Residential (30-40 DU)	
④ Redtail Ridge		

Figure 13: Opportunity Areas Map

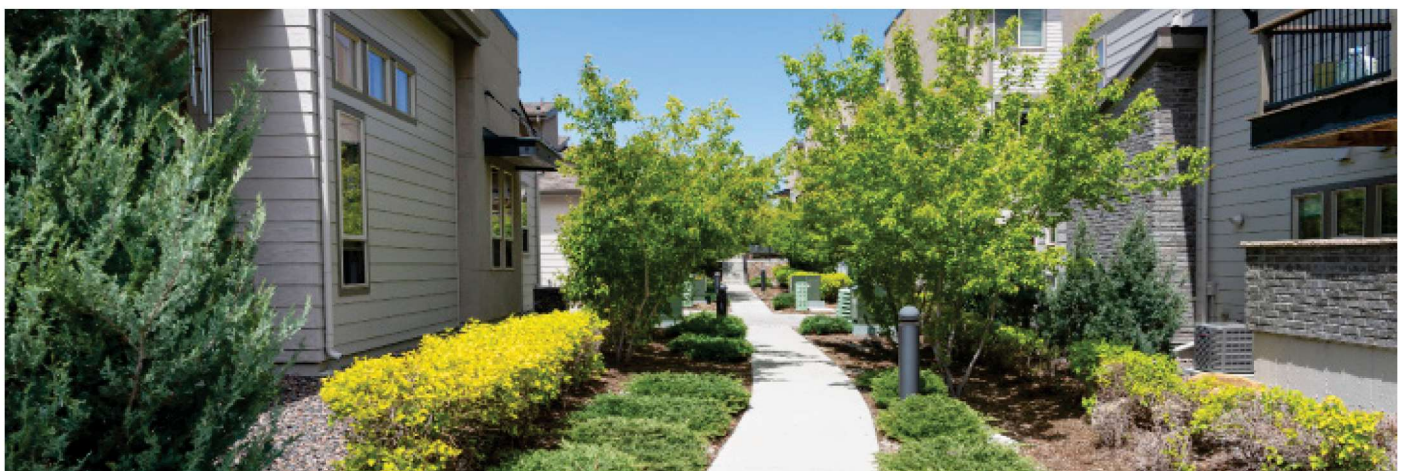
DEVELOPMENT OPPORTUNITY AREAS (DO)

The following Goals and Strategies promote dynamic redevelopment in key areas that support mixed-use activity, housing diversity, pedestrian-friendly design, public spaces, and catalysts for redevelopment in areas of opportunity.

Goal DO.1. Area 1: South Boulder Road Corridor- Explore opportunities for infill development to support the evolution of South Boulder Road to a mixed-use corridor.

Strategy

- A.** Encourage residential and mixed-use development that integrates housing, open space, and commercial elements to create vibrant, walkable neighborhoods.
- B.** Orient buildings, plazas, and sidewalks towards South Boulder Road, placing parking lots to the side or rear of buildings, to foster a sense of place and walkability.
- C.** Promote adaptive reuse of vacant parking lots and infill development of underutilized commercial properties provides residential, retail, and office uses.
- D.** Ensure appropriate transitions between high and mid-density development to areas of low-density residential to preserve neighborhood character.
- E.** Expand and maintain accessible parks and open spaces to support recreation and family-friendly neighborhoods. Connect parks with trails and greenways to schools and commercial areas.
- F.** Implement multimodal investments from the South Boulder Road Corridor Study/Connectivity Plan, including new high-comfort pedestrian and bike crossings.
- G.** Construct an underpass connecting Coyote Run Open Space to northern parks and open spaces, ensuring safe and convenient pedestrian access.
- H.** Expand the trail network to connect to adjacent parks and open spaces surrounding South Boulder Road.
- I.** Build an underpass on South Boulder Road as noted in the Transportation Master Plan to support downtown connectivity.



Goal DO.2. Area 2: Downtown Louisville- Continue the transformation of downtown into a walkable, active, and family-friendly hub that compliments Louisville's history.

Strategy

- A.** Encourage a balance of residential, commercial, and mixed-use buildings that integrate housing above ground-floor commercial uses to create a walkable, vibrant environment.
- B.** Support multi-family housing by-right in downtown and the DELO areas to encourage a range of housing options. Promote higher density in the DELO area to accommodate greater density while maintaining a mix of two and three story lower scale development in the historic downtown area.
- C.** Allow for residential development on the upper floors on Main and Front Street in the core commercial area of Downtown. . There should be a requirement for strong ground-floor retail or commercial presence in key downtown areas as part of the development code update to strengthen retail presence and activation.
- D.** Continue to provide urban renewal Tax Increment Financing (TIF) and infrastructure incentives for redevelopment projects with an identified financing gap located in the Urban Renewal Area (URA).
- E.** Consider a business improvement district to support Downtown businesses post-Urban Renewal Area (URA) expiration. Use it to attract local retailers and activate public spaces.
- F.** Utilize the Historic Preservation Fund and local landmark designation zoning incentives to preserve and restore historic buildings.
- G.** Revise the Old Town Overlay and review the Downtown Design Handbook for potential updates to ensure new development complements Louisville's mining-era character.
- H.** Coordinate with the Louisville Museum Advisory Board, Cultural Advisory Board, and the Louisville Arts Association to develop a Wayfinding Plan integrating interpretive signage, public art, and educational elements to share the area's history.
- I.** Implement streetscape improvements to enhance pedestrian comfort, including restaurant seating areas, shaded walkways, and active storefronts.
- J.** Enhance Steinbaugh Plaza and create flexible, curbless street designs on Front Street to support events and enhance the public realm.
- K.** Improve pedestrian and bicycle connections between downtown and surrounding neighborhoods, including a secondary railroad undercrossing for safer, more accessible transit.

DEVELOPMENT OPPORTUNITIES (DO)

Goal DO.3. Area 3: McCaslin Boulevard Corridor- Support the vitality of the McCaslin Boulevard Corridor as the city’s primary shopping destination.

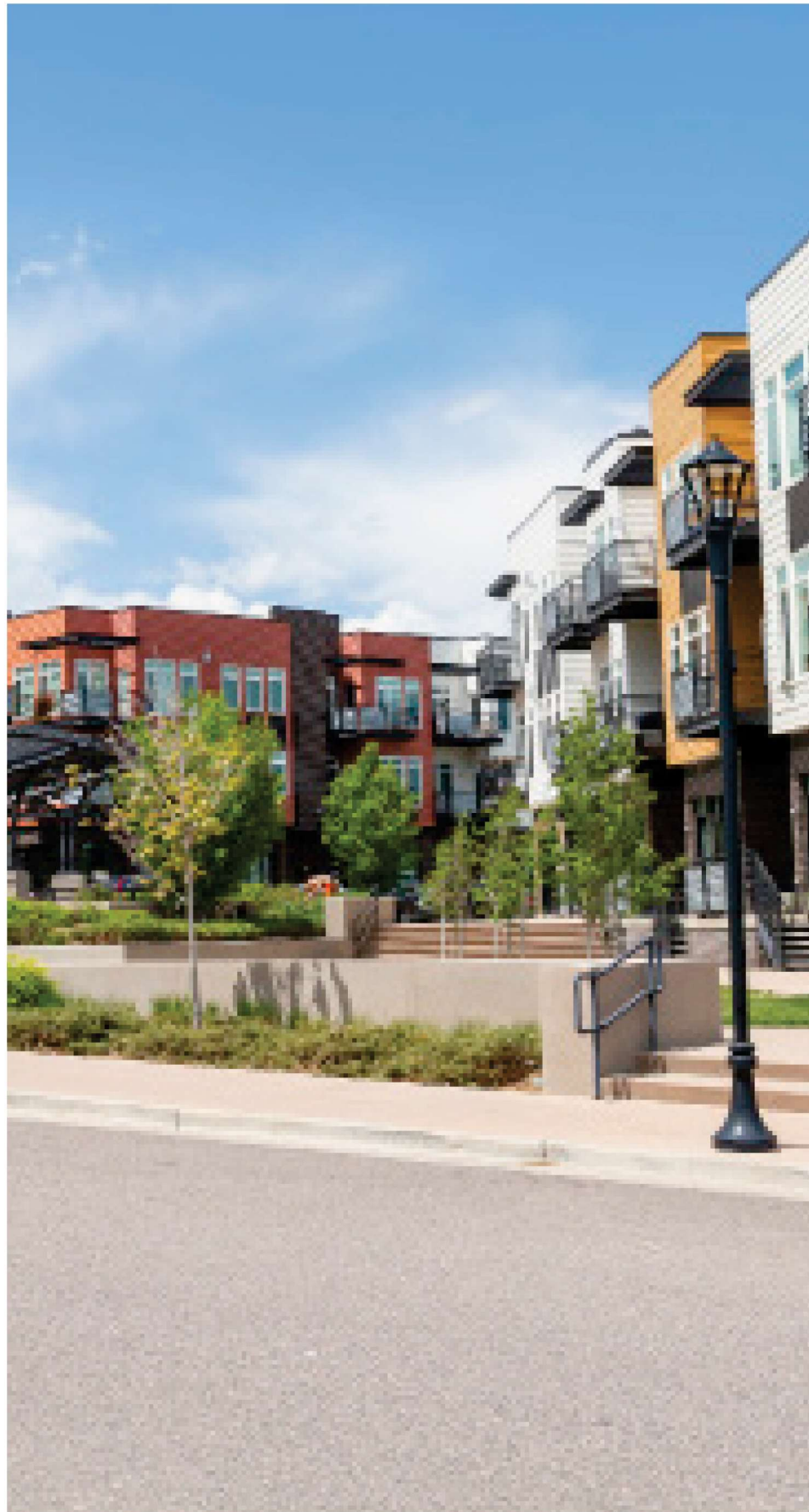
Strategy

- A.** Encourage redevelopment of underutilized areas along the McCaslin Boulevard Corridor into a vibrant neighborhood that integrates mixed-use development, residential areas, and green pathways.
- B.** Encourage transit-oriented development around the former Cinebarre theater site, increasing housing density and expanding retail opportunities. Support the redevelopment of the Cinebarre property. Update zoning regulations to allow for mid- and high-density residential uses, promoting a diverse range of housing types.
- C.** Allow for a mid-density residential and mixed neighborhood on the western side of McCaslin Boulevard, ensuring compatibility with existing neighborhoods while maintaining the area’s character.
- D.** Foster development of a neighborhood identity on the west side of McCaslin through coordinated development and provision of public places and amenities to support the neighborhood character.
- E.** Leverage the corridor’s adjacency to Highway 36 to strengthen its role as a commercial hub that attracts regional visitors and supports local business growth.
- F.** Support additional commercial, office and research uses if market conditions exist and appropriate buffers and transitions are provided to new residential and mixed use neighborhoods.
- G.** Enhance pedestrian and bicycle safety along McCaslin Boulevard through infrastructure upgrades, which may include safer crossings, multiuse paths, improved sidewalks, and protected bike lanes.
- H.** Develop streetscape enhancements including connected sidewalks, safe crossings, street amenities, and landscaping that promote walkability, increase human comfort, and create a more inviting, accessible corridor for all users.
- I.** Support expanded RTD and Bus Rapid Transit service to improve public transportation options and reduce car dependency.
- J.** Connect future development to Davidson Mesa Open Space and surrounding areas through a network of green pathways, trails, and open spaces.
- K.** Incorporate a central greenspace or community space within higher-density areas to provide gathering spaces that support both residents and visitors.
- L.** Maintain and enhance areas with mature landscaping as redevelopment occurs and with any public infrastructure improvements.
- M.** Maintain the natural slope of the land as redevelopment occurs to the extent practical.
- N.** Respect and preserve view corridors and the Davidson Mesa ridgeline when planning new development adjacent to the open space.

Goal DO.4. Area 4: Redtail Ridge- Promote balanced and self-sustaining development at Redtail Ridge as a mixed-use neighborhood that integrates employment, residential, and commercial uses.

Strategy

- A.** Foster job growth through the development of office, industrial, hospital, medical office, and mixed-use spaces, ensuring Redtail Ridge remains a regional employment center.
- B.** Support residential development at appropriate locations to meet market demand, counter population decline, reduce vehicle miles traveled, and balance jobs and housing.
- C.** Encourage the creation of a community hub in the existing hospital area site with mid-density housing and neighborhood-scale commercial services to support the nearby high school and greater Louisville community.
- D.** Develop pedestrian, bicycle, and transit connections that link Redtail Ridge to the rest of Louisville and the surrounding region and collaborate with regional transit providers to ensure access to jobs, schools, and healthcare services.
- E.** Integrate green spaces into development to preserve and enhance open space protect natural resources, and connect to Louisville's trail system.
- F.** Maintain parks and open space areas shown on City approved plans.



TRANSPORTATION ALTERNATIVE GOALS (TA)

The following Goals and Strategies promote a well-connected and inclusive transportation network that supports regional transit access, transit-oriented development, first- and last-mile connections, and alternative mobility options such as carpooling, microtransit, and biking—enhancing convenience, sustainability, and equitable access for all.

Goal TA.1. Ensure reliable and comfortable access to transit and key destinations.

Strategy

- A.** Ensure all bus stops are ADA accessible and include benches and pedestrian-scale lighting with Transportation Master Plan (TMP) Project 5. Provide additional bus stop amenities, such as wayfinding, bike parking, and trash cans, at bus stops with high ridership.
- B.** Close sidewalk and bike network gaps.
- C.** Establish clear maintenance policies with designated responsibilities for maintaining bus stops. Implement an Adopt-A-Stop program to maintain and enhance existing bus stops.
- D.** Support denser land uses around high-frequency bus stops and the future rail station, transit-oriented development (TOD). TOD helps reduce congestion, improve sustainability, and support businesses.
- E.** Improve first-and-last-mile access by filling sidewalk gaps, enhancing bike connections, and upgrading road crossings.
- F.** Evaluate the feasibility of an on-demand transit, or micro-transit, system to fill gaps in the fixed route transit network and help more riders access regional transit and key destinations conveniently.

Transit-Oriented Development (TOD)

integrates residential, commercial, and community spaces within walking distance of transit hubs, such as the Light Rail Station at the Cinnebar site along US Highway 36 and the planned station northeast of Downtown Louisville. TOD offers some of the following benefits:



Benefits of Transit Oriented Development

- TOD minimizes sprawl, reduces personal vehicle trips, and promotes walking and biking, contributing to a reduction of greenhouse gas emissions and improved air quality, and lowers transportation costs for residents.
- TOD centralizes goods and services to a core area, creating 'vibrancy', encouraging new business creation and increasing adjacent property values.
- TOD supports transit frequency by clustering more people in a centralized area to access jobs, services, and affordable housing.
- TOD promotes community health through community gathering spaces, promoting quality of life, sense of community, and walkability.
- TOD includes higher densities of development and supports naturally occurring affordable housing and energy-efficiency.

Goal TA.2. Increase regional transit connections.

Strategy

- A.** Coordinate with Boulder County's Strategic Transit Plan to advocate for increased transit frequency and coverage in Louisville.
- B.** Support planned future regional fixed route transit investments, including RTD route changes, new routes, and Bus Rapid Transit (BRT).
- C.** Partner with RTD and other regional agencies to support enhanced transit on CO-42 and South Boulder Road, in accordance with the RTD Northwest Area Mobility Study (NAMS) and Future 42. Support can include infrastructure upgrades, signal and operational modifications, additional bus stops, and local funding matches.
- D.** Plan for the future Northwest Rail service in accordance with the RTD Northwest Rail Peak Service Feasibility Study.
 - a.** Pursue funding as available through SB24-184, SB24-230, and the Joint Service Report to Governor and Legislature required by 184.
 - b.** Encourage diverse development, multimodal connectivity and first-and-last mile near the future rail station.
 - c.** Coordinate new development and infrastructure improvements with recommendations in the RTD Peak Rail Study.
- E.** Support decarbonization efforts through transit alternatives and electrification of the transit fleet.

Goal TA.3. Implement programs such as Transportation Demand Management (TDM) to promote alternative transportation options and optimize existing transportation facilities.

Strategy

- A.** Support Bus Rapid Transit and transit-oriented development to increase use of transit and improve multimodal access.
- B.** Support car-light and car-free lifestyles by supporting carpooling through an incentive program or expanding on Louisville's existing pilot car share program or expansion of the Colorado Car Share program, which has an existing presence in Louisville and across the region.
- C.** Promote RTD's existing Neighborhood EcoPass Program, which grants residents a 30-50% subsidy on an RTD EcoPass and provides unlimited access to all RTD services.
- D.** Install covered and secure bike parking in high-use areas to support long-term riders.
- E.** Adopt parking strategies recommended in the Downtown Vision Plan for Streetscapes and Public Places (Downtown Vision Plan), such as shared parking, time-restricted parking, real-time information on parking availability, and wayfinding between satellite parking locations and key destinations.
- F.** Invest in Intelligent Transportation System (ITS) investments, such as vehicle to vehicle (V2V) communications, vehicle to infrastructure communications (V2I), vehicle to pedestrian communications (V2P), transit signal priority, real time travel data, adaptable signage, and traffic signal coordination.

Transportation Demand Management

refers to a set of strategies and policies aimed at managing transportation needs in a way that reduces traffic congestion, encourages sustainable transportation options, and improves the efficiency of the transportation system.

MULTIMODAL CONNECTIVITY GOALS (MC)

The following Goals and Strategies 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.

Goal MC.1. Increase connectivity and comfort of on-street bike facilities, bike paths, and sidewalks.

Strategy

- A.** Connect residential and commercial areas using safe and direct walking and biking routes.
- B.** Fill gaps in regional trail and bike networks, prioritizing routes that link to major destinations.
- C.** Integrate on-street bike improvements into the regular repaving program in reference the Transportation Master Plan's (TMP) proposed bicycle network.
- D.** Add enhanced crossings at key locations to ensure low-stress, continuous walking and biking routes. Utilize Louisville's Great Streets Policy to determine appropriate crossing treatments. Prioritize undercrossings per the TMP at Dillion Road, McCaslin, and South Boulder Road.
- E.** Create safe and convenient opportunities to walk or bike to schools, leveraging the Boulder Valley School District (BVSD) Safe Routes to School (SRTS) program. Grow the number of children walking and biking to school and improve their safety by implementing infrastructure improvements for sidewalks and crossings, safety, education, and encouragement programs including walking school buses and bike trains.
- F.** Consider implementation of a bike share program per the Northwest Regional Bike Share Feasibility Study. A bike share program can encourage bike use, fill gaps in first/last mile infrastructure, reduce demand for vehicle parking, and shift short trips from vehicle to bicycle.
- G.** Enhance existing pedestrian and bicycle crossings as defined in the South Boulder Road Connectivity Plan. Implement new high-comfort crossings of South Boulder Road to improve trail connectivity.
- H.** Extend the trail network near South Boulder Road and ensure connections to the parks and open spaces nearby.
- I.** Partner with local groups to implement multimodal investments for more comfortable and convenient walking, biking and transit, as identified in the South Boulder Road Corridor Study.
- J.** Support designation of areas for shared neighborhood bike parking and storage.

Goal MC.2. Ensure trails and sidewalks are accessible and equitable, providing all community members with easy and inclusive access to public spaces and amenities.

Strategy

- A.** Design sidewalks, plazas, and trails to meet ADA standards, including accessible ramps, lighting, and tactile features.
- B.** Apply best practices in pedestrian design to improve safety and comfort for children, seniors, and individuals with disabilities.
- C.** Develop a well-connected system of low-stress on-street bike facilities, shared-use paths, and bike parking facilities to support people cycling. Consider developing and widely distributing a bicycle map.
- D.** Adopt a Complete Street Plan and/or update Design Standards and Guidelines to prioritize the safety, accessibility, and mobility of all users.

Streetscape Enhancement Precedent Projects

The City of Louisville has implemented a variety of streetscape enhancements to improve safety, accessibility, and the overall aesthetic appeal of its public spaces. These projects are an example of the City's commitment to streets as spaces within the community:

Downtown Parklets

To enhance the downtown experience, Louisville introduced seasonal parklets along Main Street. These modular, ADA-accessible platforms extend the sidewalk, providing additional seating and dining areas adorned with planters and shade umbrellas.

Via Appia Corridor Safety Improvements

The City undertook a pilot project on Via Appia to improve safety, restriping to one lane in each direction, and adding buffered bike lanes. This approach aims to calm traffic and enhance the safety of cyclists and pedestrians.

DELO (Downtown East Louisville) Development

The DELO project transformed a former industrial site into a mixed-use, pedestrian-oriented neighborhood including a shared street that prioritizes pedestrians and urban plazas that serve as communal gathering spaces.

Pedestrian Safety Enhancements

Across the city, Louisville has implemented measures to improve pedestrian safety including installation of refuge islands at busy intersections, curb extensions to shorten crossing distances, and the addition of high-visibility crosswalks. Such interventions aim to make walking safer and more comfortable for residents and visitors alike.

Crosswalk Beautification Initiative

Louisville launched a crosswalk beautification project to make pedestrian crossings more visually appealing by incorporating artistic elements into crosswalks.

TRANSPORTATION INFRASTRUCTURE (TI)

The following Goals and Strategies promote efficient and flexible parking strategies that balance the needs of all users while supporting vibrant public spaces, real-time information systems, and infrastructure maintenance to enhance safety, accessibility, and long-term system performance.

Goal TI.1. Develop and implement parking strategies that balance the needs of residents, businesses, and visitors.

Strategy

- A.** Improve Downtown parking convenience and safety through upgrades to public lots and street parking.
- B.** Design parking areas along McCaslin Boulevard and South Boulder Road to balance vehicular movements with access to retail and commercial areas.
- C.** Implement proposed roadway cross-sections on Front Street, in Steinbaugh Plaza, and on South Street as identified in the Downtown Vision Plan that include on-street parking with the flexibility to convert into activated space.
- D.** Collect parking utilization data and evaluate the success of Festival Streets to modify and improve future efforts related to parking.
- E.** Explore additional satellite off-street parking opportunities, as identified in the Downtown Vision Plan, including shared parking, time-restricted parking, real-time availability information, wayfinding between parking lots and Downtown destinations, and creative use of festival streets for flexible activation.

Goal TI.2. Improve maintenance of roads and infrastructure.

Strategy

- A.** Collect and prioritize community maintenance requests through a Community Pedestrian Program using a transparent data-driven approach.
- B.** Consider implementing a Transportation Maintenance Fee to fund ongoing repair of streets, sidewalks, pedestrian crossings, bike lanes, multi-use paths and medians.
- C.** Evaluate the City's funding structure to ensure long-term financial sustainability of high-level transportation services and facilities.

SUSTAINABILITY, RESILIENCE & ADAPTATION (SRA)

The following Goals and Strategies explore opportunities for acquiring, protecting and enhancing natural environments for current and future generations.

Goal SRA.1. Support programs and strategies to adapt to economic and social change and respond to natural disasters.

Strategy

- A.** Designate safe evacuation routes and community gathering spaces as part of Hazard Mitigation Planning.
- B.** 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.
- C.** Ensure support resources are available for businesses and employers for emergency and natural disaster situations.
- D.** Explore a formal partnership with the Boulder County Office of Disaster Management to provide emergency preparedness and management services.
- E.** 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.
- F.** Promote structure hardening, defensible space Firewise™ principles and green infrastructure for reducing hazards, balancing hazard mitigation needs
- G.** Collaborate with Boulder County's hazard mitigation planning efforts as well as those of surrounding communities.

- H.** Support updates to the Boulder County Community Wildfire Protection Plan (CWPP) and support the Fire District's efforts to develop a local Community Wildfire Protection Plan (CWPP).
- I.** Prioritize ecosystem health and native species to build natural resilience and biodiversity on managed lands and open space.
- J.** Evaluate all potential land acquisitions in terms of their ability to minimize natural hazard risk.
- K.** Complete extreme heat response planning including community cooling centers and community support mechanisms.
- L.** Develop vulnerability assessments and disaster preparedness plans. Develop sub-plans for specific hazards including floods, fire, and extreme heat at a minimum.

Goal SRA.2. Support the development of current and future City Sustainability and Climate Action Plans.

Strategy

- A.** Continue implementation of the Sustainability Action Plan and update the Plan on a periodic basis.
- B.** Support the City's Climate Action Goals to achieve emissions reduction targets identified in Louisville's climate action goals and become more resilient to the effects of climate change.
- C.** Provide sufficient staffing to ensure the Goals and targets of the Plan are achieved in line with

current timelines or adjust goals and targets to align with staffing resources.

- D. Regularly report progress to officials and the public and set updated targets based on findings from the Climate Action Plan.
- E. Partner with regional organizations to coordinate the most effective pathways to resource sharing, funding pursuit, and collaborative plan making.
- F. Compile or refine community inventory of resiliency resources, services, and locations to support future planning efforts.
- G. Identify impacted municipal departments and community organizations for initial discussions about resiliency needs.

Goal SRA.3. Encourage building efficiency through renewable energy, electrification of buildings, air quality improvement, and energy efficiency measures.

Strategy

- A. Consider adoption of the 2024 International Energy Conservation Code, including regional efforts to adopt a consistent set of strengthening amendments.
- B. Continue to ensure permitting and inspection process for solar and battery installations reduce barriers to development of this alternative energy option.
- C. Explore options to incentivize building electrification for new construction.
- D. Support diverse renewable energy sources, including geo-exchange, solar, and utility provided clean energy, for local decarbonization.
- E. Provide contractor education on integration of renewable energy and electrification elements into construction practices and client management.
- F. Promote emerging renewable energy systems, such as micro-turbines, solar hot water, and passive solar design, in new development.
- G. Advance the City's community decarbonization efforts related to electrification of buildings, renewable energy, and other related efforts.
- H. Advance the City's Internal Decarbonization Plan Strategic Roadmap addressing municipal energy efficiency measures, renewable energy sources, and electrification of buildings and equipment among other topics.

Current Sustainability Initiatives



The City of Louisville's Sustainability Division focuses on climate, energy, and community education, as outlined in the 2020 Sustainability Action Plan. Sustainability in Louisville is driven by grass-roots efforts that have been embraced by City government and formalized through adoption and implementation of various plans. The City completed its original Sustainability Action Plan in 2016 and updated it in 2020. In 2018, the City hired its first part-time dedicated sustainability staff member. That role has evolved to a full-time position within the City Manager's Office. This institutional support has enabled progress on a variety of fronts, placing Louisville at the forefront in areas such as waste reduction, water conservation, and transportation efficiency.

CONSERVATION AND OPEN SPACE (COS)

The following Goals and Strategies explore opportunities for acquiring, protecting and enhancing natural environments for current and future generations.

Goal COS.1. Preserve, restore, and maintain the integrity of open spaces and habitats.

Strategy

- A.** Utilize land dedication requirements that are part of the city's land development process to expand open spaces that promote ecological function and provide accessible and engaging community gathering areas.
- B.** Continue coordination with Boulder County on shared open space management.
- C.** Identify projects that can utilize the voter-approved 10-year extension of the 2C sales tax to fund open space and park acquisitions, restoration projects, and capital improvements.
- D.** Prioritize maintenance of existing open spaces when allocating funding for land management, acquisition, or other open space needs.
- E.** Evaluate trail maintenance costs when expanding or building new trails, including snow removal, to ensure sufficient funding for sustainable upkeep of open space trails.
- F.** Implement seasonal wildlife closures or restrictions when appropriate to allow for successful wildlife mating or nesting.
- G.** Incorporate natural resource management to actively manage and reduce the risk and intensity of wildfires. This includes vegetation management, fuels reduction, defensible space, and prescribed burning, when appropriate.
- H.** 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.
- I.** Differentiate management approaches by open space type (e.g., grasslands, riparian corridors, wetlands) to protect and restore the specific ecological functions of each landscape.
- J.** Educate the public regarding the ecological and cultural value of the Coal Creek Corridor, with a longer-term goal of developing a comprehensive management plan.
 - a.** Include strategies to address restoration projects, degradation, and the need for collective efforts and shared vision.
 - b.** Consider water quality projects, streambank stabilization and erosion control, and native habitat planting to improve the ecological value and improved water management.
- K.** Establish outdoor lighting standards and Dark Sky Compliance policies that reduce light pollution, promote energy-efficient fixtures, and protect wildlife.
- L.** Support the identification and prioritization of desirable open space acquisition areas developed by the Open Space Advisory Board (OSAB) and City staff.

- M.** Coordinate with the Parks, Recreation, Open Space and Trails, (PROST) Plan to guide future acquisitions. Emphasize acquisition outcomes such as habitat connectivity, regional trail linkages, riparian protection, and open space contiguity.
- N.** Evaluate all potential land acquisitions and park improvements in terms of their ability to minimize natural hazard risk, enhance biodiversity, and incorporate climate adaptation practices such as reduced pesticide use.
- O.** Develop a formal social trails management policy that addresses the impacts of future population growth, consolidates new trail creation where appropriate, and preserves ecological value.

Goal COS.2. Encourage tactics to ensure a variety of plants and wildlife can thrive for a healthy and balanced ecosystem.

Strategy

- A.** Increase tree canopy and diversify species planted in City-owned landscapes.
- B.** Prioritize tree planting in low shade portions of the community with adequate irrigation infrastructure.
- C.** Evaluate a tree protection ordinance for development and redevelopment on private property.
- D.** Continue management of invasive species, focusing on species that present the greatest threats to both biodiversity and safety. Consider implementing an integrated pest management (IPM) approach that minimizes herbicide use by prioritizing mechanical, biological, and organic alternatives while ensuring responsible application to protect native vegetation, water quality, and public health.

- E.** Develop a prairie dog management plan for private development that balances habitat conservation with land use needs by utilizing relocation, buffer zones and other recommended management practices.
- F.** Identify key species of interest and encourage citizen science initiatives and community-led monitoring programs.
- G.** Encourage and allow the development of biodiversity enablers such as beehives, and front yard gardens.
- H.** Educate community about biodiversity corridors and ecosystems, with a focus on riparian zones and wetlands.
- I.** Support wetland protection and restoration that meets federal and state standards. Seek CPW grants for efforts in Coal Creek, Coyote Run, and Warembourg Open Space.

Goal COS.3. Allow the community to serve as liaisons and advocates of natural systems by actions, such as volunteering, that positively impact the environment.

Strategy

- A.** Install educational signage in key preservation areas to inform impacts and preservation efforts.
- B.** Engage with residents to support and maintain areas of high biodiversity through stewardship and education.
- C.** Explore regenerative grazing, goat access, and sustainable agriculture in open spaces.
- D.** Promote native and adaptive plantings in public landscapes to withstand drought, heat, and pests. Incorporate educational elements like signage in xeriscapes and pollinator gardens to encourage residential participation.



RECREATIONAL ASSETS (RA)

The following Goals and Strategies improve facilities and resources which promote physical health, leisure, and social interaction including parks, sports fields, playgrounds, trails, community centers, and aquatic facilities.

Goal RA.1. Enhance trail connectivity to support both recreation and active transportation and reduce reliance on personal vehicle trips.

Strategy

- A.** Install rest areas with benches near trails to accommodate users of all ages and abilities.
- B.** Design trails to accommodate a variety of users, including pedestrians, bicyclists, and runners, with designated lanes or widened paths
- C.** Continue to develop consistent and clear wayfinding, signage, mile markers, and maps along trails to improve navigation and user experience.
- D.** Advance undercrossing projects to address gaps and promote safety. Prioritize undercrossing at South Boulder Road and Coyote Run Open Space, Dillon Road to Monarch High School and Dilon Road and the golf course.
- E.** Manage high-use social trails by restoring damaged areas and implementing educational programs, signage, and enforcement strategies to reduce environmental impacts. When appropriate, coordinate with property owners to formalize trails through shared use agreements and easements.

Goal RA.2. Increase the availability of essential amenities to improve the accessibility and comfort of public spaces.

Strategy

- A.** Include restrooms, benches, trash and recycling receptacles, pet waste stations, and water fountains to improve the functionality and comfort of public spaces, as appropriate.
- B.** Identify priority locations for year-round bathroom facilities or mobile restrooms in parks, particularly near playgrounds.
- C.** Ensure community amenities, such as outdoor play areas and sport courts, are well-lit and accessible for all ages and abilities.
- D.** Explore programs with the Parks Department to increase access to swim lessons, summer camps, and sports programs for children, as well as ensuring recreational programming remains available and accessible for residents of all ages, from youth to seniors.
- E.** Introduce seasonal recreation opportunities like cross-country skiing and eco-friendly activities in open spaces.
- F.** Expand programs for community arts such as clay studios, painting classes, cooking classes, music lessons, STEM activates and other creative ventures.
- G.** Maintain and expand Parks, Recreation, and Open Space staffing levels to sustain and enhance the city's levels of service for parks, trails, open space, and programming.
- H.** Evaluate the City's funding structure to ensure long-term financial sustainability of high-level parks and open space services and facilities.

Goal RA.3. Support the enhancement of new public spaces through land acquisition, conservation, and restoration.

Strategy

- A.** Maintain and enhance existing parks and plazas consistent with City policies and regulations.
- B.** Ensure new development includes meaningful public space, prioritizing parks or community gathering areas.
- C.** Prioritize land dedication versus fee-in-lieu options for applicable projects to secure turnkey parks.
- D.** Expand Steinbaugh Plaza, relocate the pavilion, and create a 'plaza on Front Street' to support community events in alignment with the Downtown Vision Plan.
- E.** Consider additional recreational facilities to meet evolving community needs, such as a bike park, pump track, outdoor sports fields, outdoor pool, and/or recreation center with increased youth and senior programming.
- F.** Identify locations for new or expanded community gardens.
- G.** Integrate cultural and nature-themed elements into public spaces, such as gardens, landscape art, and passive spaces that celebrate the natural environment and promote relaxation.
- H.** Use native plant materials and limit turf/ grass to only functional area in future parks and plazas.
- I.** As funding allows, replace not functional turf grass from medians and public spaces and replace with native, low water and low maintenance plant materials.
- J.** Regularly review open space acquisition criteria to ensure alignment with conservation goals. Prioritize acquisitions that improve contiguity of protected areas, connect habitat corridors, and protect riparian zones.
- K.** Implement open space-specific priorities in opportunity areas, including trail connectivity to Davidson Mesa from

McCaslin Corridor and conservation goals in Redtail Ridge.

- L.** Promote strategies to reduce dependence on school facilities for parks and recreation needs by enhancing City-owned facilities and exploring new parkland acquisitions.
- M.** Support the repurposing of existing commercial buildings as potential locations for future community centers, indoor recreation facilities, performing arts centers, or other recreation amenities, particularly when private redevelopment occurs.

Goal RA.4. Create opportunities for meaningful engagement and interaction across generations, building a strong sense of community and shared experience.

Strategy

- A.** Consider new senior and youth programming at the Recreation and Senior Center to support aging in place and multi-generational engagement. Ensure that programs offer both active and passive recreation for different age groups and abilities.
- B.** Design all public amenities to be safe, accessible, and inclusive, with features like ramps, elevators, wide paths, and varied seating.
- C.** Introduce community programs that encourage collaboration between youth and seniors such as mentoring, volunteering, storytelling or caregiving or family events such as community dinners. Recreational programs such as shared fitness classes, arts programs or workshops offer opportunities to learn and share stories.
- D.** Support or promote aging in place by offering services and programs such as home modification and mobility assistance, social services, and transportation options to foster independent living.

SUPPORTIVE BUSINESS ENVIRONMENT (SB)

This Goal includes Strategies to support the growth and sustainability of new and emerging businesses downtown and in community oriented commercial districts including McCaslin and South Boulder Road.

Goal SB.1. Foster vibrancy in key service areas by attracting a mix of businesses, activating public spaces, encouraging pedestrian-friendly streets, and supporting redevelopment catalysts.

Strategy

- A.** Continue to TIF and other financial incentives to promote investment in the Urban Renewal Area (URA).
- B.** Explore establishing a business improvement district (BID) to support local businesses following the expiration of Highway 42 URA in 2033.
- C.** Explore market supported development and redevelopment options that support of the McCaslin Boulevard Corridor as the city's primary shopping destination and sales tax base.
- D.** Encourage redevelopment of the former Cinebarre theater property.
- E.** Support the redevelopment of outmoded commercial centers and buildings for mixed-use residential or other market supported development options.
- F.** Activate key intersections and increase walkability by encouraging smaller blocks and welcoming mixed-use, clustered development.
- G.** Orient buildings, plazas, and sidewalks towards South Boulder Road, with parking placed at the side or rear to promote placemaking and the pedestrian experience.

- H.** Promote the development of shared community spaces, restaurants and shops and mixed-use environments per the Future Land Use Map to activate key areas and create a pedestrian-friendly environment.

Goal SB.2. Support Local Businesses Formation and Expansion of small and local businesses to diversify and strengthen the community's economy.

Strategy

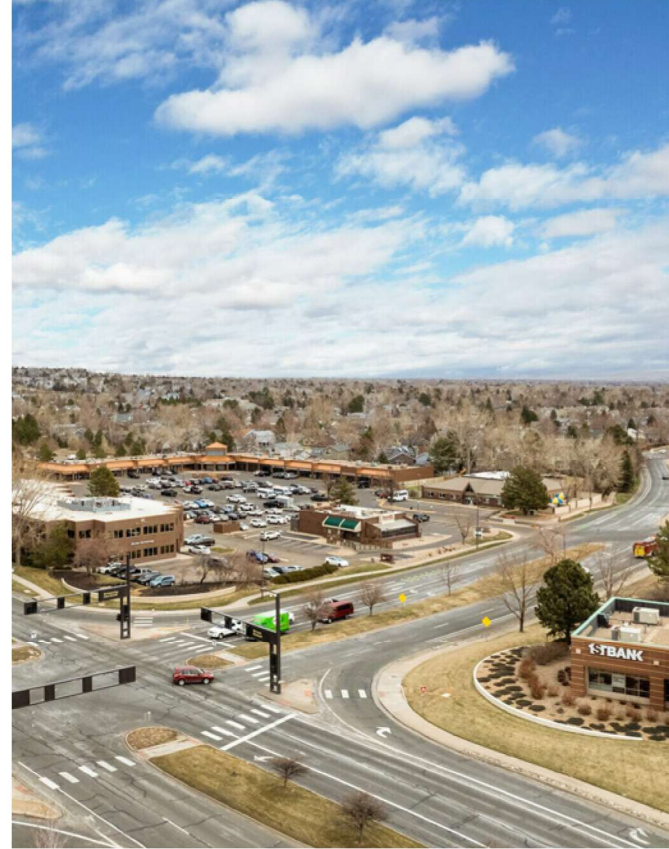
- A.** Support local entrepreneurs and emerging businesses through the City's Business Assistance program and explore other grants or funding tools to help fund startup costs and business expansion.
- B.** Promote Redtail Ridge as an innovation district anchored in medical and life sciences
- C.** Support AdventHealth Avista's relocation to Redtail Ridge and redevelopment of the existing hospital campus for compatible new uses per the Future Land Use Plan (?).
- D.** Attract more local retailers, restaurants, and entertainment uses to build a critical mass of businesses Downtown.

Goal SB.3. Promote infill development Downtown, along McCaslin Boulevard, and S. Boulder Road to reduce infrastructure costs, congestion, and encourage a sense of place.

Strategy

- A.** Incentivize adaptive reuse of existing buildings through tax credits, grants or State programs for repurposing underutilized buildings or vacant lots.
- B.** Land-bank vacant or underused parcels in opportunity areas to support strategic redevelopment.
- C.** Explore public-private partnerships (P3s) and regional collaboration with Boulder County partners for redevelopment to share costs and risks for complex infill projects.

Land banking is the practice by which a government, nonprofit, or other entity acquires, holds, and manages vacant, underutilized, or tax-delinquent properties or future development or public benefit system.



Economic Trends in Community Third Places

Community “third places”—public spaces that are neither home nor work—can support the economic vibrancy in downtown areas. These spaces offer a dynamic blend of creativity, entrepreneurship, and community engagement. Some current trends in community places include:

Maker spaces for innovation and small-scale production, providing resources for local artisans, crafters, and tech entrepreneurs.

Food halls as a social and culinary place for supporting local food vendors.

Arts spaces to host performances, galleries, and workshops, creating a lively cultural scene.

Coffee Shops & Cafes that encourage interaction, work, and socialization serve as informal meeting spaces for individuals and groups alike.

Community Centers and Libraries as multifunctional community hubs providing a wide range of programs, access to information, workshops, and social spaces for learning and connection.

Co-working Spaces are flexible, shared office environments that support remote workers, freelancers, and small businesses, promoting collaboration and professional networking.

Breweries & Distilleries serving as a community-focused atmosphere for locals and visitors.

Farmers Markets providing access to fresh, local goods and a place for the community to mingle with local farmers, artisans, and small businesses- as well as one another.

PLACEMAKING AND PUBLIC REALM (PP)

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 area.

Goal PP.1. Implement compelling Main Street enhancements to create a vibrant and engaging Downtown hub.

Strategy

- A.** Support recommendations from the Downtown Vision Plan including:
 - a.** Prioritize streetscape improvements on Main Street Between Elm Street and South Street by expanding pedestrian zones, increasing sidewalk dining, planning more street trees, and enhancing crosswalk safety.
 - b.** Develop streetscape and intersection improvements for Main Street South Street, Spruce Street, and Walnut Street.
 - c.** Promote vibrant public spaces like Steinbaugh Plaza and curbside street designs on Front Street to support community events, farmers markets, and concerts.
- B.** Activate Downtown alleys with opportunities for public art such as murals, paving, landscape and lighting. Promote connectivity and safety through lighting, maintenance, screening and buffering of utilities, and ensuring access for deliveries.
- C.** Encourage ground-floor retail with visible storefronts and pedestrian-focused design within the public realm to activate streets.
- D.** Explore alternatives for filling vacant spaces downtown. Persistent vacancies in ground floor and mixed-use spaces downtown detract from the energy and viability of the district. Consider incentives and other strategies for projects that convert vacant and outmoded commercial space for arts and creative incubator space, and/or co-working and small office spaces.
- E.** Support the redevelopment and conversion of outmoded commercial spaces. Utilize TIF financing, infrastructure grants and other urban renewal financing as necessary for gap financing for these projects. Ensure that redevelopment projects with City supported funding to align with Louisville's goals to maintain high-quality community amenities, including open space and parks-related services.

Goal PP.2. Enhance entertainment and gathering spaces to enrich community life and provide dynamic destinations for residents and visitors.

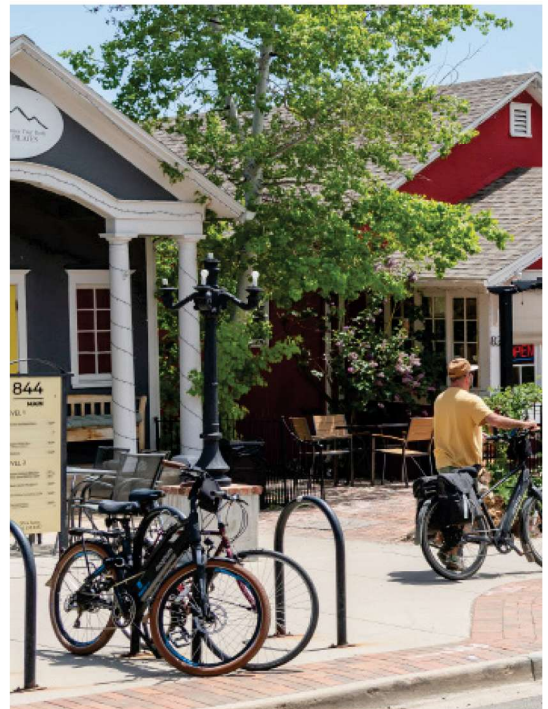
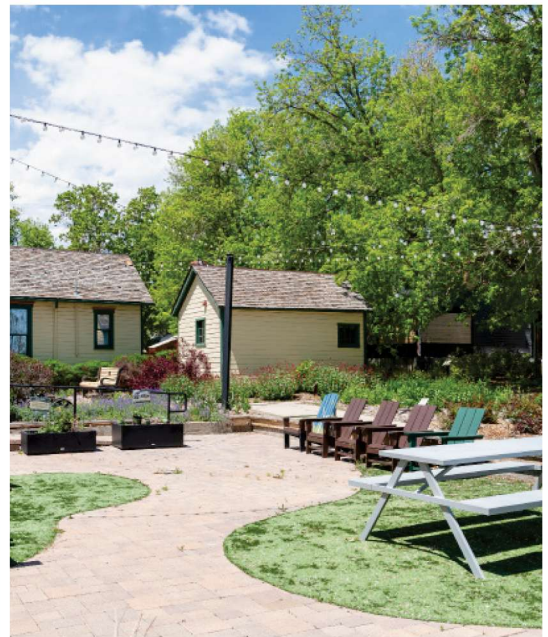
Strategy

- A.** Encourage small social spaces such as parklets, expanded restaurant seating, and small pop-up spaces such as food truck courts and interactive art.
- B.** Encourage parks, plazas and gathering spaces along South Boulder Road and McCaslin Boulevard., Utilize alleys and widened sidewalks to support commercial uses and community life.
- C.** Incorporate biodiversity-friendly landscaping where feasible to support Louisville's commitment to sustainability and encourage human comfort in outdoor spaces.



Creating a Downtown Vibe

A vibrant downtown is a magnet for people, where people bring energy to public spaces to visit, shop, and gather. This dynamic, where “people attract more people” creates a sense of safety



COMMUNITY HERITAGE (CH)

Protect and promote cultural landmarks, historic sites, and preserve a sense of identity in neighborhoods through contextual building design.

Goal CH.1. Protect and celebrate the unique character, history, and heritage of the community, maintaining its identity while allowing for thoughtful growth and change.

Strategy

- A. Continue investing in landmark properties and periodically review and add to the list of properties over time.
- B. Utilize funds from the special sales tax used for historic preservation projects to expand Louisville's Preservation Program.
- C. Evaluate extending the 1/8% Historic Preservation Fund (HPF) sales tax beyond 2029 and consider increasing incentives for acquisition programs.
- D. Increase education around Historic Preservation activities and processes, and promote the City of Louisville as a destination for cultural and historic attractions.
- E. Explore expanded programming and funding for the Louisville History Museum.

Goal CH.2. Provide opportunities for enrichment through arts, culture, and community events that foster connection, creativity, and a vibrant social fabric.

Strategy

- A. Support the goals of the Cultural Arts Master Plan (CAMP).
- B. Evaluate pursuing Colorado Creative District certification to attract artists, support creative industries, and enhance civic and economic vitality.
- C. Expand the Arts Grants program to include public art programs including murals, sculptures, and interactive installations in parks and Downtown. Incorporate art and

cultural elements into public infrastructure and urban design, such as adding murals to buildings, hosting performances in parks, or creating cultural plazas for social interaction.

- D. Collaborate with local artists, schools, and organizations to curate artwork.
- E. Develop art-friendly spaces like pop-up galleries, outdoor stages, and amphitheaters to offer opportunities for performances and exhibitions.
- F. Continue hosting annual festivals, cultural fairs, and community events that celebrate the arts, music, food, and traditions of Louisville residents. Encourage local participation in these events through volunteer opportunities, performances, and community-led programming.
- G. Expand opportunities for artist workshops, STEM activities, and cultural programs in partnership with Parks and Recreation and the Historic Preservation Commission.
- H. Consider plans for the 'History Walk' along Main Street connecting Downtown to South Boulder Road, in alignment with the Downtown Vision Plan.
- I. Leverage digital media and social platforms to promote virtual exhibitions, performances, and interactive arts experiences. Position Louisville as a hub for arts and culture.
- J. Support creative industries through economic development.. Develop policies and ordinances that enable the creation of affordable artist live/work and studio spaces. Allow and encourage public art placements, "art happenings" and other creative and cultural activities.

Goal CH.3. Develop a unified signage and wayfinding program throughout Louisville

to improve navigation and promote community identity.

Strategy

- A.** Improve commercial signage and wayfinding along McCaslin Corridor and Downtown.
- B.** Evaluate the need for a wayfinding master plan that includes an assessment including an inventory of existing signage across the city, identifying inconsistencies, gaps, and opportunities for improvement.
- C.** Evaluate opportunities for entry signage and features at key entry points into the city that reflect the community's Values.
- D.** Evaluate developing or updating design standards for size, color, font, material, and placement of public signs that reflect Louisville's unique character and celebrate its cultural, historical, and natural character.
- E.** Ensure signage is clear, legible, and accessible to all users, including tactile, visual, and auditory components.
- F.** Advance the wayfinding signage concepts in alignment with the Downtown Vision Plan. Ensure these align with City of Louisville marketing and communications collateral in the use of fonts and colors, sign standards, and placement.

Existing Arts and Culture Plans

Key recommendations from the Preservation Master Plan (October 2015)

- Document additional examples of Bungalows.
- Document additional buildings in the Barclay Place, Murphy Place, Nicola DiGiacomo, and Kimberly Addition historical subdivisions.
- Conduct landmarking outreach for the best examples of specific architectural forms and styles.
- Conduct landmarking outreach for some small historic districts and further research about the distributions of ethnicities across historical subdivisions buildings and architectural elements from mail-order catalogues and family compounds.

Key recommendations from Cultural Arts Master Plan (CAMP) (2017) includes Goals and Strategies for integrating the arts, culture and humanities with community design, economic development, education and other development initiatives to strengthen the quality of life and small-town character of Louisville. The five main goals of CAMP are:

1. Expand visual arts, performing arts, cultural history, natural history, and natural sciences.
2. Provide diverse and engaging cultural activities in the city.
3. Foster Louisville's creative industries.
4. Strengthen the quality of life and small-town character of the city.
5. Enhance Louisville's identity as a vibrant cultural destination.

The Historic Preservation Fund (HPF) is a 1/8% sales tax supported by a through 2029.

- Chapter 15.36 allows for the voluntary landmarking of significant buildings and places in Louisville to preserve and enhance the historic character of the city. Landmark designation requires owner consent, evaluation at a Historic Preservation Commission public hearing, and City Council authorization.
- The City's Downtown Overlay Zone District, Section 17.12.050 of the LMC, regulates development in Downtown. One of the benefits of landmarking Downtown buildings is a bonus in allowed lot coverage and floor area ratio for approved additions and accessory structures.

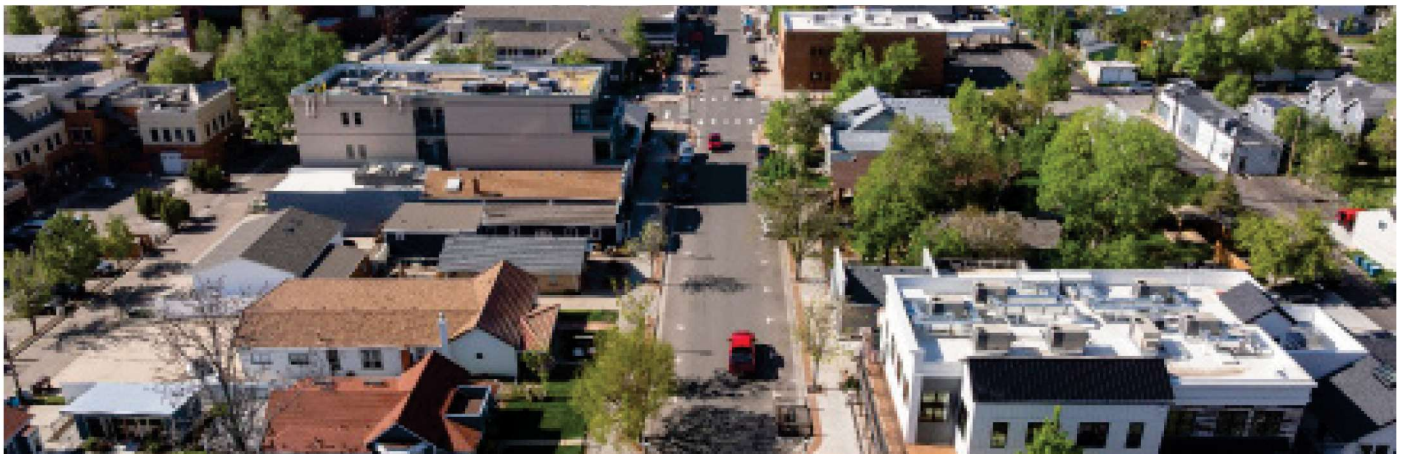
CORE COMMUNITY SERVICES (CS)

The following Goals and Strategies support public amenities, arts and culture, and recreational activities which foster social cohesion such as community centers, libraries, and arts facilities where people can gather and access services and ensure the safety of all residents.

Goal CS.1. Provide essential City services to the highest standards to ensure community well-being.

Strategy

- A.** Prioritize Capital Improvements for public infrastructure to maintain existing infrastructure and only expand infrastructure when sustainable funding sources to maintain new infrastructure is available.
- B.** Evaluate standards for parks, ball fields, landscaping, and mowing operations as part of the PROST master plan update .
- C.** Strengthen health and community safety through partnerships with other governmental agencies, including the Louisville Fire Protection District , Boulder County Sheriff's Department, and Boulder County Health and Human Services.
- D.** Continue to update and evaluate the City's water rights acquisition policies to take into consideration climate trends and resiliency.
- E.** Partner with Boulder County Health Department and AdventHealth Hospital to ensure services are available to all residents. Consider partner programs to support healthy food access and active lifestyles.
- F.** Collaborate with Republic Services of Denver to expand access to recycling and composting programs. Consider developing programs within the city to support waste reduction/circular economies, at home composting, restaurant waste reduction and composting, waste diversion and other strategies for waste reduction and management.
- G.** Increase recycling and waste reduction in City Facilities.



Goal CS.2. Ensure that public facilities remain safe, efficient, and aligned with both current and future needs.

Strategy

- A.** Initiate an update to the City's Development Impact Fees to ensure the new development addresses its share of cost to maintain a high level of service for public facilities and infrastructure.
- B.** Coordinate with the Parks, Recreation, Open Space, and Trails (PROST) plan recommendations to ensure long term asset management, maintenance, assessments and funding for the Recreation and Senior Center.
- C.** Pursue diverse funding sources including state grants and ensure a portion of the municipal budget is allocated to ongoing facility maintenance and emergency repairs.
- D.** Continue to coordinate with Boulder Valley School District (BVSD) and Boulder County Libraries to support the education needs in the community.
- E.** Partner with the schools and library to explore additional programs for youth and community events.
- F.** Implement sustainability practices in City facilities including energy-efficient systems, renewable energy sources, water-efficient systems, and xeriscaping.
- G.** Ensure streetscape design meets universal design standards, including accessible crosswalks and ramps.
- H.** Enhance the City's arboretum with expanded plantings, educational signage, and programming to further establish it as a valued community resource.

- I.** Plan for additional activity-based areas such as play fields, playgrounds, and multi-use recreation spaces to meet growing community needs.

Goal CS.3. Improve the development approval process by simplifying zoning regulations and creating a more efficient, transparent, and user-friendly system.

Strategy

- A.** Consider adding housing by-right to align with the FLUM, to promote housing choice and diversity and improving mixed-use zoning policies.
- B.** Improve the Planned Unit Development (PUD) process to consolidate the review criteria, allow the PUD more flexibility to evolve over time, and reduce the number of required public hearings for appropriate projects.
- C.** Expand opportunities for administrative review of projects with less community impacts.
- D.** Improve the development review criteria for all applicable development applications, including but not limited to subdivisions, PUDs, Special Review Uses, and rezonings to ensure their alignment with this Plan's policies

Goal CS.4. Ensure that community services such as libraries, recreation centers, and other public amenities are well-maintained and accessible to all residents.

Strategy

- A.** Design community services to be fully accessible to people of all ages and abilities, including ADA-

CORE COMMUNITY SERVICES (CS)

compliant features and offering programs in multiple languages.

- B. Continue to conduct community outreach to ensure the community is aware of services and how to access them.
- C. Assess public facilities regularly to ensure a high-quality standard, including maintenance needs, infrastructure and technology upgrades, and service capacity. Incorporate upgrades and expansion planning into Capital Improvement Plans as needed.
- D. Collaborate with local organizations, libraries, and recreational centers to expand program availability and create diverse opportunities for seniors such fitness classes, excursions, arts and crafts, workshops, and lifelong learning opportunities.

Goal CS.5. Promote public safety and create safe, secure neighborhoods to protect residents and ensure the well-being of all generations.

Strategy

- A. Expand community beautification, such as community clean up days, landscape awards, community garden projects to enhance the aesthetic of the community.
- B. Promote safety programs, such as neighborhood watch and safe routes to school. Consider expansion of Flock Safety cameras to implement its license plate detection program to all parts of the city.
- C. Expand education for programs currently available through the City of Louisville Police Services such as vacation home checks, bicycle and sex offender registrations. Promote

participation in BOCO (Boulder County) emergency alert systems.

- D. Ensure future development considers safety and security in design, including lighting, visibility, emergency call stations and other crime prevention through environmental design (CPTED) principles.
- E. Evaluate funding sources to ensure a continued high level of service for City public safety.

Goal CS.6. Enhance regional housing, transportation, and infrastructure systems to and achieve mutual benefits through joint planning, shared services, and coordinated policies.

Strategy

- A. Maintain current IGAs with Boulder County and surrounding municipalities and explore new opportunities as they arise.
- B. Continue collaboration with regional service organizations such as Denver Regional Council of Governments (DRCOG), Denver Regional Transportation District (RTA), and Boulder County Housing Authority.
- C. Leverage shared infrastructure such as schools, transit systems, and recreational and cultural facilities to support high levels of service. In times of need, collaborate on emergency management and public safety.
- D. Collaborate on regional conservation efforts to protect open space, wildlife corridors, and water resources and partner on climate mitigation and adaptation strategies, including wildfire prevention and water conservation.

WATER AND INFRASTRUCTURE (WI)

The following Goals and Strategies propose maintaining a balance of water supply and demand into the future by supporting water conservation efforts, adequate and safe infrastructure supply, and water quality.

Goal WI.1. Develop an effective water management strategy to ensure an efficient and effective water system.

Strategy

- A.** Ensure certified operators perform tests to ensure compliance with the Environmental Protection Agency and Colorado Department of Public Health and Environment's (CDPHE) stringent discharge permit regulations for Coal Creek.
- B.** Continue to share reported and metered volumes to ensure total system-wide water accounting is maintained in collaboration with the Water Treatment Division, the Wastewater Treatment Division, Planning, and Billing departments.
- C.** Address unaccounted water and unmetered water sources to ensure water is accounted for and minimize loss in the system.
- D.** Implement the City's adopted Utility Master Plan while continuing to monitor and update assumptions as part of future comprehensive planning cycles.
- E.** Assess and update infrastructure fees, water tap fees, and facility plans to ensure new growth pays its fair share and system improvements maintain a high level of service.

Goal WI.2. Consider water conservation, water quality improvements, and ensure long-term needs are met.

Strategy

- A.** Partner with regional organizations to provide low water plantings, landscape kits, and xeriscaping education.
- B.** Educate citizens on effective rain barrel irrigation techniques and challenges.
- C.** Adopt a Stormwater Drainage Plan that identifies and addresses the existing and future flood and drainage issues with the city.
- D.** Consider the creation of restrictions on non-functional irrigated turf or watering limits, which could include penalties for noncompliance.
- E.** Explore opportunities to improve stormwater management through capital improvement projects, regular maintenance, and reduction of pollutants.
- F.** Expand stormwater best practices to include low-impact development (LID) such as rain gardens, bioretention, vegetated swales and permeable paving.
- G.** Explore indoor water conservation programs such as credits for high-efficiency appliances, leak detection education, and water-use monitoring.
- H.** Consider offering irrigation audits on high water users and properties with greatest conservation potential.
- I.** Consider additional education and resources for water-wise landscape and low-impact development at a residential and commercial scale.
- J.** Consider development code updates to support water conservation including native plant incentives and turf limitations.

WATER AND INFRASTRUCTURE (WI)

- K. Manage City-owned properties to reflect water conservation best practices and encourage native planting. Explore opportunities to transition city parks and municipal facilities into non-potable water for irrigation.
- L. Support the City's Water Quality Plan and integrate its goals for protecting and improving the quality of stormwater and drinking water systems.

Goal WI.3. Manage development responsibly in relationship to water and sewer capacity.

Strategy

- A. Ensure new developments follow adopted water conservation and water quality protection guidelines and regulations.
- B. Require high-demand projects to demonstrate additional water and treated water reductions in water use and treated water loads.
- C. Account for different water demands across land uses. Encourage multi-family development and smaller lot sizes to reduce overall consumption.
- D. Require demonstration of water adequacy and sustainable water supply for any new development or redevelopment.

- E. Consider incentives for low-water consumption or development that encourages water efficiency in design.
- F. Develop a Water Efficiency Plan to address demand data over the subsequent time period. Continue to update and reference this Water Efficiency Plan, ensuring demand data and conservation goals are met. Monitor supply strategies and adjusted over time.
- G. Explore system diversification through reuse, groundwater recharge, and renewable water sourcing to improve long-term resiliency.

Goal WI.4. Address water-related hazard mitigation such as flooding and drought.

Strategy

- A. Evaluate flood, drought, and erosion risks in coordination with regional hazard planning partners.
- B. Consider drought and water shortage planning.
- C. Participate in Federal Emergency Management (FEMA) programs and incorporate best practices into local hazard mitigation strategies.
- D. Strengthen resilience efforts by continuing proactive investments in water infrastructure, maintaining diversified water supply sources, and planning for long-term drought and hazard risks, in coordination with regional partners.

Local Governments Water Elements in Master Plans HB20-1095

This act specifics that local government's master plan to include policies to implement state water plan goals as a condition of development approvals. This includes water conservation policies in alignment with the State Water Plan. This water element considers water efficiency, watershed health, stormwater and flooding, alternative water supplies, and water quality in the Louisville Community. Additional Water Resources can be found here: [Water and Land Use Integration for Local Governments | Department of Local Government](#)

ACCOUNTABILITY AND TRANSPARENCY (AT)

The following Goals and Strategies practice 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.

Goal AT.1. Adopt a thoughtful, well-rounded approach to decision-making that considers diverse perspectives and the needs of the community.

Strategy

- A.** Update the City's Key Performance Indicators (KPIs) to increase transparency and alignment with program areas.
- B.** Implement internal Strategic Planning to support collaboration across City departments to ensure decision-making processes are coordinated and align with broader City goals.
- C.** Enable boards and committees to provide meaningful recommendations and support decision-makers to achieve intended policies. Offer best practice training to support strong city leadership.
- D.** Align the Plan's Vision and Values with decision making to support the community's overarching goals and long-term vision.
- E.** Ensure informed decisions by providing up-to-date data on economic, environmental, and social factors.
- F.** Increase opportunities for the community to meet informally with City Council and leadership, including coffee talks, online engagement, regular ward meetings, and opportunities for youth engagement.
- G.** Continue to advance the City's Equity, Diversity, and Inclusion (EDI) Blueprint to guide strategy and create a communication plan for more inclusivity in City decision making.
- H.** Support initiatives that bring together diverse groups to work on common community goals in partnership with community organizations serve various cultural, racial, and socio-economic groups including alignment with the Boulder County Cultural Responsiveness & Inclusion Strategic Plan (CRISP).
- I.** Partner with community organizations such as Eviction Prevention and Rental Assistance Services (EPRAS), Boulder County Housing Helpline, Boulder Housing Partners and Colorado Legal Services to offer tenant protections, legal support, and relocation assistance.
- J.** Consider developing an Equitable Decision-Making Guide that includes a framework for how EDI should be an overarching lens in City decision making and designing an equity training series that highlights bias and inclusive leadership.

ACCOUNTABILITY AND TRANSPARENCY (AT)

Goal AT.2. Create opportunities for meaningful community involvement ensuring all residents have a voice and can participate in transparent decision-making processes.

Strategy

- A.** Educate the community on how to be involved in decision making by the City and other public agencies using social media and outreach platforms.
- B.** Encourage diversity on boards, committees, and commissions to reflect community demographics and resident needs.
- C.** Consider implementing a citizen bootcamp to encourage community stewardship and participation in City processes.
- D.** Review the format, timing, and accessibility of community meetings and events to encourage robust participation.
- E.** Encourage robust engagement processes to broaden reach to hear from a wide spectrum of voices in the community.

Goal AT.3. Ensure that all residents feel welcomed, valued, and supported, embracing the diversity of backgrounds, identities, and experiences within the community.

Strategy

- A.** Continue to advance the City's Equity, Diversity, and Inclusion (EDI) Blueprint to guide strategy and create a communication plan for more inclusivity in City decision making.
- B.** Support initiatives that bring together diverse groups to work on common community goals in partnership with community organizations serve various cultural, racial, and socio-economic groups including alignment with the Boulder County Cultural Responsiveness & Inclusion Strategic Plan (CRISP).
- C.** Partner with community organizations such as Eviction Prevention and Rental Assistance Services (EPRAS), Boulder County Housing Helpline, Boulder Housing Partners and Colorado Legal Services to offer tenant

The City of Louisville EDI Blueprint (2021) includes:

- Develop an EDI education strategy and implementation plan;
- Apply an EDI lens to policies and procedures;
- Incorporate the celebration of different cultures, races, ethnicities, and communities;
- Develop a talent planning strategy;
- Establish a process for continued dialogue on EDI through regular listening sessions, feedback and facilitated discussions.

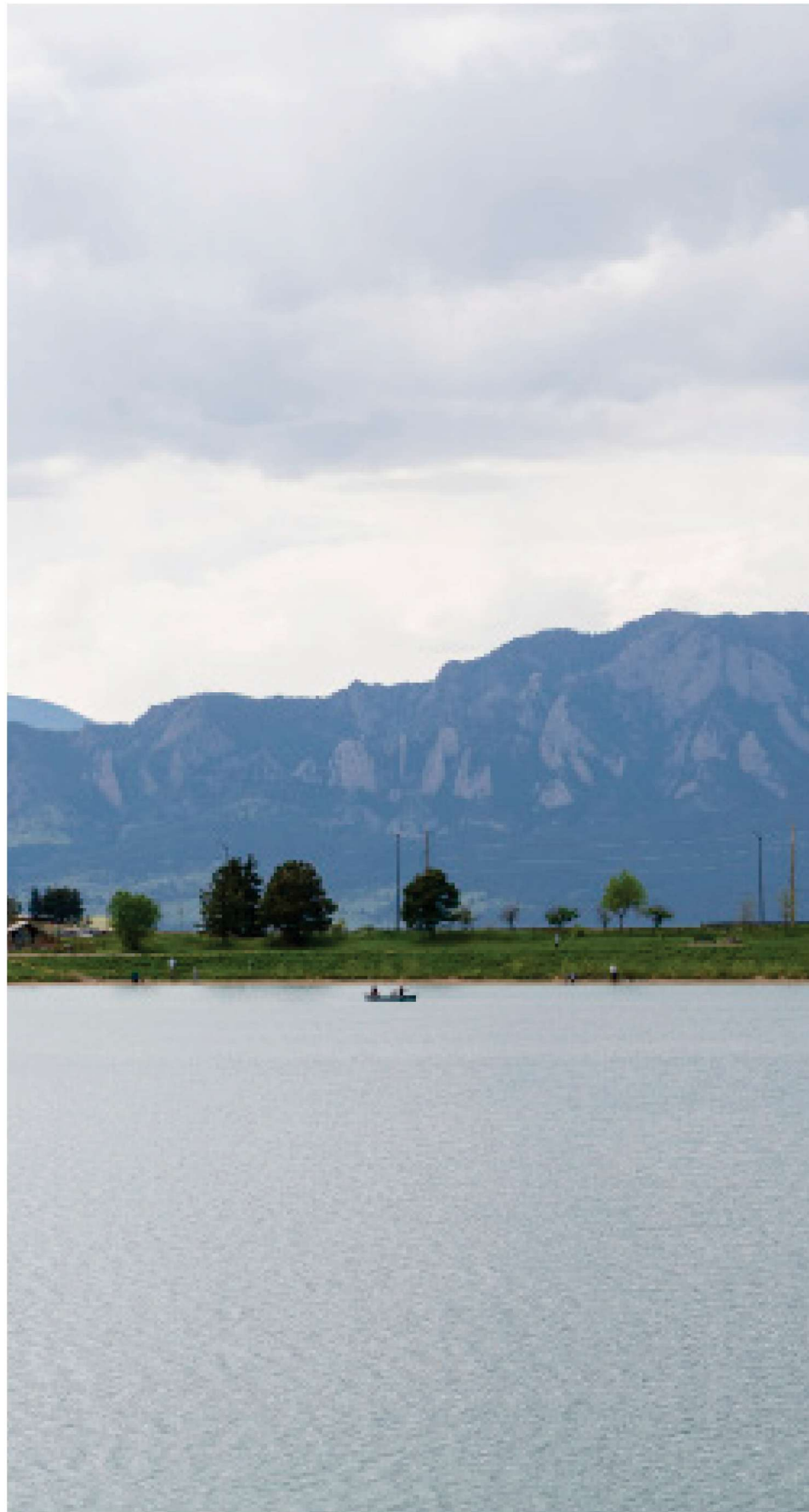
protections, legal support, and relocation assistance.

- D. Consider developing an Equitable Decision-Making Guide that includes a framework for how EDI should be an overarching lens in City decision making and designing an equity training series that highlights bias and inclusive leadership.

Goal AT.4. Ensure the City's fiscal health to continue providing high levels of service.

Strategy

- A. Regularly assess and update the City's Development Impact Fees to ensure that new growth contributes its fair share to infrastructure, public services, and community amenities.
- B. Evaluate the city's tax structure and fiscal policies to maintain long-term financial stability and ensure adequate funding for future development needs .
- C. Regularly review fee structures to ensure budgets can be maintained without overburdening residents.



EMAIL COMMENTS RECEIVED FROM COUNCILMEMBERS FOLLOWING JUNE 17 MEETING

Councilmember Hoefner Comments

NE.1 – Neighborhood Character

- This section would benefit from clarification on how we intend to maintain neighborhood character and accommodate appropriate change, consistent with the Council-approved Vision and Values around Community Character.
- Strategies A and C each state the same idea in different ways and should be combined and clarified (this will also cut down some duplication).
- Strategy F (calling to “protect and promote Downtown Louisville as the heart of the City”) is a downtown-focused action, which is covered in much greater detail under Goal DO.2. To reduce duplication, consider removing or shortening this point in NE.1 and deferring to the Downtown section.

NE.2 – Plan/Map Consistency

- This goal essentially asks that development decisions be guided by the plan, which is a fundamental principle that might not require its own goal statement.
- If NE.2 remains a standalone goal, its strategies should be streamlined. For example, strategies C and D say the same thing different ways and could be consolidated.

NE.3 – Code & Design Updates

- NE.2 and NE.3 are very similar—both address the outcome of aligning development to the plan. They can probably be one goal. There is also duplication within the strategies that can be eliminated. For example, Strategy A duplicates NE.2.B.
- It may be clearer to address all housing-related code changes in one place rather than scattered across NE and HD sections.

HD.1 – Overall Housing Supply

- HD.1 and HD.3 (which also talks about offering a diverse range of housing types for all ages/incomes) are very similar in intent and can likely be combined.
- HD.1 should call out where the plan anticipates new supply being added.

- Consider a strategy around the community input of “*preserve existing single-family neighborhoods, while allowing gentle infill, such as ADUs, duplexes and triplexes.*” It is currently ambiguous as to how these competing goals will be addressed.
- HD.1.B duplicates goal HD.2 and can be removed.
- HD.1.C is also a housing plan strategy so could also be removed (since those are captured in HD.1.A). Alternatively, consider a dedicated list of housing plan strategies that can be cross-referenced, rather than re-stating them in multiple places.

HD.2 – Code Changes for Diverse Housing

- This should point, in general, to where missing-middle forms will be allowed.
- Consider and reduce/eliminate duplication with NE.3, which as noted above has a lot of overlap.

HD.3 – Affordability & Preservation

- HD.3.A duplicates HD.1.C - consolidate
- Many of the strategies in this section appear to be housing plan items - consider listing under HD.1.A for clarity (and to avoid redundancy).

DO.1 – South Boulder Rd. Corridor

- Begin with a one-sentence “today vs. future” snapshot so readers know why change is proposed.
- A zoomed-in inset for the South Boulder Road area with street labels and an “Area 1” annotation would help readers orient themselves, instead of having to cross-reference a color-coded legend. Additionally, the narrative should explain why this area is targeted for mixed-use infill.

DO.2 – Downtown Louisville

- Begin with a one-sentence “today vs. future” snapshot so readers know why change is proposed.
- A zoomed-in inset would help — see similar comment on DO.1
- Correct wording to “complements”
- Strategies A and C are duplicative

- Items pulled from Downtown Vision Plan should be grouped under a heading indicating they are intended to implement that plan

DO.3 – McCaslin Blvd. Corridor

- Begin with a one-sentence “today vs. future” snapshot so readers know why change is proposed. For example, there should be some detail around the current retail landscape, challenges in the corridor, and the current state of development.
- A zoomed-in inset would help — see similar comment on DO.1
- As with other sections, check for overlapping strategies – for example, both DO.1 and DO.3 include general statements about improving bike/pedestrian connectivity and adding green spaces. Those are great practices, but we might not need to restate the full concept in every single area’s list. Perhaps a cross-reference to the transportation section could replace repetitive text and keep the focus on unique actions for McCaslin, etc.

End of Councilmember Hoefner’s Comments

Councilmember Cooperman 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.

End of Councilmember Cooperman's Comments
