



City Council

January 13, 2026
Packet Addendum #1

City Council

Comprehensive Plan Discussion

January 13, 2026

Purpose

- Introduce the “95% Draft” Comprehensive Plan ahead of broader community information sharing
- Confirm the Plan is clear, complete, and on the right track
- Seek feedback focused on:
 - Overall clarity and usability
 - Major omissions or gaps
 - Key policy considerations
- Not line-by-line edits or reopening foundational direction

Topics

1. Reminder of what a Comprehensive Plan is and isn't
2. Plan process recap
3. Orientation to the Comprehensive Plan
4. Deeper dive on the Future Land Use framework and growth estimates
5. How the Plan gets implemented to ensure maintenance of high level of City services as growth occurs
6. Next steps

What the Comprehensive Plan Is (and Isn't)

1. Establishes community-driven vision to guide future growth and development over the next 20 years
2. An update to the 2013 Comprehensive Plan



What is a Comprehensive Plan?

A comprehensive plan is...

- A strategic guidebook for City policy decisions and priorities;
- A reflection of the community's vision and values; and
- Required by Colorado law.

A comprehensive plan is NOT...

- Zoning or regulations.
- A budget document; or
- A prescriptive list of all the City's policies and action items to undertake over the next ten years.



City Council Context

- Numerous discussions over the past two years
- June & July 2025:
 - Extensive review of early draft
 - Policy direction on goals, strategies, and Future Land Use Framework
- Draft before you tonight reflects that direction

Process & Community Engagement

- Three major engagement phases, each building on the last
- 2,000+ residents engaged (over 10% of the community)
- 10+ boards and commissions engaged
- A final, primarily informational phase is coming next

Engagement by the Numbers

1,998

Total Survey
Responses

300+

Event
Participants



32

Focus
Groups



11

Community Events

5 Neighborhood and Event
Popups

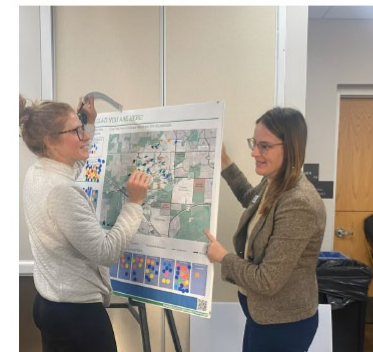
3 Workshops

3 Community Open Houses



36

City Council,
Boards, or
Commissions
Discussions



Relationship to Other City Plans

Part of a Continuum

- Designed to provide a foundation for City services, infrastructure, and investments
- Intentionally sequenced for implementation:
 - After the Louisville Housing Plan
 - To set stage for immediate, responsive follow up (code update, parks/rec plan update, utilities, etc.)
- Supports maintaining Louisville's high quality of life as conditions change

How to Use the Plan

- Policy, regulatory decisions
- Program priorities
- Capital planning
- Development review

Who Uses This Plan

- **Residents & Community Members** – to understand Louisville's long-term direction and how decisions are made.
- **Property Owners & Developers** – to determine desired land uses, policies, and design expectations for specific sites.
- **City Staff & Decision-Makers** – to inform development review, budgeting, capital projects, and updates to regulations.
- **City Council, Boards & Commissions** – to evaluate proposals for consistency with adopted policies.
- **Partner Organizations** – to align their work with Louisville's goals and collaborate effectively.

Use This Plan When You Are:

- Reviewing or proposing a development project
- Prioritizing public investments and capital improvements
- Updating zoning, design standards, or other City rules
- Preparing departmental work plans, advisory board priorities, or budgets
- Weighing trade-offs between competing community priorities
- Considering long-term impacts of policy or land use decisions

Plan Structure

Vision Statement and Core Values

Aspirational future statement and guidepost for this Plan and future City decision making.



Policies by Plan Element

- Goals and strategies to advance the Vision Statement and Core Values organized by Plan Element, not by priority.
- Goals are broad, aspirational statements.
- Strategies are for consideration over the life of the plan for the City to achieve the goals and are not a prescriptive “to do” list.



Action Plan

- Identifies select, high priority actions the City should take over the next ten years to implement the Comprehensive Plan.
- Intended to be updated at least every five years.

Plan Structure

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Vision Statement & Core Values

- Heavily vetted through community engagement
- Previously affirmed by both Planning Commission and City Council
- Serve as the foundation for all Plan elements

Comprehensive Plan Vision Statement

*The City of Louisville is committed to being an **equitable, resilient, and sustainable** community where everyone has the opportunity to thrive—now and for future generations. We strive for a **vibrant** future where Louisville will evolve and adapt to change in ways that respect our past and supports our high quality of life.*

Comprehensive Plan Core Values

Community Character

We value a balanced approach to change that embraces and enhances our community character.

Community Connectivity

We value knowing our neighbors through a community network that is inclusive and inter-connected.

Environmental Sustainability

We value climate action, environmental resilience, and adaptation to promote environmental sustainability for the enduring vitality of our community.

Economic Vibrancy

We value thriving and dynamic businesses that support and engage the community.

Community Places

We value community places that bring people together and support healthy living including parks, open spaces, and other public places.

Civic Leadership

We value transparent, collaborative, and fiscally responsible local government.

Plan Elements

PLAN ELEMENTS SUMMARY

The Comprehensive Plan is organized into topic areas that shape Louisville's future. Each section addresses these topics with corresponding goals and strategies that help put the community's Vision and Core Values into action.

Representative future statement and guidance for

Plan Element	Goals
Core Values it Implements	
Land Use and Land Development (LU)	LU 1. Increase Residential Development Opportunities LU 2. Expand and Maintain Access to Affordable Housing LU 3. Diversify Louisville's Housing Stock LU 4. Enhance Neighborhood Livability LU 5. Protect and Celebrate Louisville's History & Culture LU 6. Promote Exceptional Building and Site Design LU 7. Downtown Opportunity Area Goal LU 8. South Boulder Road Opportunity Area Goal LU 9. Centennial Valley Opportunity Area Goal LU 10. Redtail Ridge Opportunity Area Goal
Open Space (OS)	OS 1. Protect and Restore the Ecological Integrity of Louisville's Natural Areas OS 2. Support Healthy Ecosystems OS 3. Increase Open Space and Trails Public Awareness and Involvement OS 4. Maintain and Enhance the City's Inventory of Open Space
Community Places (CP)	CP 1. Maintain and Enhance Vital Recreation Assets CP 2. Encourage Social Connections Through Community Places and Events CP 3. Strengthen Trail Connectivity for Recreation and Transportation CP 4. Make Public Spaces Welcoming for Everyone CP 5. Foster Louisville as a City of Readers CP 6. Enhance Local Arts, History, and Culture for a Vibrant Community Experience
Economic Vitality (EV)	EV 1. Strengthen and Sustain Small and Local Businesses EV 2. Attract and Retain Employers to Grow Jobs and Diversify Louisville's Economic Base EV 3. Enhance Commercial Areas to Boost Economic Activity EV 4. Encourage Innovation and Entrepreneurship to Support Startups and Creative Industries

The plan is a guide—not a checklist—for City policy makers, City officials, community members, and partners to understand how decisions and proposals support Louisville's long-term direction. The strategies offer a range of tools the City may use over time, depending on priorities and available resources, ensuring the plan remains flexible and responsive as the community grows and changes.

Plan Element	Goals
Core Values it Implements	
Environmental Sustainability (ES)	ES 1. Reduce Greenhouse Gas Emissions and Advance Carbon Neutrality ES 2. Promote Energy Efficiency and Renewable Energy in Buildings ES 3. Engage and Educate the Community on Environmental Sustainability ES 4. Promote Water Conservation and Efficiency ES 5. Reduce Waste and Support a Circular Economy ES 6. Grow and Maintain a Healthy Urban Forest
Recovery and Resilience (RR)	RR 1. Modernize Critical Infrastructure to be More Resilient RR 2. Collaborate Regionally on Resilience RR 3. Build Strong and Connected Communities to Support Resilience RR 4. Enhance Emergency Preparedness RR 5. Support a Resilient and Diverse Economy RR 6. Support Equitable Access to Recovery and Resilience Resources RR 7. Strengthen Wildfire Preparedness and Mitigation
Transportation (TR)	TR 1. Support Safe, Efficient, and Reliable Travel TR 2. Build a Connected Multimodal Network TR 3. Strengthen Regional Transportation Connections TR 4. Use Technology to Improve Transportation Systems TR 5. Advance Equity and Accessibility in Transportation TR 6. Design Streets That Reflect Louisville's Character TR 7. Support a Transportation System That Strengthens the Local Economy TR 8. Align Transportation with Sustainability and Climate Goals
City Core Services (CS)	CS 1. Practice Transparent and Accountable City Government CS 2. Continue Providing Effective Public Safety and Emergency Services CS 3. Promote Meaningful and Inclusive Community Engagement CS 4. Ensure Fiscal Health for High Quality City Services CS 5. Protect and Effectively Manage Water Resources CS 6. Make the Development Review Process Clear, Efficient, and Aligned with Community Goals

Plan Elements

City Core Services (CS) Goals and Strategies

Goal CS 1. Practice Transparent and Accountable City Government

Strategies

- CS 1.1.** Continue maintaining clear and accessible public records and performance reporting.
- CS 1.2.** Continue publishing meeting agendas, decisions, and financial information in an understandable, timely manner.
- CS 1.3.** Use the Comprehensive Plan's Vision Statement and Core Values as a lens for City decision making to support the community's overarching goals and long-term vision.

Goal CS 3. Promote Meaningful and Inclusive Community Engagement

Strategies

- CS 3.1.** Continue to apply best practices in public engagement, such as the International Association of Public Participation (IAP2) principles, for major City decisions affecting residents and businesses.
- CS 3.2.** Design community engagement opportunities that include and reflect the entire community, especially underrepresented groups, so that City decision-making is informed by all voices.
- CS 3.3.** Advance the City's Equity, Diversity, and Inclusion (EDI) Blueprint to guide more inclusive communication and engagement strategies.
- CS 3.4.** Develop a Citywide Community Engagement Framework to promote consistent, transparent, and meaningful engagement on projects that impact neighborhoods and/or the broader community.



Community Play Space at The Orchard in Orem, UT
Source: DesignWorkshop



Historic Downtown area of Louisville
Source: City of Louisville

Goal CS 2. Continue Providing Effective Public Safety and Emergency Services

Strategies

- CS 2.1.** Continue to support the City's Police Department by providing the resources, coordination, and training needed to maintain high levels of community safety and quality of life.
- CS 2.2.** Continue to partner with the Louisville Fire Protection District and other regional public safety agencies to coordinate emergency response, prevention, and recovery efforts.
- CS 2.3.** Promote safety programs, such as neighborhood watch and safe routes to school.

Recovery and Resilience (RR) Goals and Strategies

Goal RR 1. Modernize Critical Infrastructure to be More Resilient

Strategies

- RR 1.1.** Assess and upgrade City utilities, stormwater systems, and transportation infrastructure to better withstand climate-related and natural hazard risks.
- RR 1.2.** Integrate green infrastructure, renewable energy, and low-impact design practices into capital projects where feasible.
- RR 1.3.** Pursue funding, grants, and regional partnerships to support infrastructure improvements and resilience investments.

Goal RR 3. Build Strong and Connected Communities to Support Resilience

Strategies

- RR 3.1.** Support neighborhood groups, community organizations, and volunteer networks that strengthen social ties and mutual support before, during, and after emergencies.
- RR 3.2.** Provide residents, neighborhoods, and businesses with practical tools, training, and information to prepare for disasters and climate-related events.
- RR 3.3.** Evaluate opportunities to establish a network of resilience hubs using existing public community facilities.
- RR 3.4.** Support emergency communications that are accessible, inclusive, and culturally respectful so all residents receive timely information.
- RR 3.5.** Encourage community participation in preparedness activities such as workshops, drills, and neighborhood-based response planning.
- RR 3.6.** Support integration of climate-resilient design strategies—such as heat-mitigating landscaping, green roofs, shade structures, flood-resistant site design, wildfire-smart building materials, and defensible space—into new development and redevelopment.

Goal RR 2. Collaborate Regionally on Resilience

Strategies

- RR 2.1.** Coordinate disaster preparedness and long-term resilience initiatives with Boulder County, neighboring jurisdictions, utilities, and regional agencies.
- RR 2.2.** Align emergency response and recovery plan with the Boulder Office of Disaster Management for unified effective action during emergencies.
- RR 2.3.** Share data, best practices, and resources with partners to strengthen hazard mitigation and climate resilience.
- RR 2.4.** Continue to support updates and implementation of the Boulder County Community Wildfire Protection Plan (CWRP) regional hazard mitigation plans.
- RR 2.5.** Support the Louisville Fire Protection District's Risk Assessment (WRA) expansion efforts and integration into local planning, mitigation, and preparedness initiatives.

Environmental Sustainability (ES) Goals and Strategies

Goal ES 1. Reduce Greenhouse Gas Emissions and Advance Carbon Neutrality

Strategies

- ES 1.1.** Continue tracking and reporting progress toward the City's Climate Action Goals, including a 60% reduction in greenhouse gas emissions by 2030 and carbon neutrality by 2050.
- ES 1.2.** Advance community decarbonization by encouraging building electrification, renewable energy use, and emerging clean technologies in new and existing buildings.
- ES 1.3.** Encourage low-emission transportation options—including walking, biking, public transit, and electric vehicles—to reduce vehicle-related emissions and improve air quality.
- ES 1.4.** Periodically update the Sustainability Action Plan to reflect evolving strategies, technologies, and data that support ongoing progress toward the City's climate and sustainability goals.
- ES 1.5.** Collaborate with regional partners to identify opportunities for resource sharing, joint funding, and coordinated policies that strengthen regional climate and sustainability efforts.
- ES 1.6.** Evaluate opportunities to expand renewable energy and efficiency programs for homes, businesses, and City facilities, including options such as solar, geo-exchange, utility clean energy, and other low-carbon technologies.

Goal ES 2. Promote Energy Efficiency and Renewable Energy in Buildings

Strategies

- ES 2.1.** Support programs for energy-efficient upgrades in residential and commercial properties.
- ES 2.2.** Encourage energy-efficient construction and retrofits that remain cost-accessible.
- ES 2.3.** Implement sustainability practices in City facilities including energy efficient systems, renewable energy sources, water-efficient systems, and climate appropriate and drought tolerant landscaping.
- ES 2.4.** Consider adoption of a strengthened energy code, such as the Colorado Model Low Energy and Carbon Code.
- ES 2.5.** Encourage adaptive reuse of existing buildings to reduce demolition waste, preserve community character, lower embodied carbon, and support sustainability goals.
- ES 2.6.** Encourage development to incorporate renewable energy systems, EV-ready infrastructure, and other low-carbon technologies that reduce long-term greenhouse gas emissions.

Community Places (CP) Goals and Strategies

Goal CP 1. Maintain and Enhance Vital Recreation Assets

Strategies

- CP 1.1.** Support the goals of adopted Parks, Recreation, and Open Space plans to maintain high-quality services at parks, the Recreation & Senior Center, open spaces, trails, and the Coal Creek Golf Course, with ongoing attention to programming, staffing, and financial sustainability.
- CP 1.2.** Continue to promote diverse and inclusive recreation opportunities that are accessible to residents of all ages, backgrounds, abilities, and interests.
- CP 1.3.** Improve the comfort and functionality of public spaces by adding amenities such as lighting, year-round restrooms, seating, water fountains, and waste containers where appropriate.
- CP 1.4.** Maintain a high standard for the quality, variety, and availability of classes and programs that serve residents of all ages.

Goal CP 2. Encourage Social Connections Through Community Places and Events

Strategies

- CP 2.1.** Maintain high standards for the number and variety of city events that bring people together for a shared sense of community.
- CP 2.2.** Partner with local organizations, schools, and cultural groups to host collaborative events and activities.
- CP 2.3.** Support City facilities that are welcoming, accessible, and designed to support group activities and social engagement.
- CP 2.4.** Use public spaces to celebrate local culture, heritage, and community identity.
- CP 2.5.** Encourage community-led festivals, block parties, and cultural gatherings that strengthen neighborhood identity.

Goal CP 3. Strengthen Trail Connectivity for Recreation and Transportation

Strategies

- CP 3.1.** Support the goals of the Parks, Recreation, and Open Space (PROS), and Trails Long-Range Plan and Trails Plan to maintain and expand a safe, connected trail system throughout Louisville and the surrounding region.
- CP 3.2.** Continue to implement the Trails Plan by focusing on trail maintenance, snow removal on concrete trails, managing undesignated trails, and designing responsibly to balance access with protection of wildlife habitat and native ecosystems.
- CP 3.3.** Expand and link existing trails to create a continuous, safe network for walking, biking, and other active transportation.
- CP 3.4.** Improve the trail user experience for people of all ages and abilities by adding amenities such as rest areas, underpasses, and clear wayfinding signs.
- CP 3.5.** In coordination with adopted trail and transportation master plans, advance trail projects that serve a variety of users and support active, multimodal transportation.

Action Plan

- Short list of major high-priority, City-initiated actions over the next 5+ years
- Focuses on policy updates, regulatory changes, programs, etc.
- Not a list of capital projects (that belongs in the City's Capital Improvements Plan – CIP)
- Intended to be updated every five years

APPENDIX A: ACTION PLAN



The Action Plan identifies the major City-initiated policy, regulatory, and programmatic steps Louisville should take over the next ten years to implement the Comprehensive Plan's vision, values, and goals. It highlights a focused set of high-impact initiatives such as updates to plans, codes, policies, and engagement practices. These items are strategic and do not include specific capital projects, which are addressed through separate plans, capital improvement programs, and City budgeting. While the strategies throughout the Comprehensive Plan provide broad direction, the Action Plan offers a clear roadmap for near- and mid-term implementation and should be reviewed and updated approximately every five years to remain responsive to community needs.

Action Item	Summary	Why It's Important	Responsibility	Timeline
Parks, Recreation, and Open Space Long-Range Plan Update	Review and update the City's Parks and Recreation Department priorities for the next 10+ years.	Maintains the City's high level of service for parks, open space, recreation, senior services, and golf.	Parks and Recreation	Near Term (1-3 yrs)
Development Code Update	Comprehensively update Louisville Municipal Code Titles 16-17 to modernize zoning and development standards and processes to support housing diversity and affordability, economic vitality, sustainability, natural hazard resilience, and a business friendly environment.	Implements plan goals through clear, predictable regulations; increases resilience and quality of development.	Community Development	Near Term (1-3 yrs)
Design Standards and Guidelines Updates	Update the City's design standards and guidelines—including Commercial, Mixed Use, Industrial, Old Town Overlay, and the Downtown Design Handbook—and consider creating new Multifamily Design Standards and Guidelines. These updates should occur in tandem with the development code update for consistency across all regulations.	Provides clear, modern, and predictable design expectations; improves development quality; supports housing goals and compatibility with surrounding neighborhoods; and ensures alignment between zoning rules and design guidance.	Community Development	Near Term (1-3 yrs)

Louisville Comprehensive Plan Draft 12.19.2025

Action Item	Summary	Why It's Important	Responsibility	Timeline
Development Impact Fees Updates	Review and adjust fees so development contributes proportionally to infrastructure and service costs to enhance quality of life.	Supports fiscal sustainability for a high quality of City services, programs, events, public spaces, and equitable growth.	Community Development, Parks and Recreation, Public Works, Cultural Services	Near Term (1-3 yrs)
Utility Master Plan Updates	Incorporates new growth projections into recent utility strategies to enhance resilience and support long term infrastructure needs.	Ensures continued reliable service delivery and infrastructure adaptation to evolving climate risks.	Public Works	Near Term (1-3 yrs)
Community Engagement Framework	Develop a standing program for inclusive engagement on major city projects that impact the community.	Keeps community involved and builds trust in planning decisions.	Communications, Community Development	Near Term (1-3 yrs)
Downtown Vision Plan Implementation	Advance downtown improvements in public areas and mobility projects that enhance safety and vibrancy.	Supports economic vitality, beautification, placemaking, and opportunities for community connections downtown.	Public Works, Community Development	Near Term (1-3 yrs)
Sustainability Action Plan Updates	Refresh climate, energy, and waste goals and integrate resilience strategies from the Comprehensive Plan.	Reinforces community leadership in sustainability and climate adaptation.	Sustainability	Medium Term (3-5 yrs)
Transportation Master Plan Updates	Align transportation investments with land use, safety, and climate goals.	Reduces emissions, improves mobility options, and supports connected neighborhoods.	Community Development, Public Works	Medium Term (3-5 yrs)
Housing Plan Updates	Refresh Housing Plan needs assessment and responsive action items to address housing goals.	Addresses one of the community's top priorities by responding to changing market conditions.	Community Development	Medium Term (3-5 yrs)
Future 42 Implementation	Coordinate corridor improvements with regional partners to improve safety, transit, and design character.	Key multimodal and economic link for Louisville and the region.	Public Works, Community Development	Medium Term (3-5 yrs)



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Future Land Use Framework

FUTURE LAND USE MAP

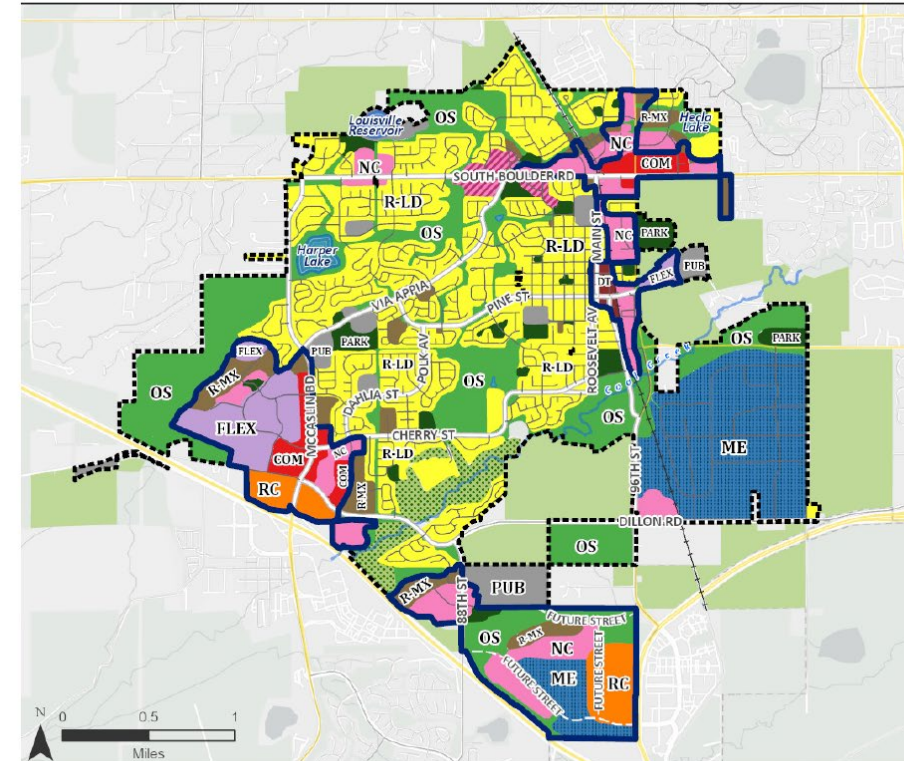


Figure 10: Future Land Use Map

Source: City of Louisville

LEGEND

Placetypes

- Residential Low Density (R-LD)
- Residential Mix (R-MX)
- Neighborhood Center (NC)
- Downtown (DT)
- Regional Center (RC)
- Commercial Corridor (COM)
- Integrated Development/FLEX (FLEX)
- Public Facilities (PUB)
- Parks and Recreation (PARK)
- Open Space (OS)
- Mixed Employment (ME)

Overlay Areas

- Golf Course
- Naturally Occurring Affordable Housing (NOAH) Overlay
- City Limits
- Opportunity Area
- Open Space outside of Louisville

Future Land Use Framework

SUMMARY OF LOUISVILLE COMPREHENSIVE PLAN PLACETYPES

PLACETYPE	PRIMARY LAND USES	SUPPORTING LAND USES	DENSITY AND SCALE
R-LD Residential Low Density	Single Family Detached Residential and ADUs	- Single Family Attached and ADUs where compatible with neighborhood context - Parks and Recreation - Open Space, Trails, and Conservation - Community Places (public spaces, community centers, etc.)	1-8 DU/acre - Up to 2.5 stories
R-MX Residential Mixed	- Single Family Attached Residential and ADUs - Single Family Detached Residential and ADUs - Multifamily Residential where compatible with neighborhood context	- Parks and Recreation - Open Space, Trails, and Conservation - Community Places - Limited neighborhood-serving Retail, Restaurants, and Office	8-18 DU/acre - Up to 3 stories in appropriate locations
NC Neighborhood Center	- Multifamily Residential - Single Family Attached Residential and ADUs - Retail, Restaurant, and Office where compatible with neighborhood context	- Parks and Recreation - Open Space, Trails, and Conservation - Community Places	18-30 DU/acre 3 stories
RC Regional Center	- Multifamily Residential above the ground floor - Retail, Restaurant, Office, and Entertainment	- Parks and Recreation - Open Space, Trails, and Conservation - Community Places	30-40 DU/acre - Up to 5 stories in some locations
COM Commercial	Retail, Restaurant, Office, and Entertainment	- Multifamily Residential in limited areas - Parks and Recreation - Open Space, Trails, and Conservation - Community Places - Light Industrial in limited areas	18-30 DU/acre 3 stories
DT Downtown	- Retail, Restaurant, and Entertainment - Community Places	- Office - Multifamily Residential above the ground floor of buildings - Parks and Recreation	18-30 DU/acre 3 stories
FLEX Integrated Development/FLEX	- Retail, Restaurant, Entertainment, and Office - Light Industrial - Multifamily Residential	- Parks and Recreation - Open Space, Trails, and Conservation - Community Places	18-30 DU/acre 3 stories
ME Mixed Employment	- Office - Light Industrial	- Retail, Restaurant, Entertainment in limited locations - Parks and Recreation - Open Space, Trails, and Conservation - Community Places	3 stories
PARK Parks and Recreation	Passive and active recreation opportunities and amenities	- Support facilities such as restrooms, event shelters and parking areas - Open Space, Trails, and Conservation	N/A
OS Open Space	- Open Space, Trails, and Conservation - City Charter defined open space areas	Parks and Passive Recreation	N/A
PUB Public	- Government and institutional buildings - Public utilities	- Parks and Recreation - Open Space, Trails, and Conservation - Community Places - Light Industrial	Varies but should be compatible with adjacent neighborhoods

Table 2: Summary of Louisville Comprehensive Plan Placetypes
Source: City of Louisville

FUTURE LAND USE MAP

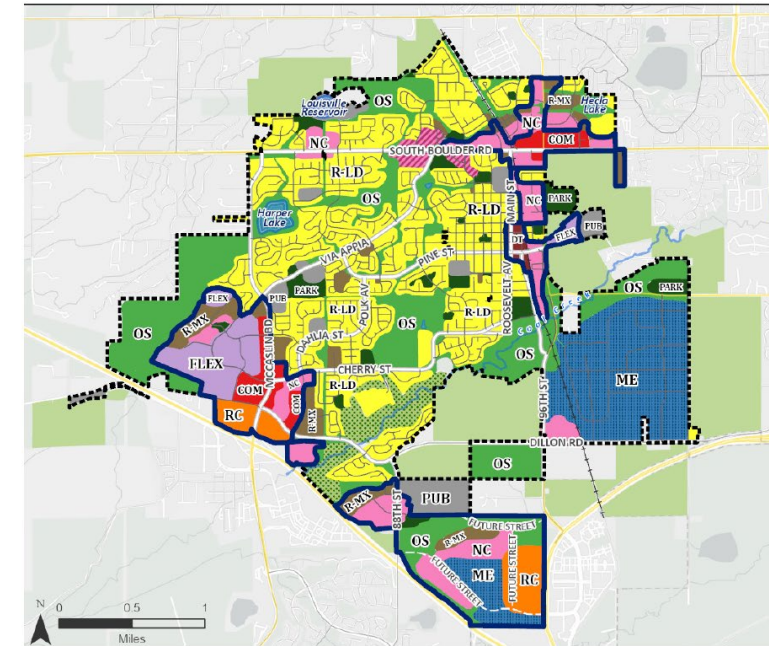


Figure 10: Future Land Use Map
Source: City of Louisville



Future Land Use Framework

Neighborhood Center (NC)

Community Character

Description: Dense residential areas with limited retail or office uses to support walkable, vibrant communities. Housing types may include duplexes, triplexes, townhomes, condominiums, and apartments. Ground-floor retail, such as neighborhood 'corner stores', is encouraged to provide local goods and services.

Location: Located at the intersections of arterial and collector roadways or along active corridors with strong multimodal access, including transit. Ideal at community 'nodes' such as Redtail Ridge, South Boulder Road, DELO, and Centennial Parkway, where additional housing supports local vibrancy and activity.

Transportation Connectivity

- Design streets to accommodate all users—drivers, pedestrians, and cyclists—within a mixed-use environment.
- Provide transit stops and dedicated bike facilities scaled to surrounding traffic volumes and speeds.
- Include on-street parking to support access and business activity.
- Prioritize pedestrian comfort with wide sidewalks, modest setbacks, and active ground-floor design.



Neighborhood Center Development
Source: DesignWorkshop

Land Use and Scale

Primary Land Uses:

- Multifamily Residential
- Single Family Attached Residential
- Retail, Restaurant, and Office where compatible with neighborhood context

Supporting Land Uses:

- Parks and Recreation
- Open Space, Trails, and Conservation
- Community Places (places of worship, schools, public spaces, community centers, etc.)

Density and Scale:

- Residential Density: 18-30 DU/acre
- Building Heights: 3 stories

Development Considerations

- Integrate housing, commercial uses, and parks, trails, and plazas to create walkable neighborhoods that support foot traffic and local businesses.
- Locate retail and office uses to meet daily needs and serve nearby residents.
- Provide shared public spaces for recreation and social interaction.
- Support convenient access to jobs and services through nearby transit stops and commercial hubs.
- Include active ground-floor uses—such as cafés and community spaces—at key locations, including along South Boulder Road, Centennial Boulevard, McCaslin Boulevard, 96th Street, and Highway 42.

Future Land Use Framework

General description of
desired character of
these areas

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Future Land Use Framework

General description of what the transportation network should look like in these areas

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Within that Placetype overall,
what are the predominant uses
and what are the uses that are
appropriate in some locations,
but more limited

Future Land Use Framework

Neighborhood Center (NC)

Community Character

Description: Dense residential areas with limited retail or office uses to support walkable, vibrant communities. Housing types may include duplexes, triplexes, townhomes, condominiums, and apartments. Ground-floor retail, such as neighborhood 'corner stores', is encouraged to provide local goods and services.

with strong multimodal access, including transit. Ideal at community 'nodes' such as Redtail Ridge, South Boulder Road, DELO, and Centennial Parkway, where additional housing supports local vibrancy and activity.

Transportation Connectivity

- Design streets to accommodate all users—drivers, pedestrians, and cyclists—within a mixed-use environment.
- Provide transit stops and dedicated bike facilities scaled to surrounding traffic volumes and speeds.
- Include on-street parking to support access and business activity.
- Prioritize pedestrian comfort with wide sidewalks, modest setbacks, and active ground-floor design.



Neighborhood Center Development
Source: DesignWorkshop

Land Use and Scale

Primary Land Uses:

- Multifamily Residential
- Single Family Attached Residential
- Retail, Restaurant, and Office where compatible with neighborhood context

Supporting Land Uses:

- Parks and Recreation
- Open Space, Trails, and Conservation
- Community Places (places of worship, schools, public spaces, community centers, etc.)

Density and Scale:

- Residential Density: 18-30 DU/acre
- Building Heights: 3 stories

Development Considerations

- Integrate housing, commercial uses, and parks, trails, and plazas to create walkable neighborhoods that support foot traffic and local businesses.
- Locate retail and office uses to meet daily needs and serve nearby residents.
- Provide shared public spaces for recreation and social interaction.
- Support convenient access to jobs and services through nearby transit stops and commercial hubs.
- Include active ground-floor uses—such as cafés and community spaces—at key locations, including along South Boulder Road, Centennial Boulevard, McCaslin Boulevard, 96th Street, and Highway 42.

Desired range of dwelling units per acre, but can vary; building heights

Future Land Use Framework

Neighborhood Center (NC)

Community Character

Description: Dense residential areas with limited retail or office uses to support walkable, vibrant communities. Housing types may include duplexes, triplexes, townhomes, condominiums, and apartments. Ground-floor retail, such as neighborhood 'corner stores', is encouraged to provide local goods and services.

Location: Located at the intersections of arterial and collector roadways or along active corridors with strong multimodal access, including transit. Community 'nodes' such as Redtail Ridge, Boulder Road, DELO, and Centennial Parkway, where additional housing supports local vibrancy and activity.

Transportation Connectivity

- Design streets to accommodate all users—drivers, pedestrians, and cyclists—within a mixed-use environment.
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Policies to consider when responding to development proposals within this Placetype

Future Land Use Framework

Neighborhood Center (NC)

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Location: Located at the intersections of arterial and collector roadways or along active corridors with strong multimodal access, including transit. Ideal at community 'nodes' such as Redtail Ridge, South Boulder Road, DELO, and Centennial Parkway, where additional housing supports local vibrancy and activity.

Transportation Connectivity

- Design streets to accommodate all users—pedestrians, transit users, motorists, and cyclists—within a mixed-use environment.
- Provide transit stops and access to bike facilities scaled to surrounding traffic volumes and speeds.
 - Include on-street parking to support access and business activity.
 - Prioritize pedestrian comfort with wide sidewalks, modest setbacks, and active ground-floor design.



Neighborhood Center Development
Source: DesignWorkshop

Land Use and Scale

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Future Land Use Framework

Images of development that aligns with Placetype, including density and building heights

Neighborhood Center (NC)

Community Character

Description: Dense residential areas with limited retail or office uses to support walkable, vibrant communities. Housing types may include duplexes, triplexes, townhomes, condominiums, and apartments. Ground-floor retail, such as neighborhood 'corner stores', is encouraged to provide local goods and services.

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Neighborhood Center Development

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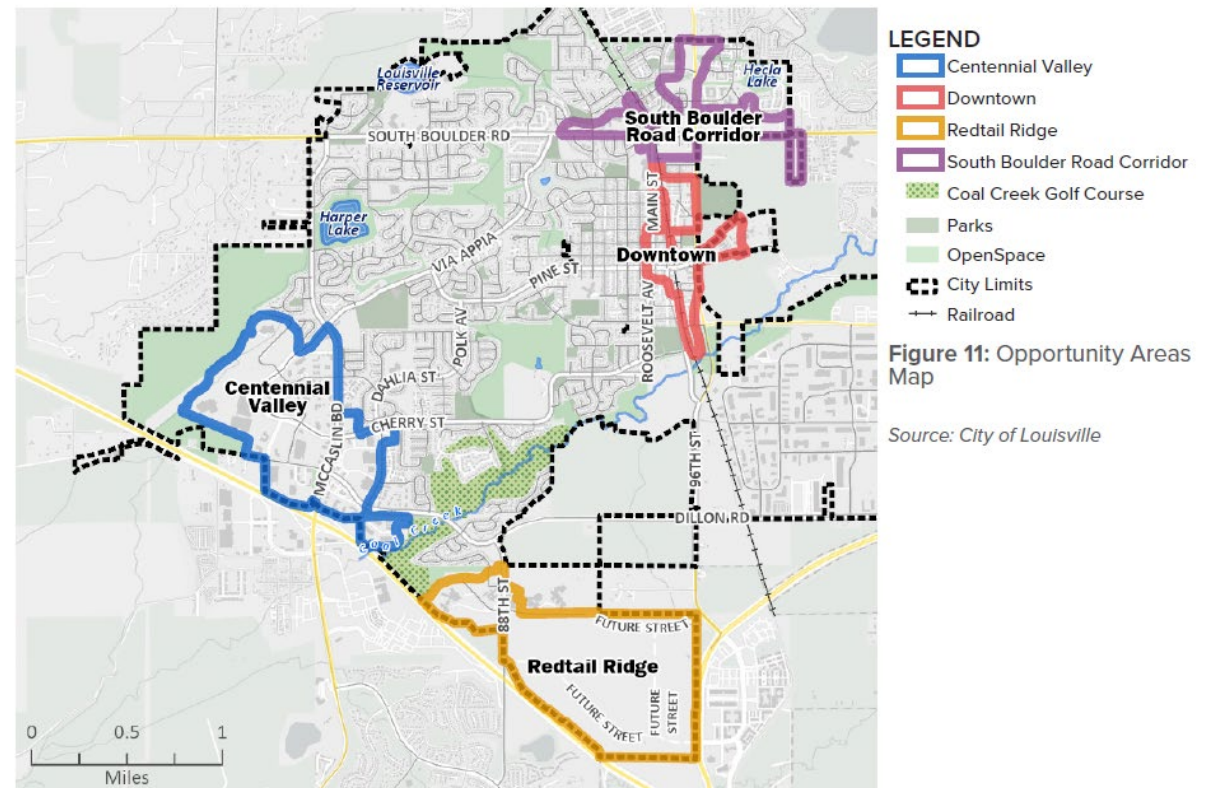
Development Considerations

- Integrate housing, commercial uses, and parks, trails, and plazas to create walkable neighborhoods that support foot traffic and local businesses.
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- Provide shared public spaces for recreation and social interaction.
- Support convenient access to jobs and services through nearby transit stops and commercial hubs.
- Include active ground-floor uses—such as cafés and community spaces—at key locations, including along South Boulder Road, Centennial Boulevard, McCaslin Boulevard, 96th Street, and Highway 42.

Opportunity Areas

- Concentrated areas where change most likely to occur
- Approximately 90% of future residential capacity located here according to Future Land Use Framework

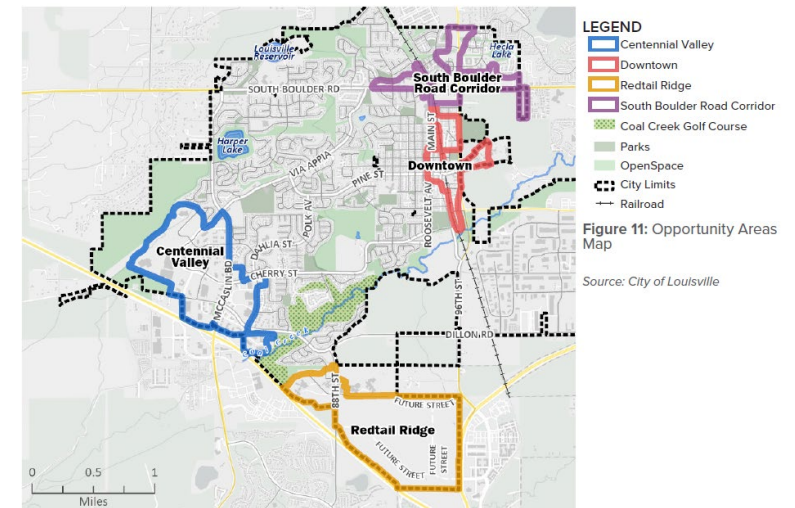
OPPORTUNITY AREAS MAP



Opportunity Areas

- Selected because they:
 - Contain significant vacant or underutilized land
 - Supported by infrastructure (roads, transit, bike/ped infrastructure, utilities, etc.)
- Nearly 80% of residents supported redevelopment of vacant commercial areas for mixed use and housing (statistically valid survey)

OPPORTUNITY AREAS MAP



Future Growth Estimates

FUTURE LAND USE MAP

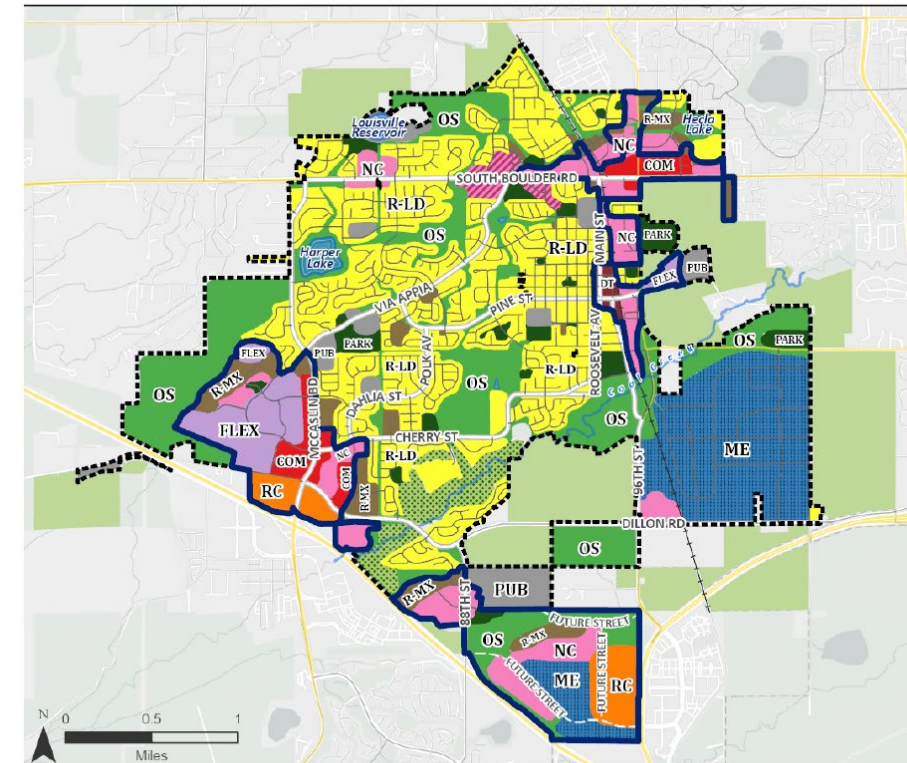


Figure 10: Future Land Use Map

Source: City of Louisville

LEGEND

Placetypes

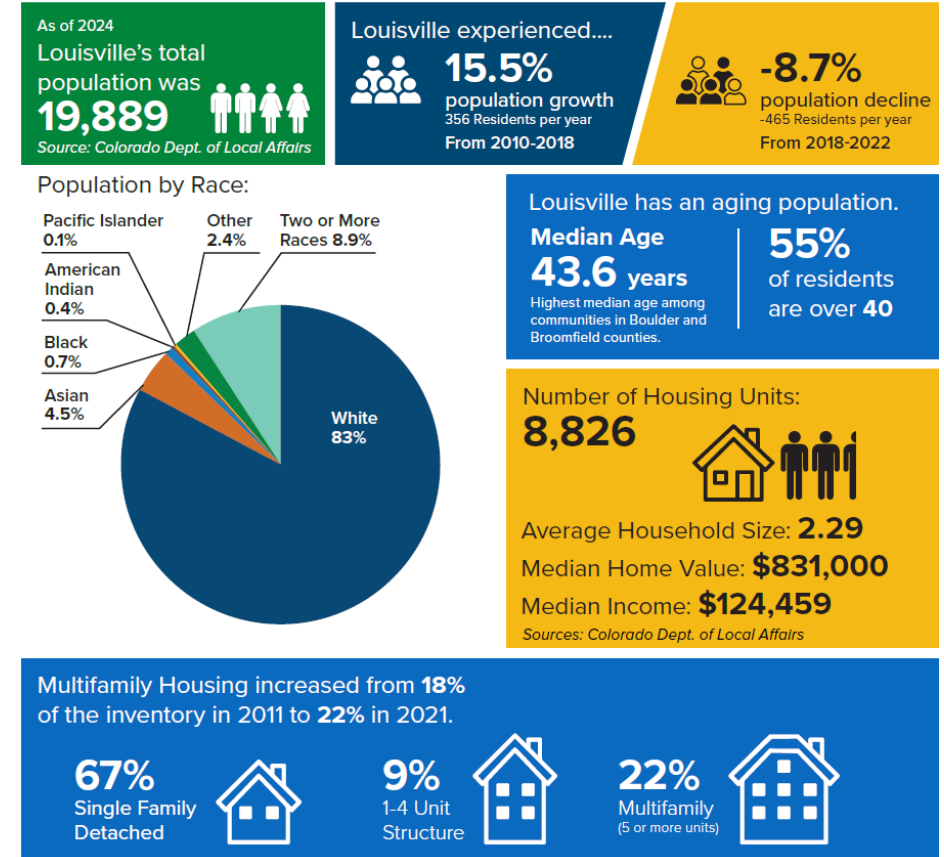
- Residential Low Density (R-LD)
- Residential Mix (R-MX)
- Neighborhood Center (NC)
- Downtown (DT)
- Regional Center (RC)
- Commercial Corridor (COM)
- Integrated Development/FLEX (FLEX)
- Public Facilities (PUB)
- Parks and Recreation (PARK)
- Open Space (OS)
- Mixed Employment (ME)

Overlay Areas

- Golf Course
- Naturally Occurring Affordable Housing (NOAH) Overlay
- City Limits
- Opportunity Area
- Open Space outside of Louisville

Future Growth Estimates

- Current Louisville population is about 20,000, a decline of about 9% over the last 5 years
- School enrollment continues to decline (note: BVSD highly supportive of residential growth in Louisville in this Plan)



Future Growth Estimates

- A planning foundation for next 20 years, not targets, goals, mandates, etc.
- Represents an estimate of future potential buildout capacity
- Based on Future Land Use Map and residential densities contemplated in Placetypes
- Purpose is to:
 - Understand infrastructure needs
 - Plan for services and facilities
 - Ensure systems in place to manage change in a way that honors community values

FUTURE LAND USE MAP

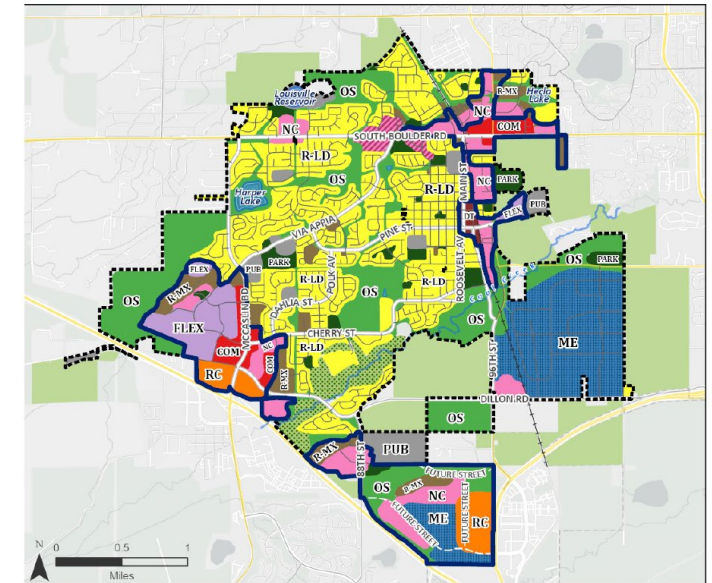


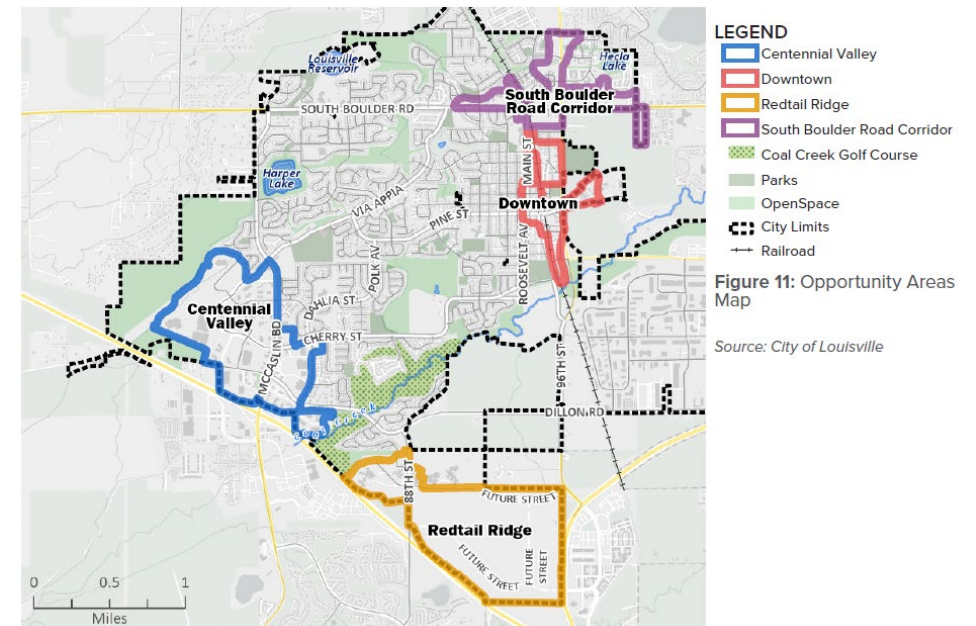
Figure 10: Future Land Use Map
Source: City of Louisville



Future Growth Estimates

- Current housing stock: ~9,000 units
- Approximately 4,000– 5,000 additional housing units over the next 20 years
- Distribution of potential growth (90% in Opportunity Areas)
 - Redtail Ridge: ~45%
 - Centennial Valley: ~30%
 - South Boulder Road: ~10–11%
 - Downtown: ~5%
 - Elsewhere: <10%

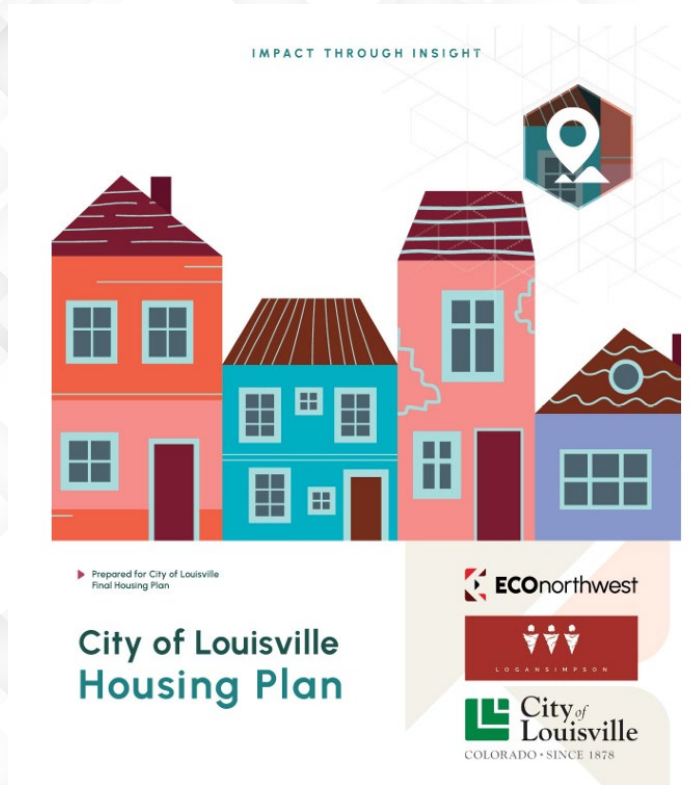
OPPORTUNITY AREAS MAP



Future Growth Estimates and Implications for:

- Housing Goals**
- Economic Vitality**
- Environmental Sustainability**

Future Growth Estimates and Housing Plan



Adopted by City Council May 7, 2024



Goal 1: Increase Residential Development Opportunities in Louisville



Goal 2: Expand and Maintain Access to Affordable Housing



Goal 3: Diversify Louisville's Housing Stock

Future Growth Estimates and Economic Vitality

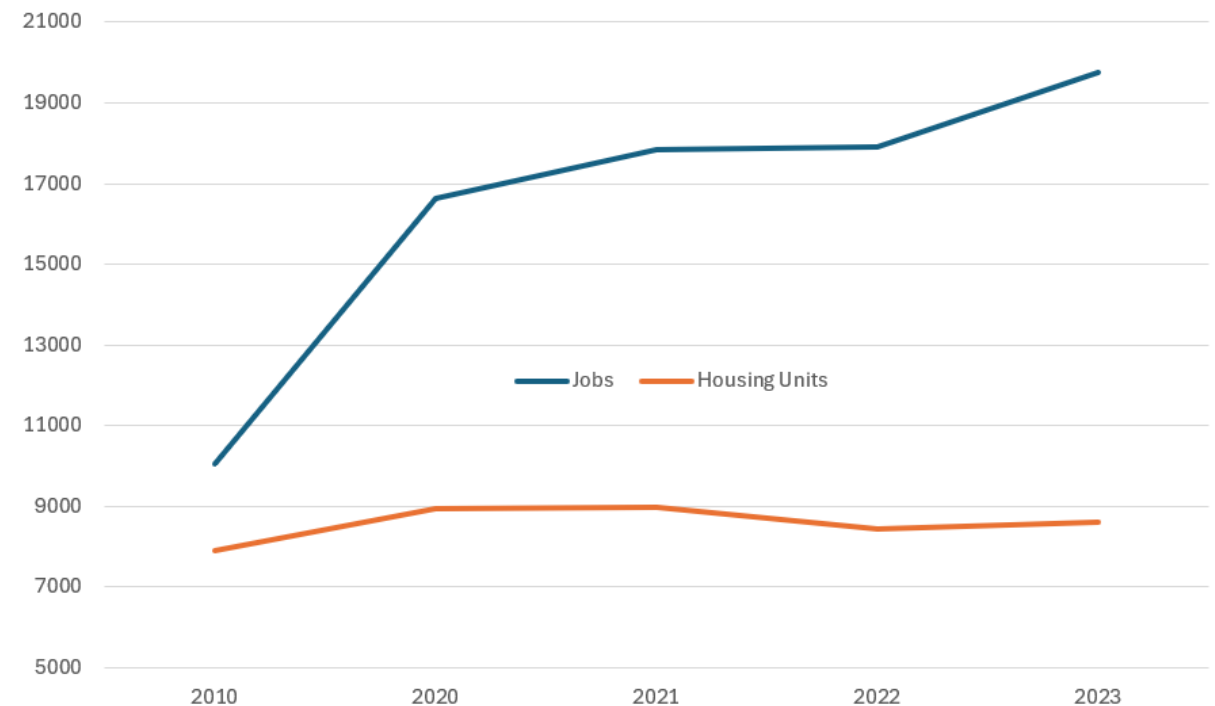
- Core commercial areas (Downtown, South Boulder Road, McCaslin corridor) remain commercial, and have space to expand and redevelop
- Residential growth directed in Opportunity Areas near commercial areas to address housing and economic vitality goals:
 - Additional housing means more customers and jobs nearby = strengthening the commercial areas
 - “Retail follows rooftops”



Future Residential and Job Growth Estimates

- Job growth significantly outpacing housing unit growth, and that trend is expected to continue under current land use policies
- This imbalance has significant transportation, housing, and sustainability implications

Employment Growth vs Housing Units in Louisville



Future Residential and Job Growth Estimates

Why is a continued divergence between jobs and housing units an issue?

- Increasing # of Louisville employees can't live in the city (housing supply and affordability)
- Increased vehicle miles traveled (counter to sustainability goals)
- Workforce hiring challenges

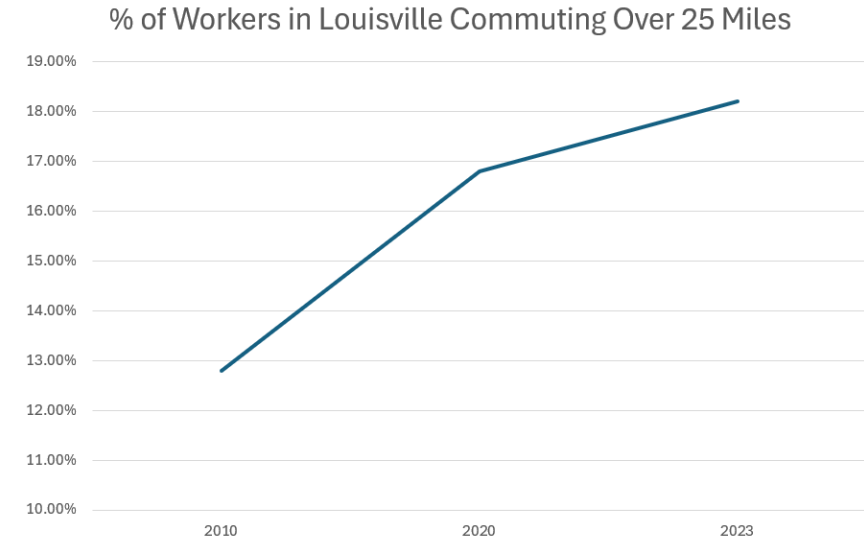
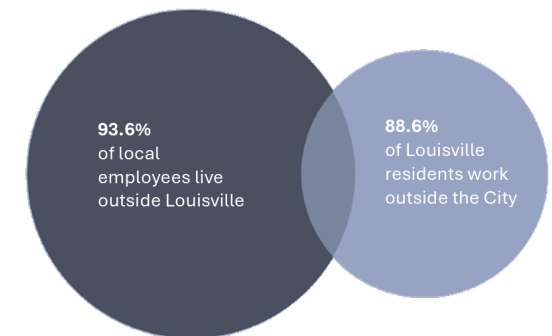


Figure 9. Louisville Commuting Inflow and Outflow, 2021

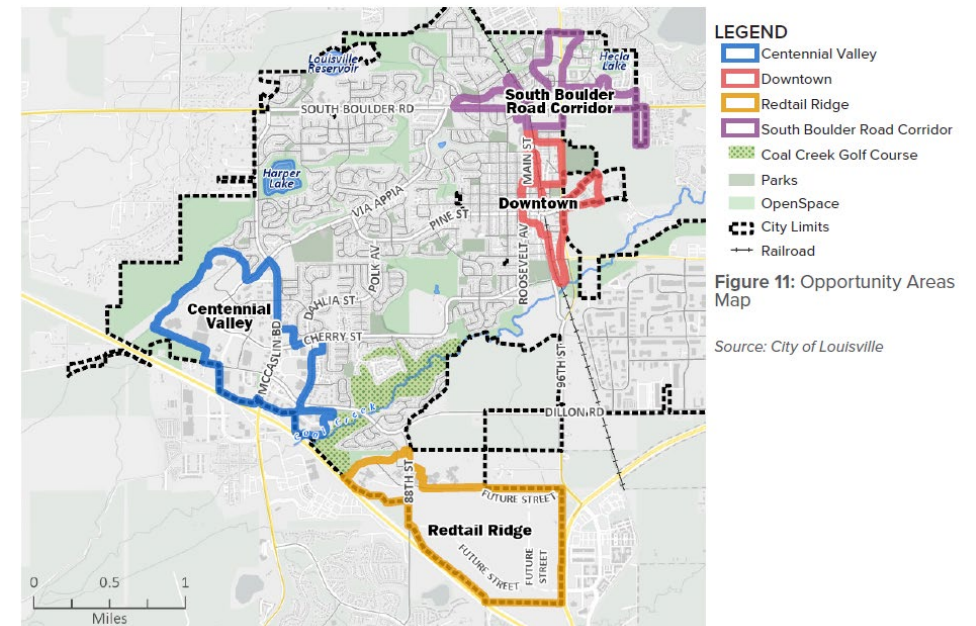


Future Growth Estimates

Important clarifications regarding managed, incremental growth:

- Comprehensive Plan policies support balanced decision making that enables managing growth over the Plan's 20 year horizon
- Action items are teed up to immediately follow Plan adoption to address managing growth
- The Comprehensive Plan can be amended at any time

OPPORTUNITY AREAS MAP



Planning to Maintain High Quality of Life

- Action items budgeted/planned to start immediately after Comprehensive Plan adoption:
 - Development code update
 - Development impact fee updates (fees collected for parks, open space, trails, transportation, and cultural facilities)
 - Public land dedication updates
 - Parks, Recreation, Open Space (PROS) and Trails Plan
 - Utility System Plan updates
- Together, these items will provide the specificity that may be intentionally lacking in the Comprehensive Plan



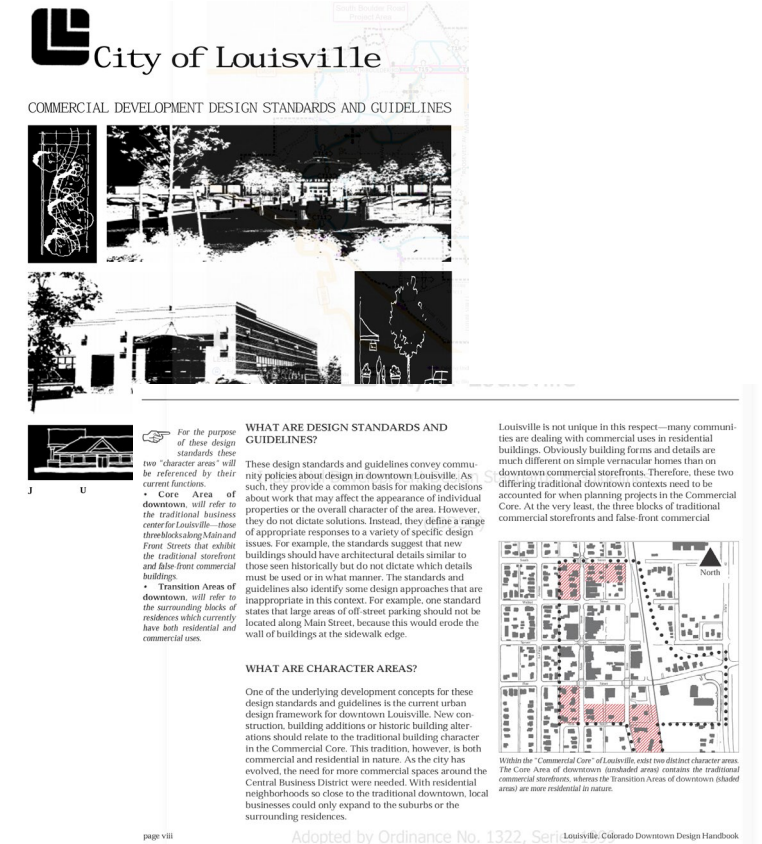
JOIN the **JOURNEY!**
GUIDING THE FUTURE

of Louisville Parks, Open Space, Trails,
Recreation & Senior Center, and Golf

Development Code Update

Policy → Regulation

- Development Code update anticipated to begin in 2026
- Development Code will:
 - Translate policy into clear standards
 - Provide predictability and clarity
 - Define concepts like “compatibility” in more detail
- Comprehensively update Title 16 (Subdivisions), Title 17 (Zoning), and all Design Standards and Guidelines (Commercial, Mixed Use, Industrial, Downtown)



Transportation Policies

- Plan element has specific goals/strategies
- 2019 Transportation Plan still governs as policy document, the Comprehensive Plan builds off it
- Future Transportation Connections Map highlights key desired future improvements/connections to pursue with CIP and as development occurs in these areas

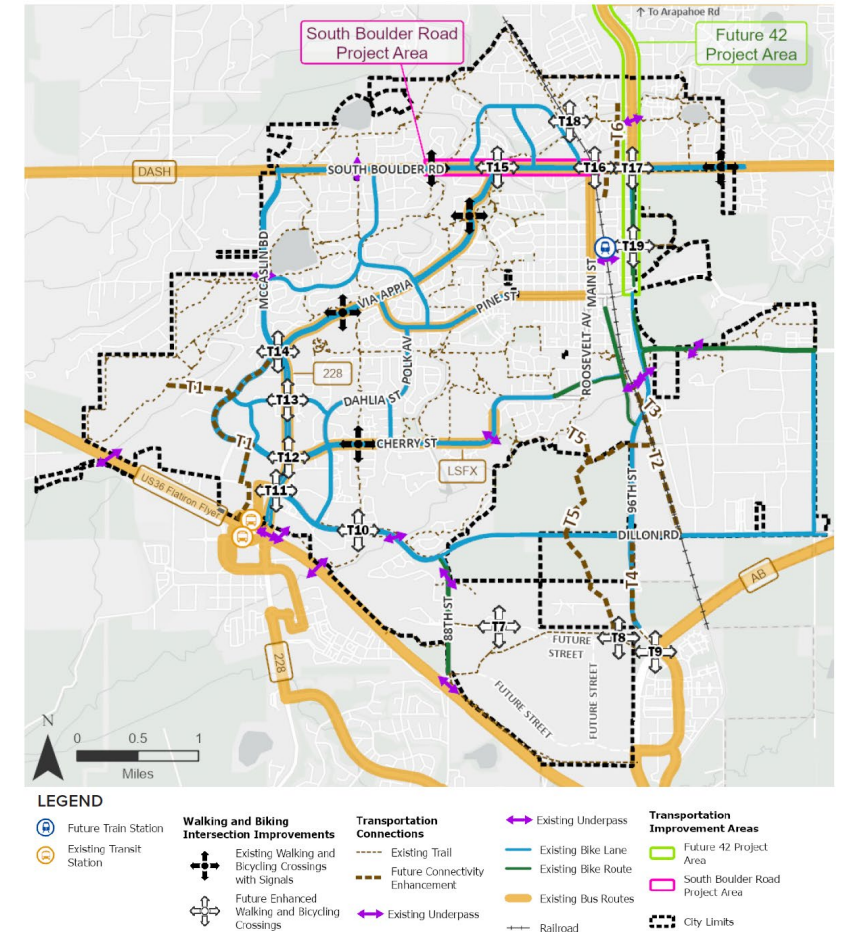
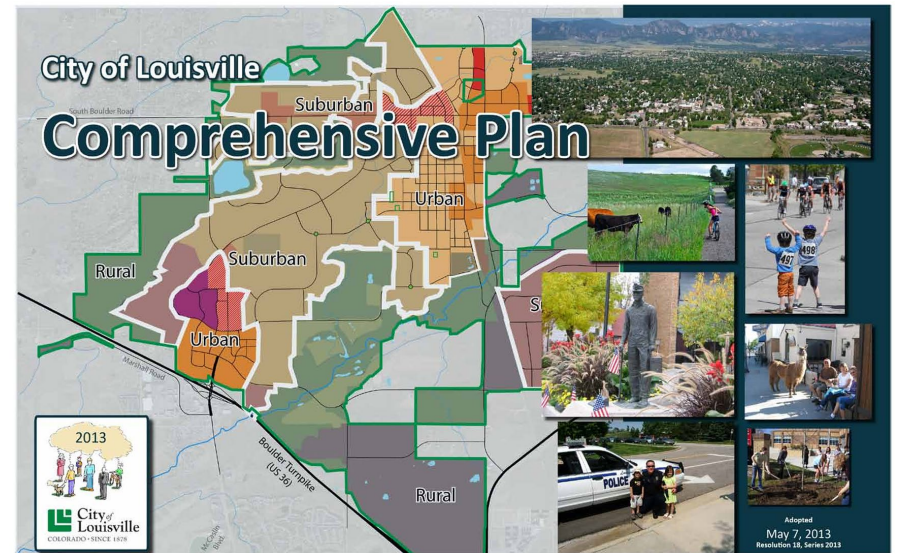


Figure 17: City of Louisville Future Priority Transportation Connections Map
Source: City of Louisville

Key Differences from the 2013 Plan

- Clearer, more focused policy direction that reflects current conditions
- Updated vision statement and core values
- Stronger emphasis on:
 - Housing affordability and diversity
 - Sustainability and resilience
 - Social equity
- Updated Future Land Use Framework to allow more opportunities for mixed use and residential in places like Centennial Valley and Redtail Ridge



Planning Commission Input

Discussed the same content (95% draft) on January 8, with the following comments:

- Overall support for the draft Plan and its emphasis on managed growth to maintain City service levels
- Recognition that the Plan does not prescribe a specific level of growth but provides a framework to plan for potential growth over a 20-year horizon.

Planning Commission Input (Cont'd)

Individual comments:

- Strengthen coordination with Xcel Energy regarding future power needs.
- Better explain impacts of job growth outpacing housing (e.g., commuting, traffic).
- Consider duplexes in single-family areas.
- Differentiate Old Town “Residential Low Density” on the Future Land Use Map.
- Ensure trail safety and accessibility for all users.
- Provide future information on evacuation planning.

Next Steps

- Community informational open house – January 28 @ the Simon on Main Street
- Planning Commission adoption public hearing – February 26
- City Council adoption public hearing – March 17

Questions

- Is the draft Comprehensive Plan clear and usable as a long-range policy guide, and are there areas where clarity could be improved?
- Does the Future Land Use Framework appropriately direct potential change to the right locations?
- Are there any major policy gaps or omissions in the draft Plan that should be addressed before broader community information sharing?

Planning Commission Comprehensive Plan Discussion

January 8, 2026

The purpose of the meeting was to review and discuss the 95 percent draft of the Comprehensive Plan in advance of broader community information sharing. The Planning Commission provided comments as summarized below. No formal recommendation or vote was taken.

- The Planning Commission expressed overall support for the Comprehensive Plan as drafted, including its emphasis on “managed” growth to support the continued provision of a high level of City services as growth occurs. Commissioners generally acknowledged that the Plan does not prescribe a specific level of growth, but instead provides a framework to plan for potential growth over the 20-year planning horizon.
- Some Commissioners noted that while the Plan includes several goals and strategies related to energy systems, it could benefit from a more explicit strategy addressing coordination with Xcel Energy to ensure reliable power systems in the context of potential future residential growth.
- Some Commissioners suggested more clearly articulating the relationship between job growth outpacing residential growth and the resulting implications, such as commuting patterns and traffic impacts.
- Some Commissioners raised the question of whether the Plan should more explicitly allow duplexes within single-family residential areas.
- Some Commissioners suggested distinguishing the “Residential Low Density” designation within the Old Town area on the Future Land Use Map from other areas that share the same placetype classification.
- Some Commissioners emphasized the importance of ensuring the Plan includes a strategy to support a trail system that is safe and accessible for all users.
- Individual Commissioners expressed interest in receiving additional information in the future regarding how evacuation routes are planned and addressed.

Jeff Hirt, AICP

Planning Manager

303.335.4596

jhirt@louisvilleco.gov

95% Draft Comprehensive Plan

From Cathern Smith <cathernsmith@gmail.com>

Date Thu 1/8/2026 2:17 PM

To Planning <planning@Louisvilleco.gov>

Cc City Council <Council@louisvilleco.gov>; Diana Langley <dlangley@louisvilleco.gov>

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

Dear Chair Brauneis and Members of the Planning Commission:

I see a disconnect between the City's 95% Draft Comprehensive Plan and the values of the community in that the Comp Plan does not reflect residents' appreciation of the character of the community and its delightful small town feel. The people are the heart of any community and I believe they are looking for measured growth and continuation of the high level of services and amenities that Louisville provides. To me this means, adjusting the rate of growth to absorb traffic impacts, maintain access to the rec center and library, keep reasonably priced water, preserve open space's wildlife and solitude, and all of the rest of the social and physical infrastructure which makes Louisville such a great place to live.

In addition to reducing the rate of growth, I see a need to:

1. Bury the power lines. Excel Energy is right to proactively turn off power during high wind events. Louisville clearly needs a reliable source of power to keep the businesses and services we have (e.g., Avista Hospital) and to attract new ones. Climate change is making our fall and early winter season dryer and hotter. We need to adapt. The Comprehensive Plan should address this issue of economic resilience and public safety.
2. Adjust the rate of growth to match the capacity of emergency evacuation routes and expand evacuation routes as needed. Again, a public safety issue.
3. Make a serious commitment to affordable housing to preserve our community character.

Other Colorado communities with high rates of growth are now struggling with the cost of building the necessary infrastructure to sustain their communities. Let's plan more carefully so that we can maintain the existing high levels of service, address climate change, and preserve the livable character of Louisville.

Thanks for all that you do.

Best,

Cathern Smith

cc: Mayor Leh and Members of City Council
Diana Langley, City Manager

LOSA's Comments on the 95% Draft of the Comprehensive Plan

From Cathern Smith <cathernsmith@gmail.com>

Date Thu 1/8/2026 12:43 PM

To Planning <planning@louisvilleco.gov>

Cc City Council <Council@louisvilleco.gov>; Diana Langley <dlangle@louisvilleco.gov>; Adam Blackmore <ablackmore@louisvilleco.gov>; Ember Brignull <Ebrignull@louisvilleco.gov>

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

Dear Chair Brauneis and Members of the Planning Commission:

Louisville's Open Spaces are one of the community's best loved amenities. Open Space is highly valued by the community for its recreational, scenic, agricultural, and habitat values. Some people go to Open Space to exercise; others for a mental break or solitude; while others go to observe birds, flowering plants, sunsets, and moonrises. For our wildlife, Louisville's Open Space is their home. The grasses and trees of our Open Space sequester carbon, filter water, and provide other ecological services.

The foundational guidance for managing Open Space is found in the City Charter, which establishes the following management standards.

Section 15-1. Open Space Article - Purpose.

The purpose of this article is to establish **management standards** for City-owned open space lands **that**:

- (a) Are consistent with good stewardship and sound ecological principles;
- (b) **Preserve and promote native plants, native wildlife, and their habitats**; and
- (c) Preserve and promote cultural resources, agriculture, scenic vistas, and appropriate passive recreation activities.

See page 54

at <https://www.louisvilleco.gov/home/showpublisheddocument/64/635500284987870000>

POPULATION GROWTH IMPACTS NEED TO BE ADDRESSED

As a preliminary matter, Louisville Open Space Advocates (LOSA) notes that the 95% Draft of the Comp Plan does not grapple with the problem of how to reconcile the extraordinary, proposed growth in the human population with the pressure this growth will put on our Open Space.

According to the 95% Draft, the current human population, number of units, and average household size are as follows:

Current population = 19,889

Current number of units = 8,826

Average household size = 2.29

If 4,000 new units are added, there will be 9,160 new residents (4,000 x 2.29) bringing our total population to 29,049 people. If 5,000 new units are added, there will be 11,450 (5,000 x 2.29) new residents, bringing our total population to 31,339. Adding up the maximum column in Table 1 (page 37) adds 5,900 units. (We are not sure why this was rounded down to 5,000 in the text.) And, if 5,900 units are added, there will be 13,511 (5,900 x 2.29) new residents, for a total Louisville Population of 33,400.

The current user experience and functional habitat can not be preserved with these proposed rates of growth. To preserve the quality of life for humans and the myriad lifeforms dependent on Open Space, LOSA urges you to substantially reduce the rate of growth.

REVISE THE “TEN BIG THINGS” AND THE ACTION PLAN

Further, in an effort to better align our stewardship of Open Space with the mandates of the City Charter and planning efforts already underway by other City Departments, LOSA provides the following comments.

1. To reflect the full range of things we need to do for our Open Space, revise bullet 8 of “Ten Big Things to Get Right Over the Next Ten Years” by:

replacing: “Protect and Enhance Open Space – Prioritize open space and access to nature as essential community assets.”

with: “Protect, Preserve, Restore, and Strategically Acquire Open Space - Prioritize open space and access to nature as essential community assets while preserving and promoting native plants, wildlife, and their habitats.” See page 3 of the Introduction.

2. To clarify that the PROS Plan that is underway does not simply sit on a shelf refine the Action Plan by:

replacing: "Review and update the City's Park and Recreation Department priorities for the next 10+ years."

with: "Update and implement the City's Parks and Recreation and Open Space Department priorities for the next 10+ years."

And in the column "Why it's important", add "Preserve and restore habitat to protect existing wildlife and preserve the existing user experience."

DEFER TO THE PROS PLAN AND THE TRAILS MASTERPLAN

Management of Open Space requires unique knowledge and skills. The PROS Department has subject matter experts who are working with consulting experts to put together a

comprehensive plan for the management of Louisville's open space, parks, and other recreational assets. Common sense says that the City should not have three conflicting documents, (i.e., the Comprehensive Plan, the PROS Plan, and the Trails Plan) providing nuanced guidance for stewardship of our Open Space and Trails.

1. Defer to the planning efforts of the PROS Department, which is currently working with DTJ Consultants to put together Louisville's first Trails Masterplan. To the extent that the Planning Commission and the Planning Department wish to participate in the Trails Planning process, we ask you to submit comments to DTJ Consulting so that your perspective may be folded into the efforts underway.

As an example, LOSA strongly recommends the removal of the Goodhue Ditch Trail Connection (T5) from the Comprehensive Plan. This trail idea has many fundamental flaws which make it a non-starter. A trail would negatively impact sensitive riparian areas along the Goodhue Ditch and Coal Creek, fragment a significant habitat block, negatively impact active agricultural operations, require an at-grade crossing of busy Dillon Road, require permission from a conservation easement holder for access and a bridge across Coal Creek after passing through classified Open Space Preserve land.

Using the City Charter Section 15.1 criteria above, the proposed trail would violate parts (a), (b) and the agricultural part of (c) making it an inappropriate passive recreation activity. And this does not include the legal and safety issues listed above. A trails connection from the Red Trail Ridge development can be made using T4 and T2 on the Figure 17 Transportation Connections map.

2. Defer to the process recently created by the PROS Department and City Council for the acquisition of Open Space and remove the language about the ability to maintain open space as a criterion.

We will have additional comments on the plan, but these were what we were able to draft in the brief time frame.

Thank you for sharing your expertise and for your service on the Planning Commission.

Best,

/s Cathern Smith on behalf of LOSA

cc: Mayor Leh and Members of City Council

Diana Langley, City Manager

Adam Blackmore, Director of Parks, Recreation, & Open Space

Ember Brignull, Open Space Superintendent

Louisville Open Space Advisory Board (*via* Ember Brignull)

Comprehensive Plan comment

From Matt Jones <jonesmk123@gmail.com>

Date Thu 1/8/2026 11:19 AM

To Planning <planning@Louisvilleco.gov>

Cc City Council <Council@louisvilleco.gov>

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

Dear Chair Brauneis and Members of the Planning Commissioners,

It is absolutely critical that a fiscal analysis using either a marginal cost approach be conducted on the projected growth in the comprehensive plan before any decisions are made. The 46% to 67% increase in housing units and population when adding the columns in Table 1 (page 37) will significantly diminish our quality of life and service delivery and/or require tax increases to pay for additional services. This kind of analysis was performed in the last comprehensive plan update and resulted in a downsizing of the number of units. No decisions on the comprehensive plan should be made until this information is available because of the significant long term costs it could require of current residents.

Thanks,
Matt Jones

YAB- Comprehensive Plan Draft Now Available - Board/Commission Update

From Mandy Perera <Mperera@louisvilleco.gov>

Date Fri 1/9/2026 10:37 AM

To violets skate@icloud.com <violets skate@icloud.com>; beckmanjones@me.com <beckmanjones@me.com>; chelseadietz07@gmail.com <chelseadietz07@gmail.com>; pattibdietz@gmail.com <pattibdietz@gmail.com>; glfirestine01@bvsd.org <glfirestine01@bvsd.org>; nicolechrismiller@gmail.com <nicolechrismiller@gmail.com>; firestinesoren26@gmail.com <firestinesoren26@gmail.com>; nicolechrismiller@gmail.com <nicolechrismiller@gmail.com>; rjjasia01@bvsd.org <rjjasia01@bvsd.org>; erik.jasiak@gmail.com <erik.jasiak@gmail.com>; rynnkearns@gmail.com <rynnkearns@gmail.com>; anacbertsch@gmail.com <anacbertsch@gmail.com>; seoyool009@gmail.com <seoyool009@gmail.com>; angels0303@gmail.com <angels0303@gmail.com>; lucaspainvin1@gmail.com <lucaspainvin1@gmail.com>; melaniepainvin@gmail.com <melaniepainvin@gmail.com>; cpayne0709@gmail.com <cpayne0709@gmail.com>; debpendergraft@gmail.com <debpendergraft@gmail.com>; ramity@gmail.com <ramity@gmail.com>; mia.perry@icloud.com <mia.perry@icloud.com>

 1 attachment (388 KB)

Jan 2026 Open House.png;

Hello YAB,

The City of Louisville is currently working on multiple guidance plans to help shape the community over the next 20 years. We appreciate your input through this process.

1. As we mentioned at the meeting last night, we ask that you interview 5 youth and capture their answers on the form handed out for the Parks and Recreation Guidebook.
2. In addition, the City asked to share the e-mail below and flyer regarding the City's Comprehensive Plan (larger, city-wide plan)- see below for more info as well as an attached flyer for a meeting later in January to learn/share more.

Thank you for sharing the youth perspective to ensure this is a community for all!

Mandy Perera (*she/her/hers*)

Recreation Supervisor | Youth Activities
Parks & Recreation
303.335.4902 (office)

Good morning,

The Planning team wants to acknowledge the thoughtful input of City Commissions/Boards over two discussions (early 2024 and early 2025) as part of the Comprehensive Plan update. The Louisville Comprehensive Plan Update began in 2024 and is a community-guided effort, reflecting what residents value most and how the City should grow over the next 20 years. The

plan guides decisions about housing, transportation, economic vitality, resilience, open space, and more. A link to the project page with additional information can be found [HERE](#).

We are now in the final phase of the Comprehensive Plan Update and are sharing the draft with the community, available to view [HERE](#) (beginning on page 38). Input from Commission/Board members is welcome - please send any comments or questions to Jeff Hirt, Planning Manager, at jhirt@louisvilleco.gov by Friday, February 6th, 2026.

In addition, a Community Open House will be held on Wednesday, January 28, between 5:30 – 7:30 p.m. at The Simon, 957 Main Street. The open house provides an opportunity for the community to see the plan (including draft goals, strategies, future land use map, and more) and ask staff any questions prior to the upcoming City Council public hearing (date tbd) and adoption of the plan.

Please see the attached flyer with more information to share with your community networks.

Thank you for your input and assistance in getting the word out.

Warm regards,

Jess

Jess Daniels, AICP

Senior Planner

Community Development

303.335.4595

jdaniels@louisvilleco.gov



LouisvilleCO.gov



DRAFT AVAILABLE NOW

The Louisville Comprehensive Plan Update began in 2024 and is a community-guided effort, reflecting what residents value most and how the City should grow over the next 20 years. The plan guides decisions about housing, transportation, economic vitality, resilience, open space, and more.

We are now in the final phase of the Comprehensive Plan Update and are sharing the draft with the community for information. Join City staff to learn more and view the draft goals, strategies, future land use map, and more. The open house provides an opportunity for the community to see the plan and ask questions prior to the upcoming City Council public hearing and adoption of the plan.

Comprehensive Plan Open House

**JAN
28**

Wednesday, January 28
The Simon, 957 Main Street
5:30–7:30 p.m.

What to expect:

- Gain an understanding of what's in the draft Plan
- Ask City staff questions
- Information on next steps
- Light refreshments provided

**Can't make
it to the
Open House?**

Scan the QR code to view
the draft plan!



Visit **EngageLouisvilleCO.org/Comp-Plan** for project updates

Dramatic increase our population? Please NO!

From Maryan Jaross <mkjaross@gmail.com>

Date Sat 1/10/2026 6:15 PM

To City Council <Council@louisvilleco.gov>

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

We are opposed to the wholesale dramatic increase of our population by 50-60% over the next 10 years. Our community cannot support that amount of growth and it is not our job to supply all the housing for Boulder or Boulder County. We have already increased our housing significantly, and must do further increased housing judiciously in ways that support OUR community in a healthy way.

We live in Coal Creek Ranch, and already the increased traffic noise from Hwy 36 and Dillon Road are far more than they were when we moved to this neighborhood 19 years ago.

Thank you,

Maryan Jaross
Thomas Lepak
846 St Andrews Lane
Louisville

303.641.6972

Sent from my iPad

The Comprehensive Plan

From Julie Abrams <justjabrams@gmail.com>

Date Mon 1/12/2026 8:37 PM

To City Council <Council@louisvilleco.gov>

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

Dear City Council Members,

I am writing to express my concern and disappointment regarding the proposed comprehensive plan. Increasing Louisville's population by 50–60% feels both irresponsible and misaligned with what many residents value most about our community.

I have spoken with numerous neighbors, and a consistent theme emerges: people chose Louisville because it is a small town. That is why my family moved here nearly 20 years ago. As the Taste of Louisville slogan proudly states, "A small town—with taste." A population increase of more than 50% fundamentally changes that identity and risks losing what makes Louisville special.

Even at our current size, our infrastructure is already strained. Over the past month alone, parking at the recreation center has become extremely difficult, and classes and equipment are consistently overcrowded. It is hard to imagine how these facilities could accommodate 50% more residents.

Traffic is another growing concern. Living off Via Appia, it can take up to two minutes just to exit the neighborhood during busy times due to congestion. Adding significantly more residents would only exacerbate this issue. Downtown, especially during the summer, parking is scarce and restaurants are often at capacity. While this may benefit business owners to a point, growth at this scale would be difficult—if not impossible—to sustain.

Additionally, residents are already facing increased utility costs, seemingly to support rapid development that benefits developers while diminishing the quality of life for those who already live here.

I respectfully ask the City Council to slow this process down and consider a more measured approach—one that prioritizes smart, thoughtful growth supported by existing infrastructure and reflects the desires of the community you represent.

Thank you for your time and consideration.

Sincerely,

Julie Abrams

Comments on 95% draft of Comprehensive Plan

From Betty Solek <betzgirls@gmail.com>

Date Mon 1/12/2026 5:54 PM

To City Council <Council@louisvilleco.gov>

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

I commend the Planning staff for a well organized system of policies. The land use policy direction is very clear and easy to follow.

I have the following general comments.

1) I think another review should be done to add the importance of local transit connections to multi modal access in the descriptions of the different Placetypes.

For example: Transportation connectivity of R-MX, NC, RC should specifically call out access to transit. Currently Transportation connectivity policy of these Placetypes refers only to pedestrian and cyclist access.

Also, transportation connectivity of Downtown (DT) placetype should specifically identify transit stop improvements (such as shelters and benches).

2) I'm surprised by the lack of references to "small town character" throughout the draft document. This has been a consistent theme of city council elections since I've lived here.

For example: Downtown (DT) placetype should specifically identify "small town character" as part of its description.

I especially appreciate the clear direction provided in the following Land Use (LU) goals:

Goal LU 3: Diversify Louisville's Housing Stock

Goal LU 6: Promote Exceptional Building and Site Design

Goal LU 7: Downtown Opportunity Area Goal

This is a very quick review so that I can submit my comments via email. I am sure there will be much to debate about the population numbers before the plan is finalized.

Thank you for considering my input.

Betty Solek
1101 N Franklin Ave
Louisville

Comprehensive plan

From beth armbruster <brusterbeth@gmail.com>

Date Mon 1/12/2026 5:54 PM

To City Council <Council@louisvilleco.gov>

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

- To City Counsel,
- I would like to express my thoughts on the projected growth plan. Growth of the city should be reasonable, responsible and compatible with quality of life and city finances.
- [Housing Needs Assessment](#) calls for 2,483 new units, a 28% increase.
- Financial analysis of growth impacts should be completed and used before making decisions.
- Height increases need to be clearly coupled with a requirement to cluster buildings, including businesses, single and multi family residences and parking garages, to increase green space and decrease sprawl.
- All appliances should be electric, builder to provide solar options at bulk pricing.
- Walkable communities accessible to bus transportation and trails.

Please ensure sustainable growth in all decisions.

Regards,
Beth Armbruster

City of Louisville Housing Plan Feedback

From Tim Rohan <timborohan15@gmail.com>

Date Mon 1/12/2026 4:13 PM

To City Council <Council@louisvilleco.gov>

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

Dear Members of the Louisville City Council,

TL;DR: Protecting Louisville's Character through Strategic Affordability The current housing plan risks incentivizing "luxury density" that replaces older, more affordable starter homes with expensive multi-unit developments, potentially straining local infrastructure without providing true relief for the workforce. Instead of relying on for-profit developers to "stack" units, the City should prioritize **permanent affordability** through Community Land Trusts, the preservation of existing modest housing via "Right of First Refusal" laws, and "gentle density" incentives that empower current homeowners rather than outside investors. By focusing on city-owned land and targeted housing trust funds, Louisville can create meaningful entry points for teachers and first responders while maintaining the unique neighborhood character that defines our community.

I am writing to share my perspectives on the recently adopted City of Louisville Housing Plan. While the goal of addressing our housing crisis is vital, I have significant concerns regarding the plan's practical feasibility and its potential unintended consequences on the character and affordability of our community.

Based on historical housing data from our neighbors in Boulder, Denver, and Erie, I urge the Council to consider the following points before moving forward with high-density zoning changes:

1. The "Entry-Level Luxury" Trap Regional data from Denver's "Missing Middle" initiatives suggests that while density increases the number of units, it rarely lowers prices to a level accessible to the local workforce. Instead, developers often replace the few remaining "affordable" older cottages (the \$600k–\$700k range) with multi-unit "luxury" townhomes. While this "stacks" more people on a single lot, the individual unit prices often remain out of reach for middle-income residents, effectively eliminating our most affordable starter homes.

2. Infrastructure and "Stacking" Concerns Unlike Erie or Lafayette, which had the benefit of vacant land for expansion, Louisville is largely built out. Increasing density in established corridors like South Boulder Road or McCaslin without a corresponding, guaranteed increase in RTD transit service risks creating permanent gridlock. Without a robust transit solution, we are not just adding housing; we are adding significant vehicle volume to a footprint that cannot be easily expanded.

3. The Risk of Land Value Inflation Historical trends in Boulder demonstrate that zoning for higher density can actually skyrocket the value of the land itself. This creates a "pressure cooker" effect: as land becomes more valuable for its development potential, property taxes rise for existing neighbors, and the "residual land value" makes it nearly impossible for anyone other than luxury developers to build, contradicting our goals for income-restricted housing.

4. Impact of Net-Zero Requirements While sustainability is a shared value, the combination of high land costs and Louisville's strict net-zero building requirements creates a massive financial barrier. Without significant city subsidies, these costs are passed directly to the buyer or renter, further undermining the "affordability" this plan seeks to create.

Rather than relying solely on developer-led rezoning, I ask the Council to evaluate the following "community-first" models:

1. Expansion of the Community Land Trust (CLT) Model To ensure homes remain affordable for generations, the City should partner with a Community Land Trust. By decoupling the cost of the land from the cost of the home, we can provide homeownership opportunities to our local workforce (teachers, first responders, and service workers) at 30–50% below market rates. This creates "locked-in" affordability that market-rate density simply cannot guarantee.

2. Implementing a "Right of First Refusal" Ordinance To prevent the loss of our existing "naturally occurring" affordable housing, the City should establish a Right of First Refusal. This would allow the City or a non-profit partner the first opportunity to purchase older multi-family properties or mobile home parks when they go up for sale, preventing them from being "scraped" and replaced by luxury developments.

3. Utilizing Public Land for 100% Affordable Projects Instead of increasing density in established residential neighborhoods, the City should prioritize underutilized city-owned land or "greyfield" sites (such as underused parking lots or municipal buffers). Providing this land via long-term leases for 100% affordable projects allows for high-impact housing without the need for the "luxury markup" required by private developers to turn a profit.

4. Incentives for Homeowners, Not Just Developers We can achieve "gentle density" by empowering current residents rather than outside investment firms. I propose the City offer waived permit fees and a library of "pre-approved" floor plans for Accessory Dwelling Units (ADUs), specifically for homeowners who agree to rent the unit at an income-restricted rate or use it for multi-generational family housing. This maintains our "small-town" streetscape while helping residents offset rising property taxes.

5. Dedicated Housing Trust Fund via Commercial Linkage Fees Louisville should consider a more robust commercial linkage fee on new high-end retail and office developments. These funds should be strictly earmarked for a Housing Trust Fund to provide down-payment assistance for middle-income buyers, ensuring that commercial growth directly supports residential stability.

I ask that the Council prioritize a more cautious, "neighborhood-first" approach that ensures we are not merely increasing density for the sake of numbers, but are truly protecting the diversity and livability of Louisville. We must ensure that our efforts to solve the housing crisis do not inadvertently destroy the very qualities that make our city a place where people want to live. I believe these alternatives offer a path toward a more inclusive Louisville without compromising the qualities that make our city unique. I look forward to hearing how the Council might integrate these "permanent affordability" tools into the current roadmap.

Thank you for your time and your service to our community.

Sincerely,

--

Tim Rohan

1590 Garfield Avenue Resident and Local Civil Engineer

Too much residential growth in the comprehensive plan.

From tamar krantz <tamarkrantz@gmail.com>

Date Mon 1/12/2026 3:48 PM

To City Council <Council@louisvilleco.gov>

Cc Diana Langley <dlangley@louisvilleco.gov>

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

Dear Mayor and City Council Members,

Thanks for your work for the community and for taking the time to go through this draft and all the appendices in your meeting packet!

The plan in this packet projects tremendous growth. The number of housing units is more than twice the already large number recommended in the Housing Needs Assessment.

Please direct staff to recommend land use changes consistent with the scenarios that were most favored by the public! ("Stay the Course" with 12% growth and "other" with growth conditional upon various factors). Please see page 99/348 of your agenda/packet. I wrote to you extensively before that the conclusions drawn from the Public Engagement Summary are inconsistent with the data. I hope you will collect meaningful input from the public on January 28 at the open house and through your online activities that accompany it.

Finally, despite the thorough staff summary, it was difficult for me to understand the changes between this version and the last version that you saw at your July 14 meeting. It would be helpful to the public if you could request the changes be highlighted within the document.

Thanks for considering this.

Tamar Krantz
Ward 3

--

Tamar Krantz
She/her

City Council meeting Tuesday, January 13th (2026), proposed Comprehensive Plan draft

From Norma Anderson <norma22@me.com>

Date Mon 1/12/2026 3:03 PM

To City Council <Council@louisvilleco.gov>; Christopher Leh <leh@louisvilleco.gov>; Caleb Dickinson <cdickinson@louisvilleco.gov>; Josh Cooperman <jcooperman@louisvilleco.gov>; Deb Fahey <dfahey@louisvilleco.gov>; Judi Kern <jkern@louisvilleco.gov>; Barbara Hamlington <BHamlington@louisvilleco.gov>; Dietrich Hoefner <DHoefner@louisvilleco.gov>

Cc Anderson Norma Jean Auer <norma22@me.com>

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

Dear Mayor Leh, Mayor Pro Tem Dickinson, Ward I Councilman Cooperman, Ward II Councilwoman Fahey, Ward II Councilwoman Kern, Ward III Councilwoman Hamlington and Ward III Councilman Hoefner,

I'm writing today to address the proposed Comprehensive Plan being drafted for Louisville. I want to go on record cautioning strongly against excessive growth and housing as part of Louisville's future, including the potential of increasing maximum building height to five stories.

My husband and I had lived in Mountain View — the heart of California's Silicon Valley, a mile away from the massive Google complex — and experienced personally what can happen to a liveable community when plans are made by the local City Council that sound progressive, exciting, and beneficial to the Mountain View community, but which turn out to be anything "but".

In Mountain View what had been a pleasant, mid-sized community became overwhelmed by what was developed. What had been affordable housing was torn down, with new housing being built in its place, priced from \$1M on up. People who had been living in Mountain View were no longer able to afford to live there. Roads became overwhelmed with massive amounts of cars, commuting into Mountain View. The cost of living escalated and people who used to fill the service jobs (including teachers, one of a community's most valuable assets) were no longer able to live where they worked. Shops and stores closed down because people who worked in them now lived too far from the jobs they used to have. This is not conjecture; this is what we saw, and it could too easily happen here.

In Mountain View, after enduring what this massive development brought to our community for a number of years, we moved — we moved to a place where it was possible to be part of a community that's of reasonable size and welcoming, here in Louisville. Please don't consider turning Louisville into another Mountain View. It will happen more quickly than you'll realize, because "plans" often sound more ideal than what reality will produce, and once you give up the quality of life we have here now, you can't get it back.

One important element to remember is the fact that developers will come into our community, promising the development they'll bring with them will improve the quality of life. They'll come in, build massively, collect their money and leave. We, in our community, will be left with trying to accommodate to the too-fast, too-large changes that come with the level of development under consideration, while developers go onto their next development.

Having experienced what happens to a desirable community like our former home in Mountain View, my husband and I know first hand what it's like when the type and degree of development proposed by your Comprehensive Plan is carried out here. We speak out strongly against moving too quickly. A **carefully-considered slower-grown plan**, one that includes and provides for increasing demands on road systems, school systems, the power grid, etc. is what Louisville should be looking for.

It's hard to stand by and watch another Mountain View happen here in Louisville. We've been there. It's not in the interest of Louisville or its citizens to expand in the way and to the degree your Comprehensive Plan is considering.

Also, please be more forthcoming about the renaming of the Redtail Ridge as "RTR". This has been a highly controversial site that's seen many proposals, most of which have resulted in protests and even a city-wide vote about how disadvantageous the earlier plans have been to Louisville, and what citizens want done with this area.

Sincerely,
Norma Anderson
1904 Steel Street
Louisville, Colorado 80027
email: norma22@me.com
cell: 720-537-5901
landline: 303-954-9373

My Views on the Comprehensive Plan and Massive Growth

From Lawrence Crowley <magic@ecentral.com>

Date Mon 1/12/2026 2:47 PM

To City Council <Council@louisvilleco.gov>

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

Dear Council Members,

I am a resident of Boulder County for over 70 years and of Louisville for over 30 years. I raised my two children here and was a public school teacher for over 40 years. I have served on the Open Space Advisory Board.

I vehemently oppose massive growth of Louisville. Its charm and friendliness as a small town are what has made it so attractive and desirable. There is big money to be made pushing growth, hence the current rush to develop our town at breakneck speed. I do not think destroying our lovely small town by crowding in as many new developments as possible to line the pockets of developers, real estate agents, builders, etc. is reasonable, responsible or beneficial to the majority of us Louisvillians. Otherwise, why the rush?

Slow down. Preserve our wonderful small town. If it is to grow, minimize that growth and plan it very carefully so it can retain its charm and what has made it so attractive and livable.

Thank you,

Lawrence Crowley

441 Pheasant Run

Louisville

303-666-0640

Comprehensive plan

From joy brook <joyalbrook@hotmail.com>

Date Mon 1/12/2026 2:31 PM

To City Council <Council@louisvilleco.gov>

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

Please consider the citizens of our town and their needs. We need to have a **better quality of life** - reduce traffic and have better air, not create more traffic and more air pollution. We do not need more growth, and we do not need taller buildings obstructing our views of the mountains and closing us in. **No to massive residential growth!** Do **not change land use rights** or allow residential development at Redtail Ridge. The traffic studies show we will not be able to access our city from the parkway with current plans Development needs to be in a transit area. There was an election where citizens clearly indicated they do not want this development and yet the developer is disregards our requirements and submits pictures of five story buildings that violate what is allowed. No taller buildings. Maintain our small town character!

Financially sound decisions need to be made that will not create excessive expenses for the city to support exorbitant development. Staff need to be more concerned about citizens, not developers' needs and desires.

Council needs to **listen** to citizens. Some of us have lived here for years and plan to spend the rest of our life here. The development in recent years has not been an improvement. The traffic and air pollution needs to be addressed.

I am very concerned of the lack of **respect** and **listening to citizens** and the unbelievable manipulation and support for developers. Save our town. Please do not continue to destroy it.

Redtail Ridge Construction Project - January 13 City Council Meeting

From Jennifer Levin <jenniferlevin14@yahoo.com>

Date Mon 1/12/2026 1:59 PM

To City Council <Council@louisvilleco.gov>

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

Dear Council Members,

I am reaching out to you once again as a concerned resident of Louisville - Ward 1. I have lived in this community for almost 21 years. I've seen many changes over the years, both positive and negative, mostly positive. However, one change that I firmly believe will not be positive is the development of the area of land referred to as Redtail Ridge. I understand that the area has been approved for certain changes and that these changes are currently underway. But it is also my understanding that Louisville residents may still voice an opinion that may have some impact on city council's decision in upcoming meeting scheduled for January 13 at 6 p.m.

My reason for writing you today is to express my concern with overdeveloping the land at issue and stressing out our community resources to the point where Louisville loses its open space and charm that it has had maintained all of these years. Yes, development has been good for this community, but there does come a time when bigger is no longer better, and income from growth is no longer worth the burden and blight that is imposed on the community just to satisfy the greed of a few.

In addition to my concerns, I am including the Preserve Louisville community list of notable issues for your reference:

- Reasonable, responsible growth compatible with quality of life and city finances.
- At the least, limit growth to recommendations in the recent [Housing Needs Assessment](#) (calling for 2,483 new units, a 28% increase)
- Financial analysis of growth impacts should be completed and used before making decisions.
- No height increases unless they are very clearly coupled with a requirement to cluster buildings and parking lots, thus increasing green space.
- Keep residential growth in transit areas, not at RTR (where future residents will spend time and money in Broomfield and Superior, not Louisville).

Thank you for your consideration of my concerns. Please do not hesitate to reach out to me with any questions.

Sincerely,
Jennifer Levin
303-330-2549

Comp Plan Draft

From Brad Pugh <bpugh1@gmail.com>

Date Mon 1/12/2026 1:25 PM

To City Council <Council@louisvilleco.gov>

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

Hello,

I'm writing to encourage City Council to reject the massive residential growth currently in the draft Comprehensive Plan. The proposed level of growth will dramatically alter the quality of life in Louisville for the worse and will make life worse and more difficult here, not better and easier. Council should push for reasonable growth, such as:

- Reasonable, responsible growth compatible with quality of life and city finances.
- At the least, limit growth to recommendations in the recent [Housing Needs Assessment](#) (calling for 2,483 new units, a 28% increase)
- Financial analysis of growth impacts should be completed and used before making decisions.
- No height increases unless they are very clearly coupled with a requirement to cluster buildings and parking lots, thus increasing green space.
- Keep residential growth in transit areas, not at RTR (where future residents will spend time and money in Broomfield and Superior, not Louisville).

Sincerely,

Brad Pugh

Brad Pugh
303.819.4232

Goodhue Ditch Trail Connection

From Karen Hollweg <karenhollweg@gmail.com>

Date Mon 1/12/2026 8:52 PM

To City Council <Council@louisvilleco.gov>

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

I strongly urge you NOT to rapidly approve the Goodhue Trail this week for several reasons:

** The proposed trail cuts directly through an area classified as Open Space Preserve. As an ecology teacher, I know many studies have shown that cutting directly through Preserve land opens up a corridor where weeds grow (because the native vegetation has been disturbed) and from that corridor, weeds spread out taking advantage of any disturbed area to grow more and more weeds. So, we know that this trail will significantly degrade our Open Space Preserve.

** Your Open Space Department staff is now working on a plan -- with a robust planning process -- to determine the best location(s) for new trails based on needs and on the natural values of the lands. Please allow this thoughtful process to proceed and do not undercut it !

Over the last 50+ years we've learned a lot about best ways to manage public use of our lands AND preserve the native ecosystems that were here on the land long before all of us arrived. I hope you value the lands we've purchased on behalf of Louisville and will allow a science-based planning process to determine the best way to both use them and preserve their value.

Thank you for your consideration,
Karen Hollweg

Concerns Regarding Overall Amount of Residential Growth in draft Comp Plan and Rezoning Scale

From Jennifer Singer-Rupp <jsingerrupp@gmail.com>

Date Tue 1/13/2026 8:25 AM

To City Council <Council@louisvilleco.gov>; Christopher Leh <leh@louisvilleco.gov>; Josh Cooperman <jcooperman@louisvilleco.gov>; Deb Fahey <dfahey@louisvilleco.gov>; Judi Kern <jkern@louisvilleco.gov>; Barbara Hamlington <BHamlington@louisvilleco.gov>; Dietrich Hoefner <DHoefner@louisvilleco.gov>

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

Dear Mayor Leh and Members of City Council,

I am writing to express concerns regarding the overall scale of residential growth contemplated in the draft Comprehensive Plan, and particularly the concentration of that growth in the Redtail Ridge (RTR) area.

The plan's projected residential capacity represents a substantial increase for a community of Louisville's size and character with about 5,000 units in a city that currently has about 8,900 units. I am concerned that the cumulative level of growth envisioned across the city exceeds what existing infrastructure, transportation networks, and public services can reasonably support without eroding quality of life. A more moderate and carefully phased approach to residential growth would better align with Louisville's long-term capacity, fiscal health, and community values.

These concerns are especially pronounced with respect to the new Redtail Ridge development. As proposed, the plan would transition RTR from a rural designation to dense residential zoning, allowing for up to approximately 2,500+ housing units. This represents a fundamental shift in land use for an area that is not well connected to downtown Louisville or core services and lacks the transportation connectivity, walkability, and infrastructure typically required to support development at this scale.

At the proposed level of residential rezoning intensity, Redtail Ridge would effectively function as a second city—drawing residents, services, and infrastructure demands into a largely disconnected area rather than strengthening Louisville's existing core. Redtail Ridge was also approved by Council as a metro district supporting this disconnection to the city. This approach risks straining public resources, increasing traffic, and diluting the vitality of downtown Louisville, while fundamentally altering the character and role of Redtail Ridge within the community. This land used to be used as a single-use corporate campus with no residential units. This shift of rezoning would drastically alter the land use of this area. Additionally, WUI maps have indicated that this land is fire prone and a high risk for the city of a fire event. A concentration of dense residential units on this land could create significant risk for a fire event.

I respectfully urge City Council to consider both the overall magnitude of residential growth proposed in the Comprehensive Plan and the disproportionate concentration of that growth in Redtail Ridge.

Reducing citywide growth assumptions and significantly scaling back development intensity in RTR would result in a more balanced, realistic, and sustainable plan for Louisville's future.

Thank you for your time and consideration.

Sincerely,
Jennifer Singer-Rupp

Muirfield Circle, Louisville, Colorado

Please downsize the Comp Plan

From Matt Jones <jonesmk123@gmail.com>

Date Tue 1/13/2026 6:54 AM

To City Council <Council@louisvilleco.gov>

Cc Planning Commission <PlanningCommission@louisvilleco.gov>

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

Mayor and City Council members,

I wanted to attend this Comprehensive Plan meeting to make the following points, but can't because of her prior commitment.

Now that you know the Comprehensive Plan will drive massive housing growth, downsize to something reasonable and responsible. In the previous Comprehensive Plan draft council and staff established the placetype areas and criteria and then asked staff to project how much residential growth would result. It is massive! Up to 2/3 more people in Louisville. Double or more of what was outlined in the aggressive Louisville Housing Plan. If implemented, I believe it will fundamentally undermine the unique small-town community we enjoy and threaten city finances. Adding the columns in Table 1 shows an increase from 46% to 67% more housing units. Now that you know the number I believe it is time for council to reduce residential growth to a number that is reasonable and responsible. More in the range of 20 to 25%. The housing plan had a 28% increase and it was aggressive at adding housing.

It is critical to immediately direct staff to conduct a fiscal marginal cost analysis of the impact of the plan before making decisions. I believe that this much residential growth will undermine city finances because typically residential does not pay its way. I've heard arguments that it's not as bad as it used to be, but at this massive scale there's high likelihood that service delivery will suffer and/or there will be the need for more tax revenue. Too much is at stake to not be absolutely sure.

The massive increase will be almost all market rate, which will do little to help affordability. I agree we need more affordable, diverse housing. Adding several thousand housing units in a metro area of three million people will not decrease housing prices. The aggressive Louisville Housing Plan adds 28% more housing units and lines out how to build more truly affordable housing, but even much of that housing seems to be market rate.

A massive increase in residential growth will drive a lot of negative consequences. There will be a substantial increase in frustration, crowding, and conflict while driving around town or out on the trail, significantly more crowding at the recreation center and library, the possibility of not having enough water for residents which has become enormously difficult and expensive to acquire and treat, the possibility of more crime and just generally the loss of our unique small

town feeling. Those types of complaints are already being voiced. Can you imagine it with the more than a 50% increase in residents?

Please direct staff to reduce the massive amount of residential growth through downsizing the placetype area and criteria so that residential growth is closer to reasonable and responsible 20 to 25%. Even that rate growth will cause issues, but they'll be far more manageable.

My best,
Matt Jones

Louisville

Considerations for January 13th Public hearing on the Comprehensive Plan

From S S <sosstaunton@msn.com>

Date Tue 1/13/2026 9:53 AM

To City Council <Council@louisvilleco.gov>

Cc Judi Kern <jkern@louisvilleco.gov>; Deb Fahey <dfahey@louisvilleco.gov>

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

Dear Louisville City Council,

As a member of ward 2, I would like to address the item of increasing the height allowance of buildings in the city of Louisville. I have lived in three major cities most of my life (NY, DC and San Francisco) all of which naturally have a tall buildingscape. I moved to Louisville because of its small town, provincial charm.

As a designer, understanding cohesiveness and layout design has thought me that the change of building height will fundamentally change the feel, character and ambiance of the town. Once you increase the height of buildings it changes the sidewalk view, road dynamics (how drivers perceive the space around them), and sky and mountain visibility for the town. This creates their perception of the town and part of its character.

What is a draw for people coming to Louisville, whether to live or visit, is the charm that Boulder, Superior and Erie can't offer. In terms of architecture, it is caused by a mixture of residential (historical and new small footprint) housing in close proximity (walking distance) to a main business block (businesses mixed with restaurant zoning). In addition, things like old growth trees, historical building and greenspace this creates a feeling for people that the town has not been built in just a few years but has a history and sense of place within the ever changing space around it.

I understand the interest and some of the need to increase dwelling units and space of expansion in order to keep the town from dwindling. But as a Millennial and current resident that has also lived in Boulder, we need to have a architectural plan that is cohesive with a small town feel. Perhaps that means a wider expansion vs a taller one.

In conclusion, if we do not keep a small town feel while incorporating necessary expansion, then we will lose that charm that draws people to Louisville's provincial character and will simply become another Boulder or worse seen as an extension of it. At that point we will simply be an offshoot of those city's and not something of our own identity.

I ask that you please consider these requests for incorporation into the Comprehensive Plan.

Best,
Sarah Staunton

-Ward 2
-6 year resident

LOSA's Comments on the 95% Draft Comprehensive Plan

From Cathern Smith <cathernsmith@gmail.com>

Date Tue 1/13/2026 11:06 AM

To City Council <Council@louisvilleco.gov>

Cc Diana Langley <dlangley@louisvilleco.gov>; Adam Blackmore <ablackmore@louisvilleco.gov>; Planning <planning@Louisvilleco.gov>

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

Dear Mayor Leh and Members of the City Council:

Introduction.

Open Space is one of the community's best loved amenities and a shared core-value. Both the residents and the City Charter value Open Space for its recreational, scenic, agricultural, and habitat values. Some people go to Open Space to exercise; others for a mental break or solitude; while others go to observe birds, flowering plants, sunsets, and moonrises. For our wildlife, Louisville's Open Space is their home. The grasses and trees of our Open Space sequester carbon, filter water, and provide other ecological services.

Summary.

As discussed more below, the proposed growth of the human population in the 95% Draft of the Comp Plan will degrade the visitor experience and the ecological value of our Open Space. It is inconsistent with Section 15-1(a)'s mandate to manage Open Space in a manner that is consistent with good stewardship and sound ecological principles and to preserve and promote native plants, wildlife, and their habitat.

The Goodhue Ditch Trail Connection (T5 on Figure 17 of the Comp Plan. See Appendix A below.) does not belong in the Comp Plan for many reasons. First, the Comp Plan is consistently described as a high level document that does not delve into details such as specific trail alignment. Secondly, the City has a separate, more environmentally robust, comprehensive planning process underway for trails. Thirdly, the placement of the Goodhue Ditch Trail Connection is inconsistent with mandates of the City Charter. Fourthly, there is an alternative trail alignment. And, finally, there are many real world obstacles to the proposed trail alignment including that it would: (1) Negatively impact active agricultural operations as well as sensitive riparian areas along the Goodhue Ditch and Coal Creek; (2) Require permission from a conservation easement holder for access and a bridge across Coal Creek; and (3) a dangerous at-grade crossing of Dillon Road not far from 96th Avenue.

Finally, to better align the Comp Plan with the full range of activities necessary to manage our Open Space, LOSA concludes this comment letter with 3 suggested revisions to the text. One revision changes the wording of "The Ten Big Things" and the other two revisions relate to the Action Plan.

Requirements of the City Charter.

For ease of reference we are sharing sections 15-1 and 15-4 of the City Charter. As you know, it provides foundational guidance for managing Open Space, including the following:

Section 15-1. Open Space Article - Purpose.

The purpose of this article is to establish **management standards** for City-owned open space lands **that**:

- (a) Are **consistent with good stewardship and sound ecological principles**;
- (b) **Preserve and promote native plants, native wildlife, and their habitats**; and
- (c) Preserve and promote cultural resources, agriculture, scenic vistas, and appropriate passive recreation activities.

Excerpted from page 54 of the PDF of the City Charter available here,

<https://www.louisvilleco.gov/home/showpublisheddocument/64/635500284987870000>.

Section 15-4. Classification and Management of Open Space Land.

(a) It is intended that the various classifications of open space provided for in this section will require management policies specifically designed to provide an appropriate level of protection for each classification.

(b) The City shall place open space in and manage open space according to the following classifications, as further delineated by ordinance:

(1) Open Space-Preserve Land.

(A) Land under this classification shall be characterized by a moderate to high level of relative ecological importance with lower levels of habitat fragmentation. Where Open Space-Preserve land is adjacent to other open space or other City-owned land, the adjacent land shall include, where possible, a sufficient buffer area to permit the successful management of the Open Space-Preserve land.

(B) This land shall be managed in a manner that preserves and promotes the long-term viability of native plants and native wildlife, restoration, restoration potential, and ecologically sound agricultural use. Management of City-owned lands surrounding Open Space-Preserve lands shall, to the extent possible under and consistent with the management criteria for the classification of such surrounding land, not be in conflict with the management required under this section.

(C) Visitation for research purposes and formal supervised educational visitation may be permitted in this classification. No or very low levels of passive recreational activities shall be permitted.

(D) When there is a real conflict between human use and any area or item of ecological importance in this classification, preference shall be given to sustaining the area or item of ecological importance. ...

Excerpted from pages 55 and 56 of the PDF of the City Charter available here,

<https://www.louisvilleco.gov/home/showpublisheddocument/64/635500284987870000>.

POPULATION GROWTH IMPACTS NEED TO BE ADDRESSED

As a preliminary matter, Louisville Open Space Advocates (LOSA) notes that the 95% Draft of the Comp Plan does not grapple with the problem of how to reconcile the extraordinary, proposed growth in the human population with the pressure this growth will put on our Open Space.

According to the 95% Draft, the current human population, number of units, and average household size are as follows:

Current population = 19,889

Current number of units = 8,826

Average household size = 2.29

If 4,000 new units are added, there will be 9,160 new residents ($4,000 \times 2.29$) bringing our total population to 29,049 people. If 5,000 new units are added, there will be 11,450 ($5,000 \times 2.29$) new residents, bringing our total population to 31,339. Adding up the maximum column in Table 1 (page 37) adds 5,900 units. (We are not sure why this was rounded down to 5,000 in the text.) And, if 5,900 units are added, there will be 13,511 ($5,900 \times 2.29$) new residents, for a total Louisville Population of 33,400. Using the internal document's numbers, see pages 10 and 37 of the Draft Comp Plan for the source of the underlying data.

The current visitor experience and functional habitat can not be preserved with these proposed rates of growth. To preserve the quality of life for humans and the myriad lifeforms dependent on Open Space, LOSA urges you to comply with the City Charter's mandate and substantially reduce the rate of growth to no more than 20-25%.

DEFER TO THE PROS PLAN AND THE TRAILS MASTERPLAN FOR TRAIL ALIGNMENT

Management of Open Space requires unique knowledge and skills. The PROS Department has subject matter experts who are working with consulting experts to put together a comprehensive plan for the management of Louisville's open space, parks, and other recreational assets. Common sense says that the City should not have three conflicting documents, (i.e., the Comprehensive Plan, the PROS Plan, and the Trails Plan) providing nuanced guidance for stewardship of our Open Space and Trails.

1. Defer to the planning efforts of the PROS Department, which is currently working with DTJ Consultants to put together Louisville's first Trails Masterplan. To the extent that the Planning Commission and the Planning Department wish to participate in the Trails Planning process, LOSA's ask is that they work with DTJ Consulting, just like everyone else.

As an example, LOSA strongly recommends the removal of the Goodhue Ditch Trail Connection (T5) from the Comprehensive Plan. (Appendix A to this email shows the proposed alignment of the Goodhue Ditch Trail Connection (T5). This trail idea has many fundamental flaws which make it a non-starter. A trail would negatively impact sensitive riparian areas along the Goodhue Ditch and Coal Creek, fragment a significant habitat block, negatively impact active agricultural operations, require an at-grade crossing of busy Dillon Road, require permission from a conservation easement holder for access and a bridge across Coal Creek after passing through classified Open Space Preserve land.

Using the City Charter Section 15.1 criteria above, the proposed trail would violate parts (a), (b) and the agricultural part of (c) making it an inappropriate passive recreation activity. Using the City Charter Section 15.4 criteria above, the proposed trail would violate parts (b)(1)(A), (B), and (D). And this does not include the legal and safety issues listed above.

A trails connection from the Red Trail Ridge development can be made using T4 and T2 on the Figure 17 Transportation Connections map.

2. Defer to the process recently created by the PROS Department and City Council for the acquisition of Open Space and remove the language about the ability to maintain open space as a criterion.

REVISE THE “TEN BIG THINGS” AND THE ACTION PLAN

Further, in an effort to better align our stewardship of Open Space with the mandates of the City Charter and planning efforts already underway by other City Departments, LOSA provides the following comments.

1. To reflect the full range of things we need to do for our Open Space, revise bullet 8 of “Ten Big Things to Get Right Over the Next Ten Years” by:

replacing: “Protect and Enhance Open Space – Prioritize open space and access to nature as essential community assets.”

with: “Protect, Preserve, Restore, and Strategically Acquire Open Space - Prioritize open space and access to nature as essential community assets while preserving and promoting native plants, wildlife, and their habitats.”

Using the internal document's numbers, see page 3 of the Draft Comp Plan.

2. To clarify that the PROS Plan that is underway does not simply sit on a shelf, refine the Action Plan by:

replacing: "Review and update the City's Park and Recreation Department priorities for the next 10+ years."

with: "Update and implement the City's Parks and Recreation and Open Space Department priorities for the next 10+ years."

And in the column "Why it's important", **add** "Preserve and restore habitat to protect existing wildlife and preserve the existing user experience."

Using the internal document's labels, see Appendix A: Action Plan.

No number is assigned to this page.

We will have additional comments on the Plan, but these were what we were able to draft in the brief time frame provided.

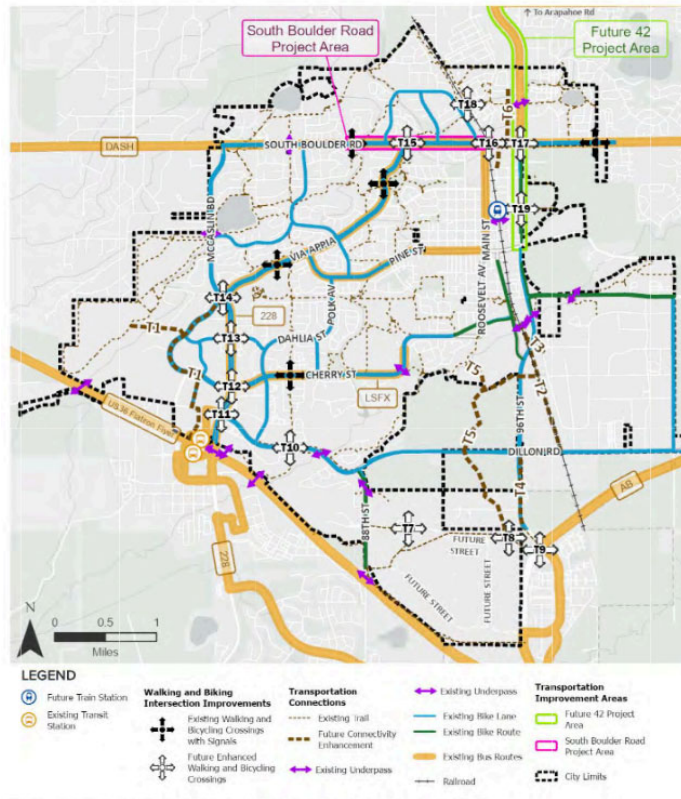
We look forward to continued discussion about the needs and values of the community and thank you for your service.

Best,

/s Cathern Smith on behalf of LOSA

cc: Diana Langley, City Manager
Adam Blackmore, Director of Parks, Recreation, & Open Space
Ember Brignull, Open Space Superintendent
Louisville Open Space Advisory Board (*via* Ember Brignull)

Appendix A: Figure 17 (below) from the Comp Plan showing the location of the proposed Goodhue Ditch Trail Connection (T5). You can pinch the map to Zoom in.



Map taken from page 52 of the 348 page PDF (page 79 using the document's internal numbering system), available here: <https://www.louisvilleco.gov/home/showpublisheddocument/47223>

End of Document

Comprehensive Plan

From joel hayes <hayesjoel@gmail.com>

Date Tue 1/13/2026 11:38 AM

To City Council <Council@louisvilleco.gov>

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

Dear Mayor and City Council members:

I write to express my concern and opposition to the changes proposed to our Comprehensive Plan tonight. I regret that because of work commitments I cannot attend in person, but hope that you will consider my written comments below.

First, I am shocked at the thought of such a major increase in housing and population proposed here. I consider myself a long-term resident and homeowner although I only occasionally participate in city government because I generally trust city government to look out for residents. I have never seen a proposal this sweeping. I do not believe most residents would support it if they understood it, which is not easy with a 348 page document.

I am OK with additional housing and housing density in reasonable amounts, primarily along McCaslin Blvd., and to the extent we are converting failed retail space to housing, at a reasonable rate, I am strongly opposed to shoehorning dense housing into existing neighborhoods, and particularly doing that near Via Appia and South Boulder Road, where I live. I think moderate growth, such as that called for in the City's Housing Plan from May 2024 might be OK. But even that document only called for 28% growth. The idea of a 46% increase in housing would change our lifestyle, and not for the better. From dog parks to machines at the rec center, usage could double and the plan does not specify where money will come from to increase services. (Particularly when retail and sales taxes are lessened to make room for residents.) Anything substantially beyond that could destroy it.

Traffic flow alone should limit our population growth. Red Tail Ridge has insufficient roadways for traffic flow even before the current development, as noted by residents and the County Commissioners who opposed to that development. Adding residents to that area not only goes against assurances by developers and city government during that process, it exacerbates the traffic problems that already existed.

Consider the recent Marshall Fire, which resulted in substantial losses of housing but fortunately, minimal loss of life. While most residents honored the call to evacuate timely, many were stuck in bumper to bumper traffic trying to leave. Fortunately the winds died down before the fire reached those stuck in traffic, avoiding the kind of tragedies we saw in Hawaii and other places. Louisville is not alone in struggling to adapt to climate change, but we can expect more floods and fires going forward. However, we have not increased our ability to evacuate by car, in fact we have lessened it by reducing at least one major arterial street from 4 to 2 lane (Via Appia). We are courting disaster by increasing residents

instead of public safety.

I am also concerned with the lack of clarity on the proposed development. For example, in my area (South Boulder Road and Via Appia) there is a proposal for 250 new units. It is not clear where that would go. I think that is true for many other sections. Each of these changes should allow for local input with advance notice to neighbors and other interested parties. To change everything at once with a huge document like this is unfair, undemocratic and overwhelming to busy residents. Please vote against this.

Thank you for reading this far, and please do contact me if you have comments or thoughts to share.

Sincerely

Joel Hayes
187 Harper St.
Louisville CO

NO to residential growth!!

From E. K. <ekangel@hotmail.com>

Date Tue 1/13/2026 12:53 PM

To City Council <Council@louisvilleco.gov>

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

I am writing to urge a NO vote on residential growth.

NO to fundamentally changing Louisville with the amount of added units and population.

NO to population increase of 73%!!

NO to irreversibly changing the highly desirable small town charm and beauty of Louisville. People pay a ton of money to live here because it is so unique. No other town offers what Louisville does, but if you vote yes, then you will turn Louisville into what all those other towns already are, and Louisville will loose what makes it unique, desirable, and SMALL.

Again, vote NO on residential growth!

- Elizabeth House, Louisville resident of 20+ years

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Please excuse any brevity or errors as this is sent from my S24

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**Fast-tracking review and final adoption of Draft Comprehensive Plan**

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**From** Becky Neumann <bneumann428@gmail.com>

**Date** Tue 1/13/2026 1:08 PM

**To** City Council <Council@louisvilleco.gov>

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

Dear City Council Members,

I am writing to you in opposition of fast-tracking the review and final adoption of the Draft Comprehensive Plan. The population growth laid out in this plan is too large and will put the City's Open Space in jeopardy. Open Space means leaving spaces open, not just for humans, but for the myriad other animals, birds, butterflies, and reptiles that occupy those places. Too many social trails are already overrunning these spaces and more people will only exacerbate these problems. We need to allow these spaces to have some structural integrity and not be constantly bombarded with people moving through.

Please remove the Goodhue Ditch Trail Connection from the Comprehensive Plan. This trail would negatively impact sensitive riparian areas along the Goodhue ditch and Coal Creek. These areas need to be kept intact for nesting birds along with being kept as a safe passage for coyotes and foxes. The trail would pass through lands that are classified as Open Space Preserve which goes against the City Charter. This trail would also go across an agricultural section of open space and fragment a large block of habitat.

The staff of Louisville's Open Space Department with DTJ Design is already working on a plan to improve the trail system and had comprehensive open houses for city residents to take part in. It seems that the city council is bypassing all the hard work and dedication that the Open Space Department is putting in before they even have a chance to bring their plan forward. This plan will factor in the need for habitat and ecosystem protection, protect high-value areas, balance recreation and ecological integrity, and rely on science-based decision making. Why is this process being circumvented?

Please do not fast-track this plan unnecessarily. Do not waste the Open Space Department's time and money by putting forth a proposal that is so ill-conceived.

Sincerely,

Becky Neumann  
2541 N Franklin Av  
Louisville, CO

"Tell me, what is it you plan to do with your one wild and precious life" Mary Oliver

Becky Neumann  
bneumann428@gmail.com

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## Comp Plan Omission/Error

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**From** tamar krantz <tamarkrantz@gmail.com>

**Date** Tue 1/13/2026 2:24 PM

**To** City Council <Council@louisvilleco.gov>

**Cc** Diana Langley <dlangley@louisvilleco.gov>

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

Dear Mayor Leh and City Council Members,

Could you correct these omissions/errors?

Page 36 includes a green box titled "Community Support for Mixed Use Development". The text reads "79% of Louisville residents polled in a statistically valid survey support redevelopment of underutilized commercial land for mixed use housing and businesses in Louisville" (Source Louisville 2024 Community Survey) This data does not appear in either survey from 2024. Could the specific data be cited or a different statistic be used?

Also on Page 36, table 1 shows the Future Estimated Residential Growth Maximum. It is unusual to see "maximum" defined as a range. Also, based on the calculation methodology in Appendix D, this is not a maximum. Could you please request that the table title be changed to get rid of the word "maximum" and include a footnote referencing Appendix D?

Thanks!

Tamar Krantz



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## in support of more housing in Louisville

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**From** Dani Coleman <dani.coleman@gmail.com>

**Date** Tue 1/13/2026 2:47 PM

**To** City Council <Council@louisvilleco.gov>

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

Dear City Council,

I am unable to attend the meeting tonight but wanted to vote my support of making it easier to build more housing in Louisville and share the great lifestyle that we all love with more people.

It has [become clear](#) that every restriction on housing adds to the housing crisis in our country. While we in Louisville feel protected from the epidemic of homelessness, it is only because our less fortunate neighbors are forced to move away. This results in a false bubble where we believe we somehow deserve the excellent quality of life that those who might undergo medical bills or a divorce are quickly excluded from. In fact, we could make choices with infrastructure to improve our own standard of living while sharing our lifestyle with more people.

Driving out of Louisville either east or south, I see Broomfield and Superior doing their part: building housing. And then it is so sad to see the prairie dog pocked fields around Louisville. In the past, we've prioritized prairie dogs over people, and I'm glad to see the signs from the Council that this will change.

Thank you for all the work you do, including engaging in debates over ideas and theories. I feel lucky to live in a city where so many people care so deeply.

Dani Coleman

278 Jackson Circle, Louisville, CO