

Planning Commission

Agenda

**June 13, 2024
City Hall, Council Chambers
749 Main Street
6:30 PM for Regular Meeting**

Members of the public are welcome to attend and give comments remotely.

- 1) You can call in to +1 253 215 8782 or +1 346 248 7799 Webinar ID # 823 1948 7837 Passcode 773858**
- 2) You can log in via your computer. Please visit the City's website here to link to the meeting: www.louisvilleco.gov/planningcommission**

The Commission will accommodate public comments during the regular meeting. Anyone may also email comments to the Commission prior to the meeting at: planning@louisvilleco.gov

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes
5. Public Comment on Items Not on the Agenda
6. New Business - Public Hearing Items
 - a. **Minor Subdivision – 1147 and 1149 W Enclave:** Consideration of Resolution 5, Series 2024 regarding a recommendation to City Council to adjust a lot line between 1147 and 1149 W Enclave.
 - b. **Planned Unit Development (PUD) – 745 S Pierce:** Consideration of Resolution 6, Series 2024, regarding a recommendation to City Council for a PUD to allow a small storage facility at 745 S Pierce.

Persons planning to attend the meeting who need sign language interpretation, translation services, assisted listening systems, Braille, taped material, or special transportation, should contact the City Clerk's Office at 303 335-4536 or MeredythM@LouisvilleCO.gov. A forty-eight-hour notice is requested.

Si requiere una copia en español de esta publicación o necesita un intérprete durante la reunión, por favor llame a la Ciudad al 303.335.4536 o 303.335.4574.

7. New Business – Discussion Item

- a. **Comprehensive Plan Update** – Discussion related to draft vision and values statements for upcoming community engagement and project update.

8. Planning Commission Comments

9. Staff Comments

10. Select Items Tentatively Scheduled for Future Meetings

- a. None at this time

11. Adjourn

ITEM: PLAT-0496-2024 – Request to consider the Third Replat of the Enclave and Easement Vacation to adjust the location of the lot line between 1147 and 1149 W Enclave.

PLANNER: Amelia Brackett, Senior Planner

APPLICANT/OWNER: Thomas J & Kathryn J Greany

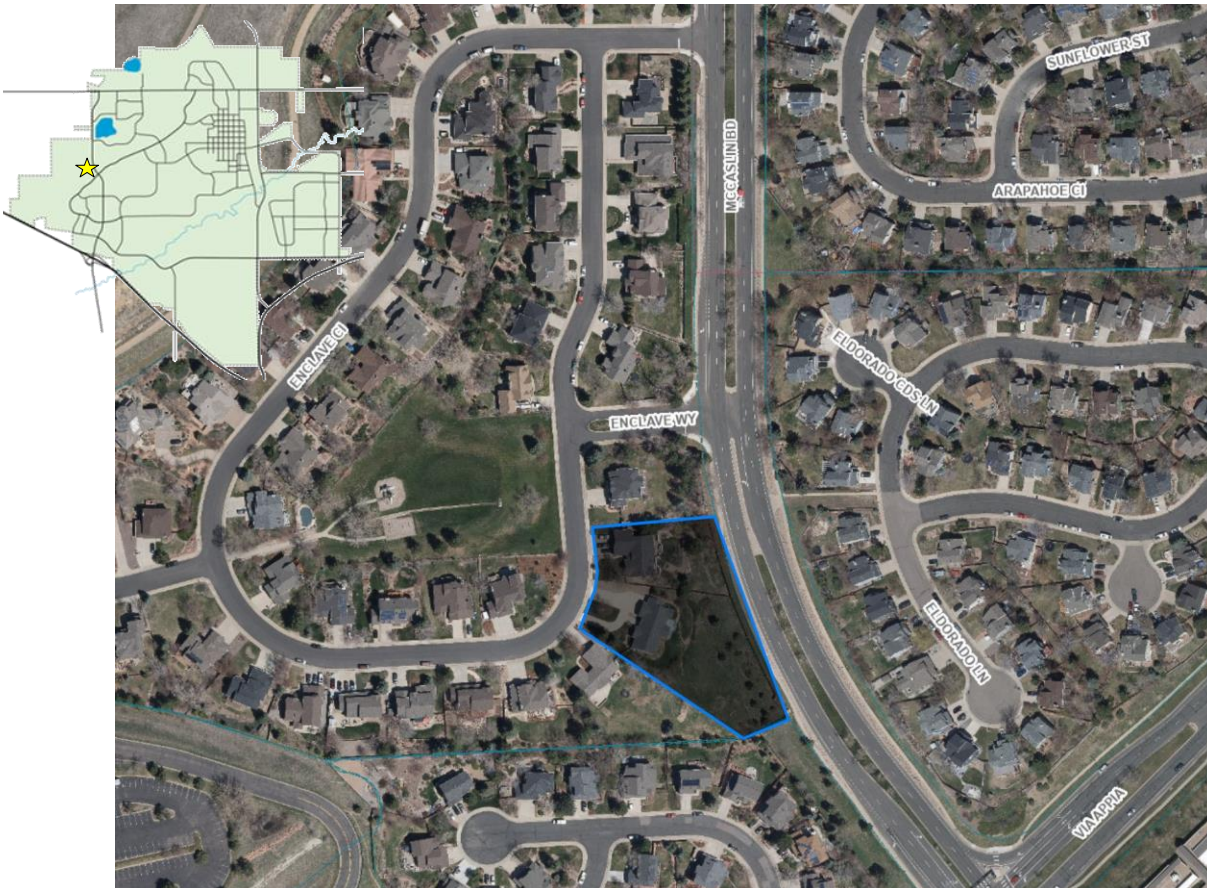
EXISTING ZONING: Planned Community Residential / Enclave Planned Unit Development

LOCATION: 1147 and 1149 W Enclave

TOTAL SITE AREA: +/- 1.4 acres, 60,469 sf

REQUEST: Approval of Resolution 5, Series 2024 recommending approval of a Minor Subdivision, the Third Replat of the Enclave, to adjust the lot line between 1147 and 1149 W Enclave.

VICINITY MAP:



SUMMARY:

The applicants, Thomas and Kathryn Greany, request approval of a Minor Subdivision and Easement Vacation to adjust the lot line and associated easements between 1147 and 1149 W Enclave.

BACKGROUND:

The subject properties are part of the Enclave Subdivision, which has been replatted twice, most recently in 2023. They are zoned Planned Community Residential and are subject to the Enclave Planned Unit Development (PUD). The Marshall Fire destroyed the structures on both properties. 1147 W Enclave remains vacant; 1149 W Enclave has been rebuilt.

PROPOSAL:

The proposed replat and easement vacation moves the lot line and associated easements between the two properties to the south. No new lots would be created through this change.

The application also requires approval of the following subdivision modification. Note that the nonconformity described in the modification below already exists with the current lot configurations.

1. Allow a lot depth of 4.8 times the lot width on Lot 2A and a lot depth of 4.4 times the lot width where a maximum 2.5 lot depth is required by Louisville Municipal Code (LMC) Section 16.16.050.C.

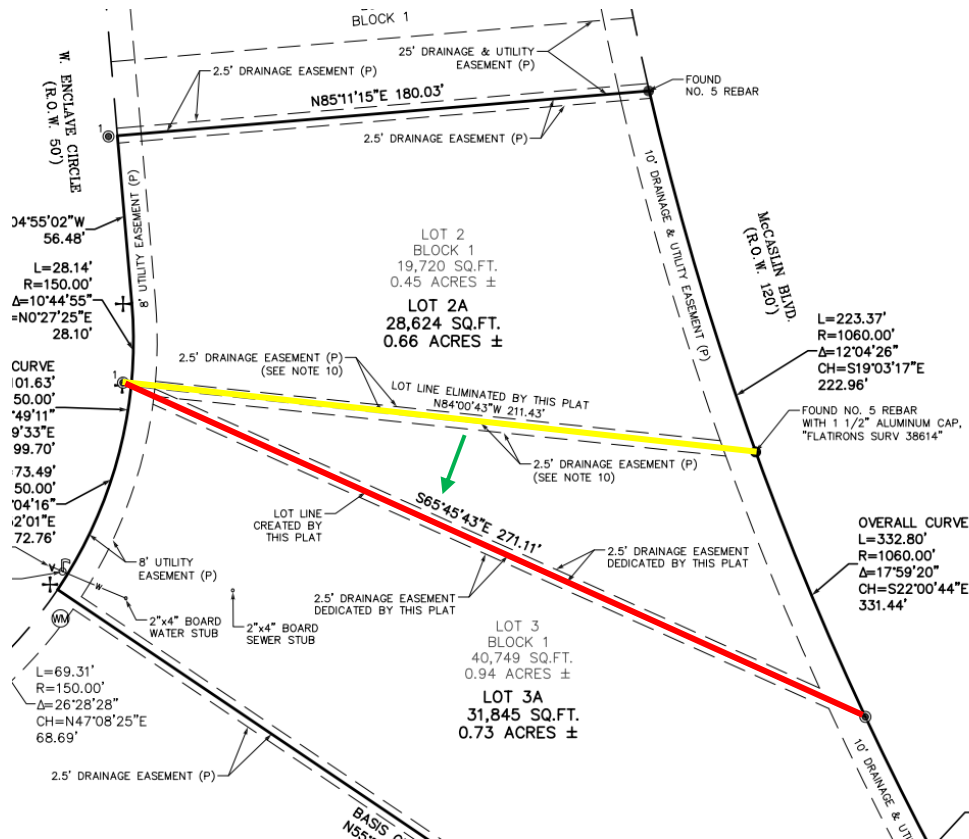


Figure 1. Proposed lot line adjustment moving current lot line (yellow) to south (red).

ANALYSIS:

The proposed re-plat falls under the Minor Subdivision procedure in Louisville Municipal Code (LMC) Sec. 16.12.110, which eliminates the need for review of a preliminary plat prior to review of the final plat. Thus, the Commission is reviewing the final plat for recommendation to the City Council.

Staff reviewed the plat against the final plat criteria and subdivision design standards in [LMC Sec. 16.12.090](#) and [LMC Chapter 16.16](#), and applicable city codes and standards for access, drainage and utilities.

Final Plat Criteria:

Section 16.12.075 of the LMC establishes the following rationale for consideration of final plats by Planning Commission and City Council:

1. *Whether the plat conforms to all of the requirements of this title;*
 - Outside of the modification described above, staff finds that the application would conform to all other requirements of Title 16.
2. *Whether approval of the plat will be consistent with the city's comprehensive plan, applicable zoning requirements, and other applicable federal, state and city laws;*

- Staff finds that the request does not have an impact on the Comprehensive Plan. Staff finds that both lots would support single-family dwelling units that meet the zoning standards and would therefore be buildable lots.
 - Staff finds that the application is consistent with all applicable zoning requirements except where modifications have been requested as described in this report.
3. *Whether the proposed subdivision will promote the purposes set forth in section 16.04.020 of this Code and comply with the standards set forth in chapter 16.16 of this Code and this title.*
- Staff finds that the application will promote the purposes in 16.04.020, including the assurance that public services are available, the safe and efficient circulation of traffic, pedestrians and bikeways, and provides appropriate regulation of the use of land in the city.
 - Staff finds that the application is consistent with the standards set forth in Chapter 16.16 in all respects except in the requested modifications.

Modification Criteria:

Section 16.24.030 of the LMC establishes the following criteria for consideration of modifications to final plats; applications must also comply with Section 16.04.020 (discussed above) and Section 16.24.010.

1. Section 16.04.010-Modifications: *The city council, upon advice of the planning commission, may authorize modifications where a subdivider proposes a plat that does not fully comply with the regulations in this title or title 17. No modification shall be granted if it would be detrimental to the public good or impair the basic intent and purposes of this title or title 17. Any modification granted shall be in keeping with the intent of the comprehensive development plan of the city. Any modification granted shall be in keeping with the intent of the comprehensive plan of the city.*
 - Staff finds that the proposed modification does not affect the Comprehensive Plan or other City policies, and would not be detrimental to the public good given that it continues the existing non-conformity and does not result in a greater non-conformity than what already exists.
2. Section 16.24.030-Modification review criteria:
 1. *That there are unique physical circumstances or conditions such as irregularity, narrowness or shallowness of the property, or exceptional topographical conditions, or other physical conditions peculiar to the affected property;*
 - Staff finds that there are unique physical circumstances regarding lot depth given that the current lot configurations do not conform to the lot depth requirements in Title 16.
 2. *That because of such physical circumstances or conditions, the property cannot be reasonably developed in conformity with the provisions of title 16 and title 17 resulting in a hardship;*

- The property line cannot be adjusted without the lot depth modification.
- 3. *That such hardship has not been created by the applicant;*
 - The applicants did not create the current, non-conforming lot configurations.
- 4. *That the modification, if granted, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property;*
 - The modification will not alter the existing character or impair any adjacent uses given that the lot depth non-conformity currently exists on the properties.
- 5. *That there are no reasonable alternatives that would remove the need for the requested modification or would reduce the amount of the modification.*
 - There are no options to adjust the lot line that would avoid the modification request.
- 6. *That no additional dwelling units shall result from approval of the modification beyond what the underlying zoning would otherwise allow.*
 - Staff finds that no additional dwelling units would result from the modification.

Staff finds that the modification criteria are met and therefore recommends approval of the modification requests for the Minor Subdivision.

Easement Vacation

The easement vacation moves the existing drainage easements to run along the new property line. They will be the same size and alignment as the previous easements, and Public Works staff has reviewed the changes and have no concerns. No other changes are proposed. Staff recommends approval of the easement vacation.

PUBLIC COMMENTS:

No public comments were received by staff at the time of publication of this report.

STAFF RECOMMENDATION:

Staff recommends approval of Resolution 5, Series 2024 recommending approval of the Third Replat of the Enclave with no conditions.

ATTACHMENTS:

1. Resolution No. 5, Series 2024
2. Third Replat of the Enclave
3. Easement Vacation Exhibit
4. Application Materials

**RESOLUTION NO. 5
SERIES 2024**

**A RESOLUTION RECOMMENDING APPROVAL OF THE THIRD REPLAT OF THE
ENCLAVE AND EASEMENT VACATION.**

WHEREAS, there has been submitted to the Louisville Planning Commission an application for a Minor Subdivision and Easement Vacation to adjust the location of the lot line and associated easements between 1147 and 1149 W Enclave; and

WHEREAS, City staff has reviewed the information submitted and found that the application complies with the Louisville subdivision and other applicable sections of the Louisville Municipal Code; and

WHEREAS, the Planning Commission has considered the application at a duly noticed public hearing on June 13, 2024 where evidence and testimony were entered into the record, including the findings in the Louisville Planning Commission staff report dated June 13, 2024.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Louisville, Colorado does hereby recommend approval of the final plat request for the Third Replat of the Enclave.

PASSED AND ADOPTED this 13th day of June, 2024.

By: _____
Steve Brauneis, Chair
Planning Commission

Attest: _____
Jeffrey Moline, Secretary
Planning Commission

THIRD REPLAT OF THE ENCLAVE A REPLAT OF LOTS 2 AND 3, BLOCK 1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12,
TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M.,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 1

Certificate of Dedication and Ownership

KNOW ALL PERSONS BY THESE PRESENTS, THAT THE UNDERSIGNED BEING THE OWNERS OF LOTS 2 AND 3, BLOCK 1, A REPLAT OF THE ENCLAVE, AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY, RECORDED ON JANUARY 14, 1988 UNDER REC. NO. 0089871, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTHWESTERLY LINE OF LOT 3, BLOCK 1, A REPLAT OF THE ENCLAVE, TO BEAR NORTH 55°58'52" WEST, A DISTANCE OF 315.41 FEET BETWEEN A FOUND #5 REBAR AT THE SOUTHERN MOST CORNER OF SAID LOT 3 AND A FOUND CHISELED CROSS IN CONCRETE SIDEWALK AT A 3 FOOT OFFSET TO THE WESTERN MOST CORNER OF SAID LOT 3 AS SHOWN HEREON, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

BEGINNING AT THE SOUTHERN MOST CORNER OF SAID LOT 3, THENCE NORTH 55°58'52" WEST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 3, A DISTANCE OF 315.41 FEET TO THE WESTERN MOST CORNER OF SAID LOT 3 AND TO A POINT OF NON-TANGENT CURVATURE, THENCE ALONG THE WEST LINE OF SAID LOT 3 AND THE WEST LINE OF LOT 2, BLOCK 1, A REPLAT OF THE ENCLAVE, THE FOLLOWING TWO (2) COURSES:

1. 101.63 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1500.00 FEET, AN INCLUDED ANGLE OF 38°49'11" AND SUBTENDED BY A CHORD BEARING NORTH 14°29'33" EAST, A DISTANCE OF 99.70 FEET;

2. THENCE NORTH 04°55'02" WEST, A DISTANCE OF 56.48 FEET TO THE NORTHWEST CORNER OF SAID LOT 2;

THENCE NORTH 85°11'15" EAST, ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 180.03 FEET TO THE NORTHEAST CORNER OF SAID LOT 2 AND A POINT OF NON-TANGENT CURVATURE, THENCE 332.80 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID ARC BEING ALONG THE EAST LINES OF SAID LOT 2 AND SAID LOT 3, HAVING A RADIUS OF 1060.00 FEET, AN INCLUDED ANGLE OF 17°59'20" AND SUBTENDED BY A CHORD BEARING SOUTH 22°00'44" EAST, A DISTANCE OF 331.44 FEET TO THE EASTERN MOST CORNER OF SAID LOT 3, THENCE SOUTH 59°06'51" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 3, A DISTANCE OF 72.18 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 60,469 SQ. FT. OR 1.39 ACRES, MORE OR LESS.

HAS LAID OUT AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF THIRD REPLAT OF THE ENCLAVE, A REPLAT OF LOTS 2 AND 3, BLOCK 1, A PART OF THE CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF LOUISVILLE, COLORADO THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE DESIGNATED AS EXCLUSIVE UTILITY EASEMENTS AND ALSO DEDICATE TO THE CITY OF LOUISVILLE, COLORADO, AND ALL MUNICIPALLY OWNED AND/OR FRANCHISED UTILITIES AND SERVICES THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE DESIGNATED AS UTILITY EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT FOR ALL SERVICES, INCLUDING WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, TELEPHONE AND ELECTRIC LINES, WORKS, POLES AND UNDERGROUND CABLES, GAS PIPELINES, WATER PIPELINES, SANITARY SEWER LINES, STREET LIGHTS, CULVERTS, HYDRANTS, DRAINAGE DITCHES AND DRAINS AND ALL APPURTENANCES THERETO, IT BEING EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING WATER AND SANITARY SEWER SYSTEM WORKS AND LINES, GAS SERVICE LINES, ELECTRICAL SERVICE WORKS AND LINES, STORM SEWERS AND DRAINS, STREET LIGHTING, GRADING AND LANDSCAPING, CURBS, GUTTERS, STREET PAVEMENT, SIDEWALKS AND OTHER SUCH UTILITIES AND SERVICES SHALL BE GUARANTEED AND PAID FOR BY THE PROPERTY OWNERS OR ARRANGEMENTS MADE BY THE PROPERTY OWNERS THEREOF WHICH ARE APPROVED BY THE CITY OF LOUISVILLE, COLORADO, AND SUCH SUMS SHALL NOT BE PAID BY THE CITY OF LOUISVILLE, COLORADO, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED WHEN ACCEPTED BY THE CITY OF LOUISVILLE, COLORADO, SHALL BECOME THE SOLE PROPERTY OF SAID CITY OF LOUISVILLE, COLORADO, EXCEPT ITEMS OWNED BY MUNICIPALLY FRANCHISED UTILITIES AND/OR CENTURY LINK AND PRIVATE ROADWAY CURBS, GUTTER AND PAVEMENT, WHICH, WHEN CONSTRUCTED OR INSTALLED, SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL NOT BECOME THE PROPERTY OF THE CITY OF LOUISVILLE, COLORADO.

Ownership Signature Block

WITNESS MY/OUR HAND(S) AND SEAL(S) THIS _____ DAY OF _____, 20____.

LOT 2 & LOT 3

THOMAS J. GREANY

KATHRYN J. GREANY

Planning Commission Certificate

RECOMMENDED APPROVAL THIS _____ DAY OF _____, 20____.

BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO.

RESOLUTION NO. _____ SERIES _____

CHAIRMAN

SECRETARY

City Council Certificate

APPROVED THIS _____ DAY OF _____, 20____, BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO.

RESOLUTION NO. _____ SERIES _____ (CITY SEAL)

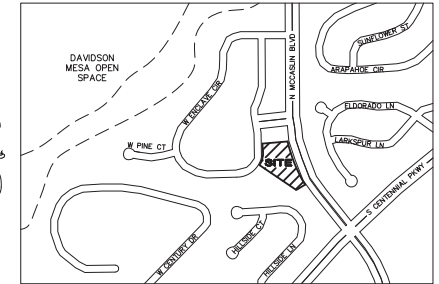
MAYOR SIGNATURE

CITY CLERK SIGNATURE

Boundary Closure Report

Course: S85°28'50"E Length: 315.41'
Course: N59°06'51"E Length: 72.18'
Curve Length: 109.43' Radius: 1060.00'
Delta: 005°54'54" Tangent: 54.77'
Chord: 109.38' Course: N28°02'57"W
Curve Length: 223.37' Radius: 1060.00'
Delta: 012°04'26" Tangent: 112.10'
Chord: 222.96' Course: N19°03'17"W
Curve Length: 85°11'15" Length: 179.67'
Course: S04°55'02"E Length: 56.48'
Curve Length: 26.14' Radius: 150.00'
Delta: 010°44'55" Tangent: 14.11'
Curve Length: 28.10' Course: S00°27'25"W
Curve Length: 73.49' Radius: 150.00'
Delta: 028°04'16" Tangent: 37.50'
Curve Length: 72.76' Course: S19°52'01"W

Perimeter: 1058.17' Area: 60469.05 Sq. Ft.
Error Closure: 0.00 Course: S60°51'20"E
Error North: -0.002 East: 0.003



Vicinity Map

NOT TO SCALE

Notes

- CAPITAL TITLE COMMITMENT NUMBER 665295-AMENDMENT NO. C2, DATED NOVEMBER 10, 2022 AT 8:00 A.M. (LOT 3); STEPHEN TITLE GUARANTY COMPANY COMMITMENT NUMBER 849396C, DATED MAY 18, 2021 AT 7:30 A.M. (LOT 2); WERE ENTIRELY REPLIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTIES SHOWN AND DESCRIBED HEREON ARE ALL OF THE PROPERTIES DESCRIBED IN SAID TITLE COMMITMENTS.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- THIS SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
- BASIS OF BEARINGS: GPS DERIVED BEARINGS BASED ON A BEARING OF NORTH 55°58'52" WEST BETWEEN A FOUND #5 REBAR AT THE SOUTHERN MOST CORNER OF LOT 3, BLOCK 1, A REPLAT OF THE ENCLAVE AND A FOUND 3 FOOT OFFSET CHISELED CROSS IN CONCRETE SIDEWALK AT THE WESTERN MOST CORNER OF SAID LOT 3 AS SHOWN HEREON COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (000), NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMBATS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-4-508.
- THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
- DATES OF FIELDWORK: OCTOBER 16, 2023
- THE WORD "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- EXCLUSIVE CITY UTILITY EASEMENTS ARE RESERVED FOR CITY OF LOUISVILLE EXCLUSIVE USE FOR CITY WATER, SANITARY SEWER AND STORM SEWER FACILITIES. DRY UTILITIES COMPANIES AND/OR PRIVATE OWNERS OF STORM DRAINAGE AND IRRIGATION LINES MUST OBTAIN PRIOR WRITTEN APPROVAL FROM THE CITY FOR ANY PROPOSED CROSSINGS OF ANY CITY WET UTILITY EASEMENTS AND MUST EXECUTE AN AGREEMENT WHICH STIPULATES THE DRY UTILITIES, STORM DRAINAGE, AND/OR IRRIGATION LINE APPROVED TO CROSS CITY EASEMENTS ARE SUBJECT TO RELOCATION AT THE COMPANY'S OR OWNERS' EXPENSE AT THE DIRECTION OF THE CITY. DRY UTILITIES, STORM DRAINAGE, AND/OR IRRIGATION LINES THAT ARE APPROVED TO CROSS CITY EASEMENTS SHALL DO SO AT SUBSTANTIALLY RIGHT ANGLES. WET UTILITIES SHALL TRAVERSE DRY UTILITY EASEMENTS WITHOUT REQUIREMENT FOR FURTHER PERMISSION. NO JOINT USE OF ANY CITY EXCLUSIVE UTILITY EASEMENTS IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE CITY AND EXECUTION OF A JOINT USE AGREEMENT, WHICH SHALL BE AT THE CITY'S DISCRETION.
- THE ORIGINAL DRAINAGE EASEMENTS ASSOCIATED WITH ELIMINATED LOT LINES ARE VACATED BY SEPARATE DOCUMENT RECEPTION NUMBER _____
- BOUNDARY INFORMATION SHOWN HEREON PER LAND SURVEY PLATS PREPARED BY FLATIRON'S INC., JOB NO. 22-78405 DATED MARCH 22, 2022 DEPOSITED WITH BOULDER COUNTY LAND USE DEPARTMENT AS LS-22-0856 AND JOB NO. 22-78,289 DATED JULY 13, 2022 DEPOSITED WITH BOULDER COUNTY LAND USE DEPARTMENT AS LS-22-0720.
- MODIFICATION APPROVED BY CITY COUNCIL RESOLUTION _____ SERIES _____; A MODIFICATION TO ALLOW A LOT DEPTH GREATER THAN 2.5 TIMES THE LOT WIDTH WHERE A MAXIMUM 2.5 LOT DEPTH IS REQUIRED BY LOUISVILLE MUNICIPAL CODE SECTION 16.16.050 C.

Legend

- FOUND 3' OFFSET CHISELED CROSS
 - FOUND MONUMENT AS DESCRIBED
 - SET 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRON'S SURV 29038"
 - SET 1" BRASS TAG "FLATIRON'S SURV 29038"
- (P) AS PER THE PLAT OF "A REPLAT OF THE ENCLAVE" DATED JANUARY 14, 1988 UNDER REC. NO. 0089871

Surveyor's Certificate

I, JAMES Z. GOWAN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY CERTIFY FOR AND ON BEHALF OF FLATIRON'S INC., THAT A SURVEY OF LOTS 2 AND 3, BLOCK 1, A REPLAT OF THE ENCLAVE, WAS CONDUCTED BY ME OR UNDER MY SUPERVISION AND RESPONSIBLE CHARGE ON APRIL 4, 2024; THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION AND THE SURVEY THEREOF.

JAMES Z. GOWAN COLORADO P.L.S. #29038
VICE PRESIDENT, FLATIRON'S, INC.

James Z. Gowan
Gowan

REVISION	DATE	BY	DESCRIPTION
1	11-02-2024		
2			
3			
4			
5			
6			
7			
8			
9			
10			

THIRD REPLAT OF THE ENCLAVE
A REPLAT OF LOTS 2 AND 3, BLOCK 1

FLATIRON'S, Inc.
Land Surveying Services
1000 N. BROADWAY, SUITE 209
DENVER, CO 80202
(303) 776-1133
(303) 443-6997

3025 BIRCH AVE.
SUITE 305
DENVER, CO 80202
(303) 443-6997

1424

JOB NUMBER:
23-80,548
DATE:
12-01-2023
DRAWN BY:
R. SLAGLE
CHECKED BY:
JZG, JJK, SB, TDH

SHEET 1 OF 1

EXHIBIT "A"

SHEET 1 OF 2

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12 AND THE SOUTHWEST
QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 69 WEST
OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

VACATION OF A FIVE FOOT (5') WIDE EASEMENT FOR DRAINAGE PURPOSES UPON, OVER AND
ACROSS LOTS 2 AND 3, BLOCK 1, AS SHOWN ON THE PLAT OF A REPLAT OF THE ENCLAVE
AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY AT REC. NO. 00898171, DATED
JANUARY 14, 1988 BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 12 AND THE
SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M.,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, LYING TWO AND ONE HALF
FEET (2.5') ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

THE COMMON LINE OF LOTS 2 & 3, AS DESCRIBED ON SAID PLAT.

SAID SIDELINES BEING SHORTENED AND LENGTHENED SO AS TO PREVENT GAPS OR OVERLAPS
WITH THE PERIMETER BOUNDARY LINES OF SAID LOTS.

THE TOTAL AREA OF VACATED EASEMENT CONTAINS 1,057 SQUARE FEET, MORE OR LESS.

James Z.
Gowan

Digitally signed by James
Z. Gowan
DN: cn=James Z. Gowan,
o=Flatirons, Inc., ou,
email=zgowan@flatironsin
c.com, c=US
Date: 2024.03.28 10:18:11
-06'00'

I, JAMES Z. GOWAN, A LAND SURVEYOR LICENSED IN THE STATE OF
COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS,
INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING
MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY
RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY
KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH
APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR
WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION
AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND
ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR
SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.

JAMES Z. GOWAN
COLORADO P.L.S. #29038
VICE PRESIDENT, FLATIRONS, INC.

JOB NUMBER: 24-80548
DRAWN BY: W. BECKETT
DATE: MARCH 28, 2024

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS
NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD
INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.



Flatirons, Inc.
Land Surveying Services



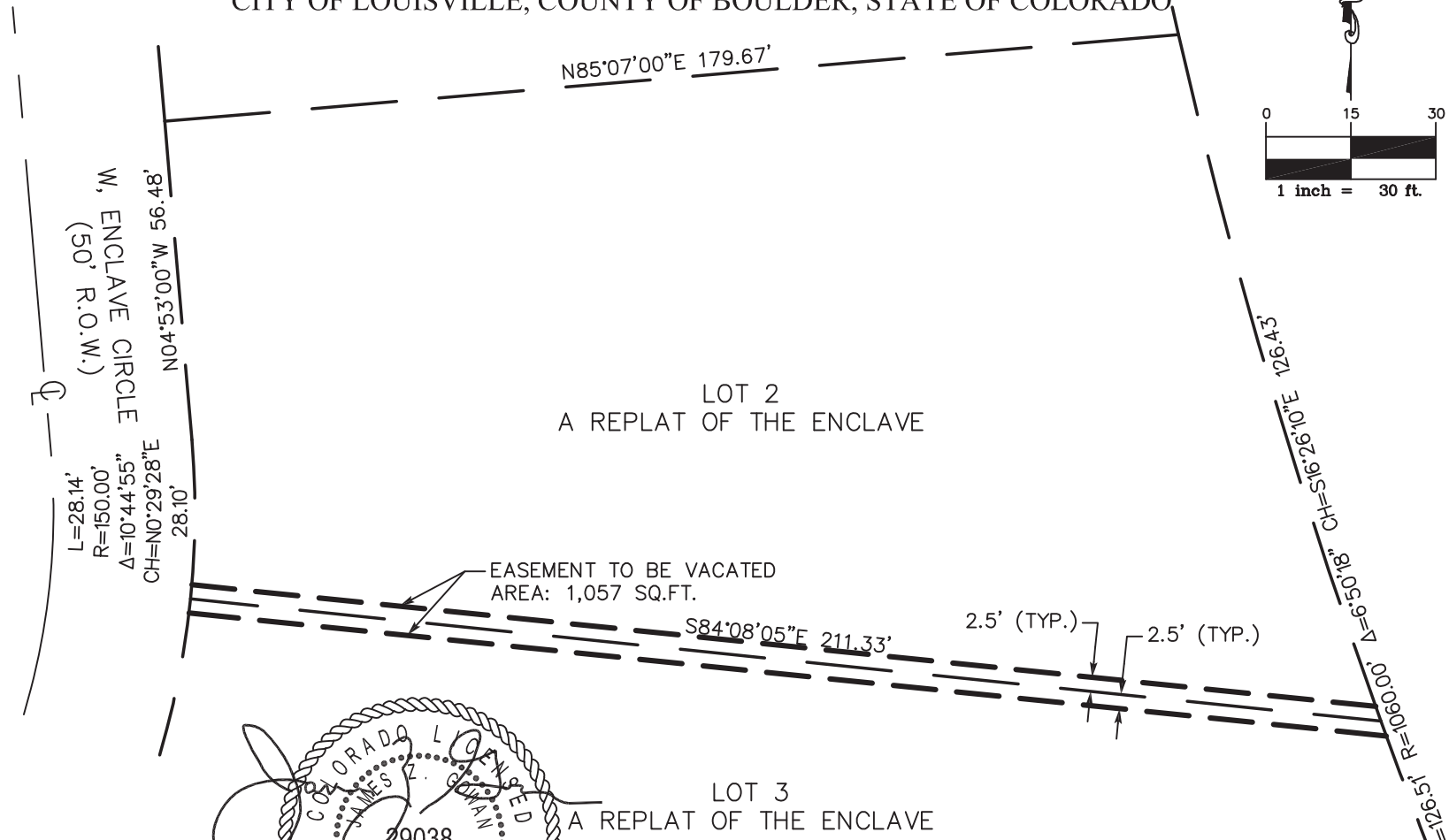
3825 IRIS AVE,
SUITE 395
BOULDER, CO 80301
(303) 443-7001

www.FlatironsInc.com

EXHIBIT "A"

SHEET 2 OF 2

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12 AND THE SOUTHWEST
QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 69 WEST
OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



JOB NUMBER: 24-80548
DRAWN BY: W. BECKETT
DATE: MARCH 28, 2024

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS
NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD
INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.

Flatirons, Inc.
Land Surveying Services



3825 IRIS AVE,
SUITE 395
BOULDER, CO 80301
(303) 443-7001
www.FlatironsInc.com

Summary: Rotate North lot boundary inward on 1147 W. Enclave. Maintain other boundaries, except shorten East boundary.



Narrative:

The purposes of the proposed re-plat of 1149 W. Enclave Circle and 1147 W. Enclave Circle, Louisville, Colorado 80027 are to accomplish the following goals:

1. Allow the new home on 1149 W. Enclave (post-Marshall Fire) to be rotated 20-25° toward the southeast to improve its solar potential. This has already been done, and the building permit was granted with this new placement. The home is completed and a Certificate of Occupancy was granted by the City of Louisville on 15 DEC 2023.
2. Regrade 1147 W. Enclave to eliminate a a prior drainage problem that had resulted in flood damage to 1149 W. Enclave Circle after the 2013 Flood, which was mitigated via structural engineers paid by the homeowners and for which a permit was obtained from the City of Louisville. This regrading has already been done and the final regrade has been approved by the City of Louisville.
3. Allow the new home at 1149 W. Enclave circle to be built with full daylight basement to remove expansive soils from against its south foundation. This required retaining walls to be constructed at 1149 W. Enclave that cross the existing property line between 1147 and 1149. This was approved by the City of Louisville and constructed according to the permit with follow-up inspection approved.
4. The existing property line between 1147 and 1149 West Enclave Circle must now be rotated to the southeast around the surveyed west end of their common lot boundary. This proposed new property line and the resulting lot boundaries are as shown on the survey document titled, "Third Replat of the Enclave: a Replat of Lots 2 and 3, Block 1," submitted with this application.
5. Note that no new access points are being created, the general shape of both lots is being retained, the west boundary of both lots at West Enclave Circle are unchanged, and 1147 will remain an independent salable, buildable lot with existing utilities in place (water, sewer, natural gas, electrical and data). Following completion of the proposed replat, Lot 2 will become 0.66 acre and lot 3 will become 0.73 acre, both within the size limitations of the existing P.U.D. promulgated by the City of Louisville. Furthermore, note that some published surveys of 1147 W. Enclave show that lot to exceed the P.U.D. lot size limit of 0.94 acre (it is shown on multiple published documents as a 0.96 acre lot).

No change to W. Enclave Circle Frontage for either of the involved lots

No new access created to either of the involved lots.

South boundary of 1149 W. Enclave to be rotated to South as shown

No new access created to either of the involved lots.

South boundary of 1149 W. Enclave to be rotated to South as shown

East boundary of 1147 W. Would be preserved though shorter by moving in the North lot line.

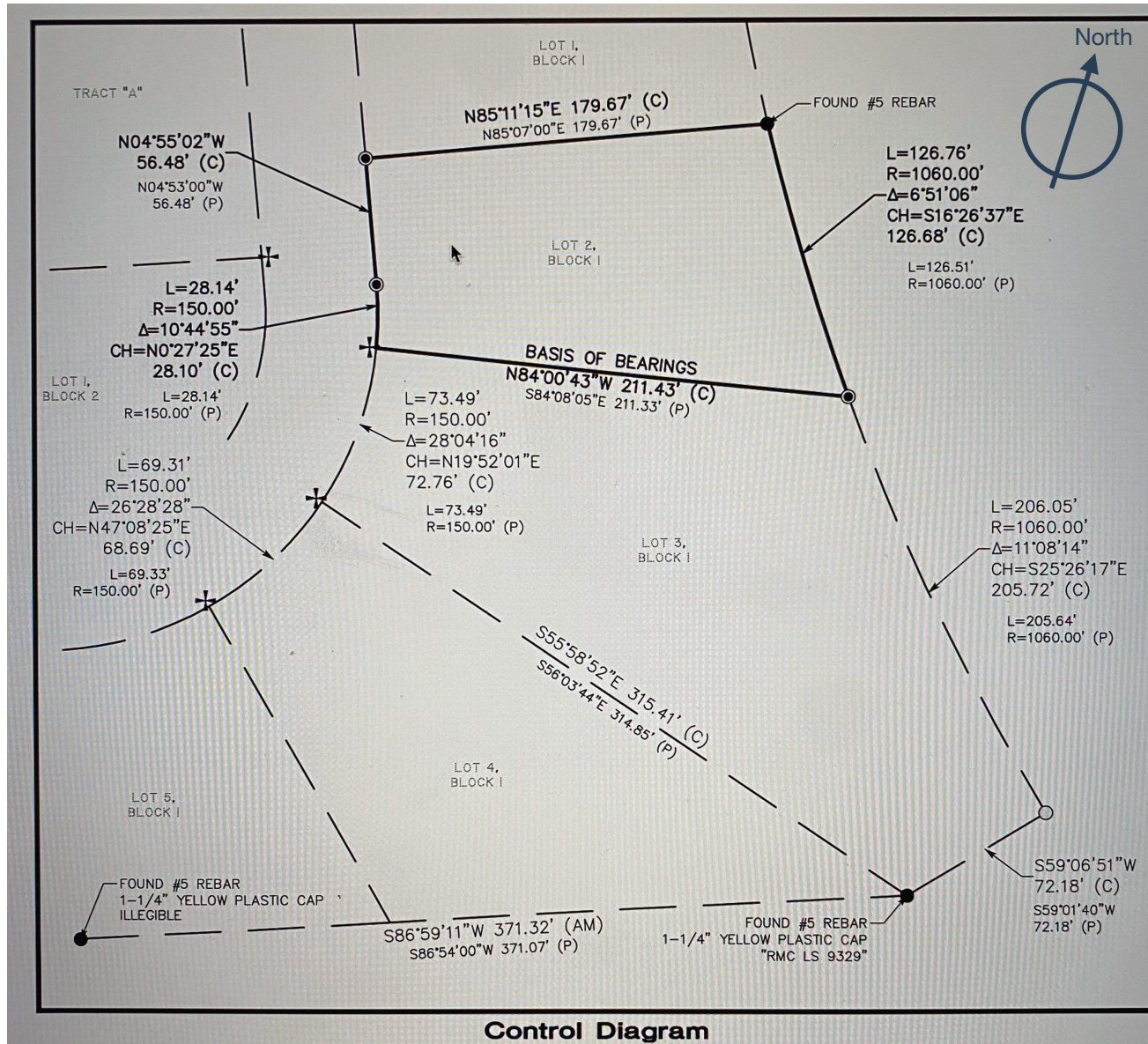
Other boundaries of 1147 to remain

New homes are already in place at 1145 and 1149 W. Enclave

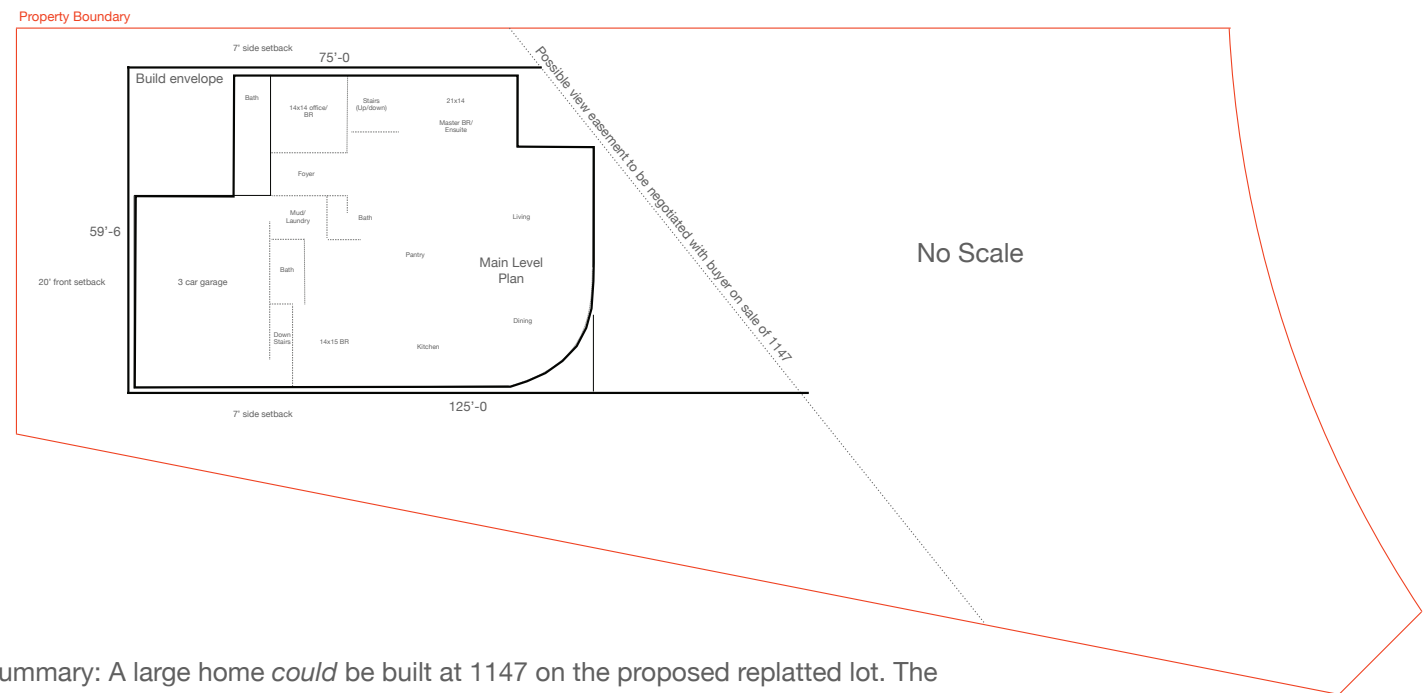
Owners of 1149 also own 1147.
1147 is currently 0.94-.96 acre
1149 is currently 0.45-.47 acre
(Depending on source)

1147 will become ~0.73 acre
1149 will become ~0.66 acre
(Based on new survey NOV2023)





1147 W. Enclave Build Envelope, Proposed
Nominally shown 60' x 84'



Summary: A large home *could* be built at 1147 on the proposed replatted lot. The home *could* be much larger than the 1,800sf minimum specified in the Enclave Architectural Control Committee initial charter (which has long since been dissolved).

ITEM: PUD-000477-2023 – 745 S Pierce Ave

PLANNER: Matt Post, Senior Planner

REPRESENTATIVE: dcb Construction Company

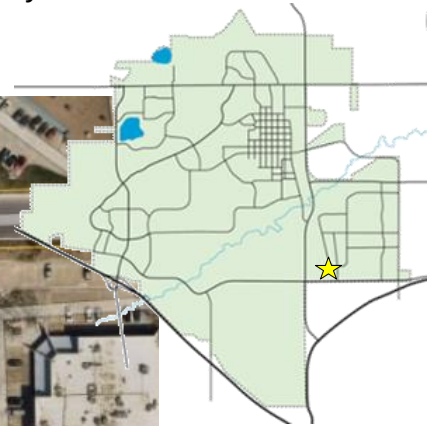
EXISTING ZONING: I - Industrial

LOCATION: 745 South Pierce Avenue

TOTAL SITE AREA: 2.168 Acres

REQUEST: Approval of Resolution No. 6, Series 2024, recommending approval of a Planned Unit Development to allow construction of a 32,367 small storage facility and associated site improvements.

VICINITY MAP:



SUMMARY:

The applicant and owner, Dom Kickbush, requests approval of a final Planned Unit Development (PUD) to allow construction of a 32,367 square-foot small storage use with associated site improvements. The proposed development will include a three-story, climate-controlled self-storage facility with accompanying landscaping, parking, lighting, and required grading and utilities.

BACKGROUND:

The subject property is a vacant, 2.16 acre lot located in the Colorado Technology Center (CTC). The land is zoned Industrial (I) and development is governed primarily by the Industrial Development Design Standards and Guidelines (IDDSG). The lot fronts South Pierce Avenue on the east and is bounded on the north and south sides by existing commercial structures. The BNSF railway bounds the lot on the west. The city approved the Colorado Technological Center First Filing plat for the property in 1979.

PUD PROPOSAL:

The application proposes a 32,367 square-foot, three-story building with a prominent corner entrance on the south-east side of the building that addresses the primary street frontage of South Pierce Avenue. A second, service-oriented customer loading entrance is proposed on the south side of the building. One shared access point is provided on the south side of the site providing access to the parking and loading areas on the east and south sides of the building. Required water quality and detention is located on east side of the site between the building and the street.

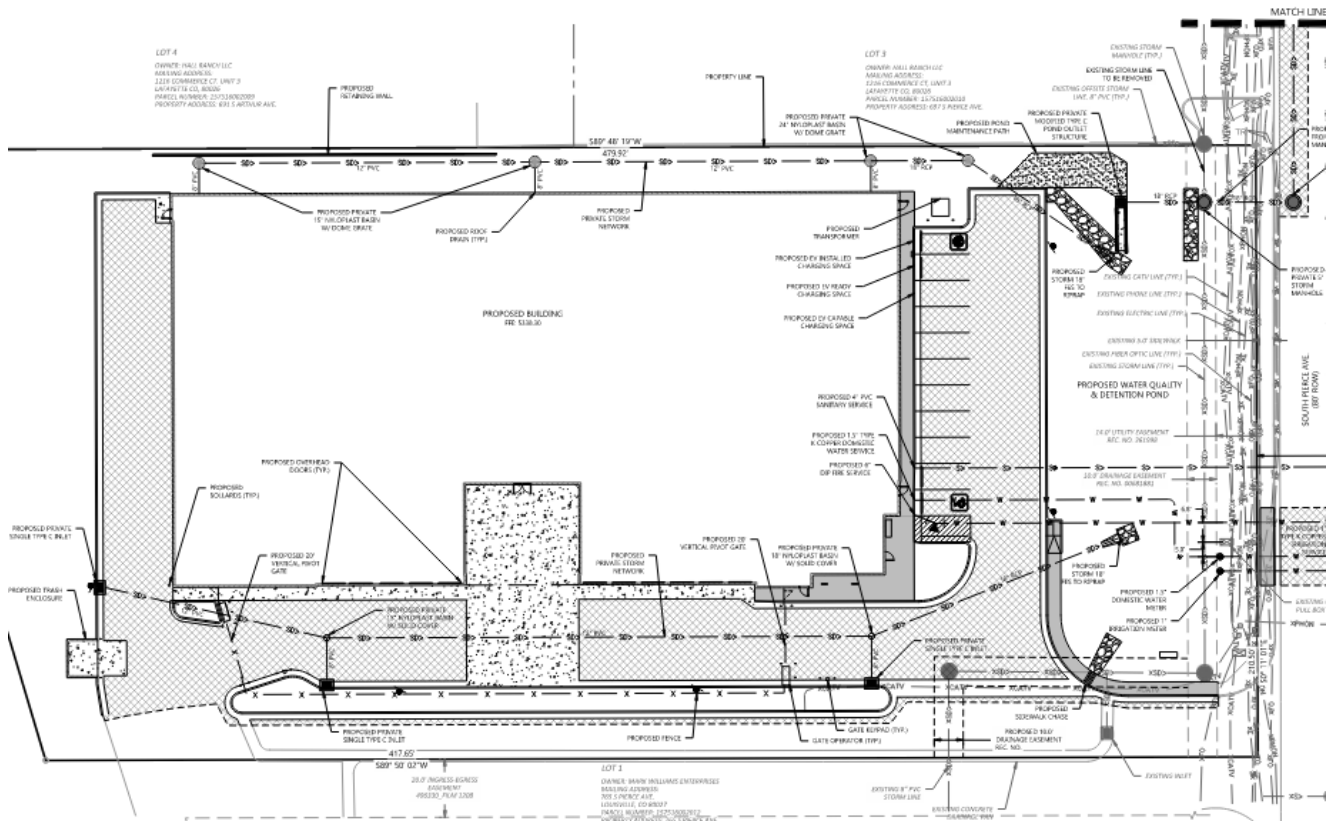


Figure 1: Overall layout of structure, parking, drive aisles, detention pond, walkways

The proposed shared access point on the southside of the site is encouraged in the IDDSG and will be maintained via a private, ingress-egress easement on the site to the south. The parking lots include two-way drive aisles accessing the 90 degree parking on the east side of the building and the customer loading area to the south. To meet the requirements of the Louisville Fire Protection District, an access lane and hammerhead turn-around are provided at the west end of the site. A trash enclosure is located at the southwest corner of the site.

The site and use are generally auto oriented, so pedestrian paths and a plaza space are provided adjacent to the building and at the building entrance as required by the IDDSG, while an internal pedestrian path connects the site to the existing attached sidewalk on S Pierce Avenue.

The proposal includes eleven vehicle parking spaces and three vehicle loading spaces, which is below the required amount for a warehouse and office use in the industrial zone district. A parking reduction request has been made by the applicant based on the parking needs of nondwelling users (see below for further analysis). The applicant asserts that, based on the nature of the use, the current parking layout will adequately serve the guests and employees at the facility. The proposed number of spaces is in-line with other storage facilities in the region. Electric Vehicle Charging Infrastructure requirements are satisfied with one fully functioning charging stations, an electric vehicle ready space and an electric vehicle capable space.

30 percent of the site is landscaped, which exceeds the 25 percent required by the IDDSG. A waiver has been requested from Sec. 5.2.A.1 of the IDDSG which requires a 10-foot wide landscape buffer on the north property line with trees planted every 30 linear feet for half the depth of lot. A storm drain is proposed in the area which will preclude the planting of trees (see below for further analysis). The required buffer trees are proposed elsewhere on site for a total of 39 trees. A total of 148 low-water shrubs and grasses are proposed along with native grass areas and a small section of turf adjacent to the detention facility.

The building will be constructed of masonry, stucco, and architectural metal panels with varying, massing, textures, and colors. Architectural trellises have been provided on the primary façade to enhance visual appeal of the building and compliment the prominent corner entrance to the leasing office. The south elevation includes a recessed customer loading entrance and direct storage unit access for commercial customers. The building will be designed to accommodate between 530 and 640 storage units, pending final interior designs. The elevations include variations in the parapet height and articulation in the building façade, which when combined with the variation in materials, create architectural interest and appropriate design for the Industrial zone district. The color palette will consist of neutral tan shades with accents of cedar red.

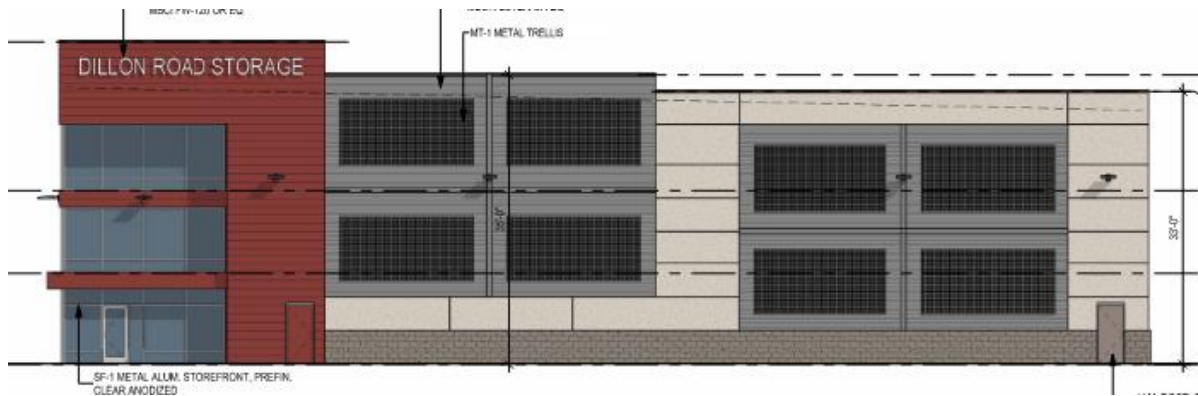


Figure 2: East elevation

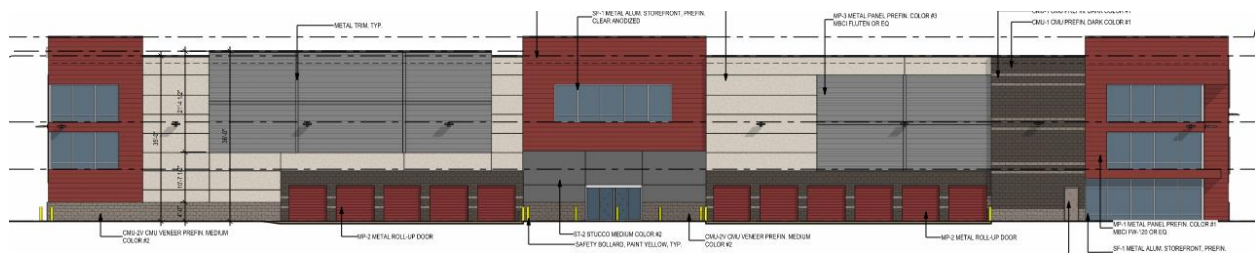


Figure 3: South Elevation

ANALYSIS:

Planned Unit Development

The PUD is subject to the IDDSG and the review criteria in Section 17.28.120 of the Louisville Municipal Code (LMC).

IDDSG Analysis

IDDSG: 1. Site Planning

This application complies with these standards, including all minimum setbacks and building and site orientation standards. Site coverage meets the minimum requirements for landscape area with 30% coverage. The proposal includes a new pedestrian connection to S Pierce Avenue and a pedestrian paths through the site where appropriate. The trash enclosure is located to the rear of the site to minimize visibility from street view. The proposal meets the site standards for site grading and drainage in the IDDSG.

IDDSG: 2. Vehicular Circulation and Parking

Access is accommodated by a shared drive from S Pierce Avenue. Shared drives are encouraged pursuant to Sec. 2.1.1.H of the IDDSG to reduce access points to the public right-of-way thereby reducing vehicle conflict. The drive aisles and overall sight circulation patterns were designed for ease of vehicular entry and exit and will accommodate access for fire and service needs on the property. The parking lot meets

all design requirements, though a parking reduction has been requested to more appropriately align with the reality of parking needs for the use.

IDDSG: 3. Pedestrian and Bicycle Circulation

The applicant proposes a new pedestrian connection and bicycle parking consistent with the standards of the IDDSG. Bicycle parking is located on the west side of the building north of the main entrance. A new pedestrian connection to S Pierce Avenue provides access to the existing attached sidewalk.

IDDSG: 4. Architectural Design

The building layout includes a main, storefront-style entry with primary orientation toward S Pierce Avenue. The primary service entry is on the south-side of the building and recessed into the building façade. The building incorporates architectural features to reduce the apparent massing of the building including roofline variation, color variation, building articulation, canopies, and multi-story storefront system. The materials and color palette of the building satisfy the standards required by the IDDSG.

IDDSG: 5. Landscape Design

Streetscape plantings along S Pierce Avenue meet the minimum 1 tree per 20 linear feet ratio with appropriate species and includes more shrubs than required. The applicant has requested a waiver from the requirement that 1 tree per 30 linear feet be planted between adjacent land with the same zoning on the north side of the site – the required trees are planted on the west side of the site. The west perimeter meets the required 1 tree per 30 linear feet ratio and includes 24 trees as opposed to the seven required. The rest of the site is landscaped with low-water shrubs, perennials, and grasses with very little turf used only in the detention area.

IDDSG: 6. Fences and Walls

The application includes a retaining wall associated with the grading and drainage along the north lot line. The retaining wall on the north side is approximately 24 inches high. A cast iron, decorative fence is proposed on the south side of the site providing secured access to the customer loading area.

IDDSG: 8. Exterior Site Lighting

The application includes wall mounted, and pole mounted LED lights. All fixtures are full cut-off, with warm light temperatures.

Compliance with 17.28.120

Section 17.28.120 of the Louisville Municipal Code lists 28 criteria for PUDs that must be satisfied or found not applicable in order to approve a PUD. Analysis and staff's recommended finding of each criterion is provided in the attached appendix.

Waiver Compliance with 17.28.110

Section 17.28.110 of the Louisville Municipal Code sets forth the PUD waiver process and criteria. The application includes the following waiver requests:

- Section 5.2.A.1 of the IDDSG requires a 10-foot wide landscape buffer between properties within the same district. Within the buffer area, one tree for every 30 linear feet shall be planted for half the depth of the lot, in addition to shrubs and/or ground cover. A proposed storm drain will directly interfere with the required tree plantings. The applicant has requested relief from planting trees in this area and has instead provided the required trees on the west side of the site.

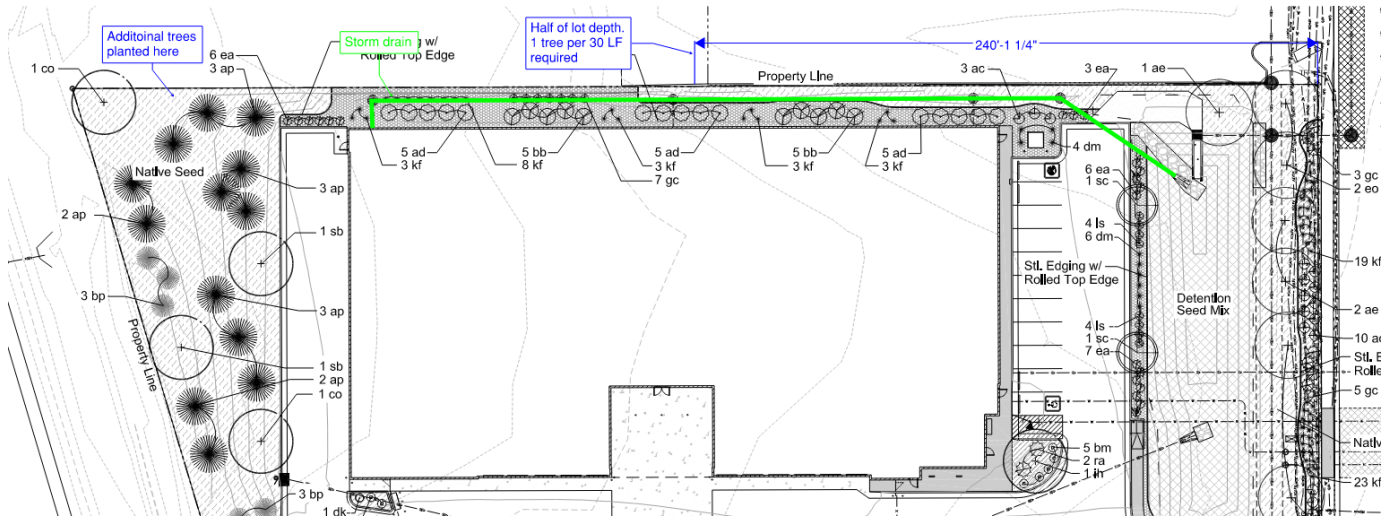


Figure 4: Landscape plan depicting storm drain location, half of lot depth, and tree relocation.

The narrow configuration of the site, the shared access point on the south, and the requirement for on-site detention and water quality present a unique design challenge. The applicant's proposal has accommodated the above-mentioned design requirements and addressed site constraints by including the storm drain in the north, side interior setback area. Relocating the required buffer trees to the west side of site allows the site to retain the benefits of landscaping and tree canopy. The property to the north is also zoned Industrial (I) with an existing warehouse use. Staff find the waiver request to be reasonable and consistent with the intent of buffer standards, which are typically intended to provide a barrier between incompatible uses.

- Section 4.11.c of the Louisville Sign Code allows for a maximum of two wall signs – one on a primary street frontage and one on a secondary street frontage. The site has one primary frontage and as such, is only eligible for one wall sign on the primary frontage (east elevation). The west elevation of the site is highly visible from Dillon Rd and adjacent to railroad property, though the property does not directly abut the City's right-of-way. The applicant has proposed a wall sign on the west elevation within the size thresholds allowed for a secondary frontage wall sign.

Staff find this request to be consistent with the intent and limitations presented in the sign code.

PUBLIC COMMENTS: As of publication of this report, staff has not received comments from the public.

STAFF RECOMMENDATION:

Staff recommends approval of Resolution No. 6, Series 2024 of the PUD for Dillon Road Storage at 745 S Pierce Avenue with the following condition:

- The applicant shall establish and record a shared access easement with the property to south concurrent with the proposed shared access point prior to building permit application. Record of the recorded easement shall be provided to the City.

ATTACHMENTS:

1. Resolution No. 6, Series 2024
2. Application Materials
3. PUD

APPENDIX: PUD Criteria Analysis – 745 S PIERCE AVENUE PUD

Criteria 17.28.120 (A)	Finding	Narrative
1. An appropriate relationship to the surrounding area.	Compliant	The use is appropriate for the area and permitted in the Industrial zone district. The site design is consistent with the context of the surrounding area.
2. Circulation in terms of the internal street circulation system, designed for the type of traffic generated, safety, separation from living areas, convenience, access, and noise and exhaust control. Proper circulation in parking areas in terms of safety, convenience, separation and screening.	Compliant	The application provides for adequate and safe internal circulation. The applicant has provided a shared access point with the property to the south, which is encouraged in the IDDSG.
3. Consideration and provision for low and moderate-income housing	Not applicable	The property is zoned Industrial; residential uses are not allowed.
4. Functional open space in terms of optimum preservation of natural features, including trees and drainage areas, recreation, views, density relief and convenience of function	Compliant	The PUD complies with landscape requirements in Chapter 5 of the IDDSG.
5. Variety in terms of housing types, densities, facilities and open space	Not applicable	The property is zoned Industrial; residential uses are not allowed.

Criteria 17.28.120 (A)	Finding	Narrative
6. Privacy in terms of the needs of individuals, families and neighbors	Compliant	The PUD complies with site planning provisions in the IDDSG, assuring appropriate privacy of neighboring properties.
7. Pedestrian and bicycle traffic in terms of safety, separation, convenience, access points of destination and attractiveness	Compliant	The PUD complies with pedestrian and bicycle requirements in the IDDSG, ensuring adequate pedestrian and bicycle access.
8. Building types in terms of appropriateness to density, site relationship and bulk	Compliant	The PUD complies with site planning and building height requirements in the IDDSG, ensuring an appropriate bulk for buildings and relationship to other developments in the CTC.
9. Building design in terms of orientation, spacing, materials, color, texture, storage, signs and lighting	Compliant	The PUD complies with the architectural design and site planning requirements in the IDDSG. The design incorporates adequate articulation, building materials, and site configuration.
10. Landscaping of total site in terms of purpose, such as screening, ornamental types used, and materials used, if any; and maintenance, suitability and effect on the neighborhood	Compliant	The PUD complies with landscape requirements in Chapter 5 of the IDDSG, ensuring adequate screening between similar uses and compatible landscaping for the CTC, with approval of the requested tree waiver.
11. Compliance with all applicable development design standards and guidelines and all applicable regulations pertaining to matters of state interest, as specified in <u>chapter 17.32</u>	Compliant	The PUD complies with all applicable development design standards and guidelines.
12. None of the standards for annexation specified in <u>chapter 16.32</u> have been violated	Not applicable	The property was annexed into the City of Louisville in 1976.
13. Services including utilities, fire and police protection, and other such services are available or can be made available to adequately serve the development specified in the final development plan	Compliant	The Public Works Department and Louisville Fire District reviewed the PUD and it meets their requirements. Other key utility providers are available to serve the development.

Criteria 17.28.120 (B)	Finding	Narrative
1. Development shall be in accordance with the adopted elements of the comprehensive development plan of the city, and in accordance with any adopted development design standards and guidelines.	Compliant	The PUD complies with the adopted elements of the comprehensive plan, and the adopted development design standards and guidelines.
2. No structures in a planned unit development shall encroach upon the floodplain. Existing bodies of water and existing stream courses shall not be channelized or altered in a planned unit development plan.	Compliant	The property is neither located in a floodplain nor are there any bodies of water in the area.
3. No occupied structure shall be located on ground showing severe subsidence potential without adequate design and study approved specifically by the city.	Compliant	There is no known subsidence on the property.
4. The proposal should utilize and preserve existing vegetation, land forms, waterways, and historical or archeological sites in the best manner possible. Steep slopes and important natural drainage systems shall not be disrupted. How the proposal meets this provision, including an inventory of how existing vegetation is included in the proposal, shall be set forth on the landscape plan submitted to the city.	Compliant	The PUD is appropriate for the context of the existing conditions of the property.
5. Visual relief and variety of visual sitings shall be located within a development in the overall site plan. Such relief shall be accomplished by building placements, shortened or interrupted street vistas, visual access to open space and other methods of design.	Compliant	The PUD complies with site planning requirements in the IDDSG, ensuring proper building placement, vistas, and access to open space.

Criteria 17.28.120 (B)	Finding	Narrative
6. Open space within the project shall be located in such a manner as to facilitate pedestrian use and to create an area that is usable and accessible to residents of surrounding developments.	Compliant	The PUD complies with requirements in the IDDSG.
7. Street design should minimize through traffic passing residential units. Suggested standards with respect to paving widths, housing setbacks and landscaping are set forth in public works standards of the city and applicable development design standards and guidelines. The system of streets, including parking lots, shall aid the order and aesthetic quality of the development.	Compliant	The PUD complies with requirements in the IDDSG, ensuring properly designed landscaping adjacent to public streets.
8. There shall exist an internal pedestrian circulation system separate from the vehicular system such that allows access to adjacent parcels as well as to parks, open space or recreation facilities within the development. Pedestrian links to trail systems of the city shall be provided.	Compliant	The PUD complies with bicycle and pedestrian requirements in the IDDSG, ensuring adequate pedestrian and bicycle access.
9. The project and development should attempt to incorporate features which reduce the demand for water usage.	Compliant	The PUD proposes water use consistent with expectations for the CTC development. Plant material has been grouped into similar water-requirement irrigation zones.
10. Landscape plans shall attempt to reduce heating and cooling demands of buildings through the selection and placement of landscape materials, paving, vegetation, earth forms, walls, fences, or other materials.	Compliant, with condition	The PUD complies with landscape requirements in the IDDSG. The PUD does not comply with portion of the IDDSG that requires trees along the north side of the structure. The relocation of the trees to the west side of the site makes up for the lack of tree plantings in this area.

Criteria 17.28.120 (B)	Finding	Narrative
11. Proposed developments shall be buffered from collector and arterial streets. Such buffering may be accomplished by earthen berms, landscaping, leafing patterns, and other materials. Entrance islands defining traffic patterns along with landscaping shall be incorporated into entrances to developments.	Compliant	The PUD complies with the requirements of the IDDSG and includes adequate landscaping and buffering from adjacent streets and properties of the same or similar uses.
12. There shall be encouraged the siting of lot arrangement, building orientation and roof orientation in developments so as to obtain the maximum use of solar energy for heating.	Compliant	The PUD provides a structure oriented towards the south with an unshaded roof so that solar energy may be utilized in the future.
13. The overall PUD shall provide a variety of housing types.	Not applicable	The property is zoned Industrial; residential uses are not allowed.
14. Neighborhoods within a PUD shall provide a range of housing size.	Not applicable	The property is zoned Industrial; residential uses are not allowed.
15. Architectural design of buildings shall be compatible in design with the contours of the site, compatible with surrounding designs and neighborhoods, shall promote harmonious transitions and scale in character in areas of different planned uses, and shall contribute to a mix of styles within the city.	Compliant	The PUD proposes architecture that is compatible in design with the contours of the site, with surrounding buildings, and neighborhoods.

**RESOLUTION NO. XX
SERIES 2024**

**A RESOLUTION RECOMMENDING APPROVAL OF A PLANNED UNIT
DEVELOPMENT TO ALLOW CONSTRUCTION OF A 32,367 SF SMALL STORAGE
BUILDING LOCATED AT 745 SOUTH PIERCE AVENUE.**

WHEREAS, there has been submitted to the Louisville Planning Commission an application for a final planned unit development to allow construction of a 32,367 sf industrial building located at 745 South Pierce Avenue; Lot 2, Block 1, Colorado Technological Center Filing 1; and

WHEREAS, City staff has reviewed the information submitted and found that, with the two requested waivers, the application complies with the Louisville zoning regulations and other applicable sections of the Louisville Municipal Code; and

WHEREAS, the Planning Commission has considered the application at a duly noticed public hearing on June 13, 2024 where evidence and testimony were entered into the record.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Louisville, Colorado does hereby recommend approval of a final planned unit development to allow construction of a 32,367 sf small storage building at 745 South Pierce Avenue

PASSED AND ADOPTED this 13th day of June, 2024.

By: _____
Steve Brauneis, Chair
Planning Commission

Attest: _____
Jeffrey Moline, Secretary
Planning Commission

ELECTRONIC LAND USE HEARING REQUEST

CASE NO. _____

APPLICANT INFORMATION

Firm: dcb Construction Company, Inc.
Contact: Jana Hutkova or Mark Delgado
Address: 909 E 62nd Ave
Denver, CO 80216
Mailing Address: same as above
Telephone: 303.287.5525
Fax: _____
Email: jhutkova@dcb1.com and mdelgado@dcb1.com

OWNER INFORMATION

Firm: _____
Contact: Dom Kickbush
Address: 9942 Grove Pl
Westminster, CO 80031
Mailing Address: 9942 Grove Pl
Westminster, CO 80031
Telephone: 303.883.9586
Fax: _____
Email: domkickbush@comcast.net

REPRESENTATIVE INFORMATION

Firm: dcb Construction Company, Inc.
Contact: Jana Hutkova or Mark Delgado
Address: 909 E 62nd Ave
Denver, CO 80216
Mailing Address: same as above
Telephone: 303.287.5525
Fax: _____
Email: jhutkova@dcb1.com and mdelgado@dcb1.com

PROPERTY INFORMATION

Common Address: 745 S Pierce Ave
Legal Description: Lot ² _____ Bk ¹ _____
Subdivision Colorado Technological Center 1
Area: 87,569 Sq. Ft.

TYPE (S) OF APPLICATION

- ☐ Annexation
- ☐ Zoning
- ☐ Preliminary Subdivision Plat
- ☐ Final Subdivision Plat
- ☐ Minor Subdivision Plat
- ☐ Preliminary Planned Unit Development (PUD)
- ☒ Final PUD
- ☐ Amended PUD
- ☐ Administrative PUD Amendment
- ☐ Special Review Use (SRU)
- ☐ SRU Amendment
- ☐ SRU Administrative Review
- ☐ Temporary Use Permit: _____
- ☐ CMRS Facility: _____
- ☐ Other: (easement / right-of-way; floodplain; variance; vested right; 1041 permit; oil / gas production permit)

I hereby request the public hearing(s) on this application be scheduled to be conducted by Electronic Participation in accordance with the attached Resolution No. 30, Series 2020, as adopted by the City Council on April 7, 2020, and in accordance with Resolution No. 38, Series 2020, as adopted by City Council on June 2, 2020 if such hearing(s) can be scheduled during a time period when in-person meetings are not being held due to a health epidemic or pandemic. I acknowledge that holding a quasi-judicial hearing by Electronic Participation may present certain legal risks and involves an area of legal uncertainty, and that having this application heard at a meeting held by Electronic Participation is optional and undertaken at my own risk. I also understand that in-person meetings are preferred for quasi-judicial hearings, and that even if electronic hearing(s) are scheduled, this application will be heard at an in-person meeting if in person meetings have resumed by the scheduled hearing date(s). I further agree to defend and indemnify the City of Louisville in any action that may arise out of, or in connection with, conducting the hearing by Electronic Participation.

SIGNATURES & DATE

Applicant: dcb Construction Company, Inc. - Jana Hutkova
Print: Dom Kickbush 8-10-23
Owner: Dom Kickbush
Print: _____
Representative: Jana Hutkova
Print: J Hutkova

CITY STAFF USE ONLY

- ☐ Electronic Hearing Approved: _____
- ☐ Date(s) of Hearing(s): _____



PROJECT NARRATIVE

PUD Application for Dillon Rd Storage

DATE: August 24, 2023

APPLICANT INFO: Applicant/ Owner: Dom Kickbush

Architect/ Applicant representative:
dcb Construction Company, Inc.

Contact: Jana Hutkova & Mark Delgado

LOCATION: Colorado Technological Center, Filing 1
Lot 2, Block 1, Colorado Technological Center, First Filing
Address - 745 S Pierce Ave
Louisville, CO 80027

EXISTING ZONE
DISTRICT: Industrial

PROPOSED USE: Class A Climate Controlled Self-Storage Facility

The Applicant, Dom Kickbush, is pleased to submit the following application for a proposed "Class A" 3-story climate-controlled self-storage facility located on the subject 2.16-acre lot near the intersection of Dillon Rd and S Pierce Ave. The overall square footage of the facility is anticipated to be between 98,279 square feet with a building footprint of 32,367 square feet.

Market analysis points to a shortage of self-storage space in the surrounding 3-mile study area with occupancy rates well exceeding 90%. The proposed project will differentiate itself from the competition by focusing on an upscale interior climate-controlled product in contrast to typical single story drive-up units. Based on these market conditions the proposed facility will provide a much-needed amenity for both residents and nearby businesses at a location that appears to be an ideal fit in the industrial park.

The facility will include a small on-site leasing office storefront on the ground floor facing east toward S Pierce Ave. A manager/caretaker residence is not proposed on the property. The proposed parking is more than adequate for self-storage needs. Office hours are anticipated from 8am to 5:30pm with extended hours offered to customers using a security keypad to access the facility between 6am to 9pm. It's anticipated the total number of units will be between 530 and 640 units, pending the final interior design.

Most of the storage units will be accessed from the interior of the building at the centrally located customer loading area at the south side of the building. The proposed loading area is recessed into the building and covered to provide customers protection from inclement weather and a visual screening from the right-of-way. A small portion of south units will be accessible



from the exterior of the building at ground level to meet an important customer demand for small business users. An elevator bank will be provided adjacent to the customer loading area for easy customer access to storage units located on the upper floors of the facility.

The facility has been designed with a high priority on customer security and safety in mind. The facility will be monitored by interior and exterior video surveillance to reduce vandalism and loitering opportunities. Security video footage will be available in the leasing office during operation hours as well as offsite during off hours. Security is further heightened by controlled keypad access at the main entrances of the facility. The south area to be fenced.

Vehicular access is proposed at the existing shared ingress-egress easement located on the southern edge of the property. The proposed onsite circulation provides clear delineation between the proposed self-storage operations and adjacent southern property so that both sites can operate without in harmony. The traffic enters the site through one gate and can exit through another thus mitigating the impact of two vehicles trying to use the same access gate.

The proposed architecture for the building will incorporate high quality materials such as masonry, stucco, and architectural metal panels with varying, massing, textures and colors creating a visually appealing building, highly contrary to the traditional appearance and stigma of self-storage facilities. The building will be a type IIB construction. The maximum building height is proposed to be 37'.

No adverse noise is expected beyond that of motor vehicles. No odor will be produced from this use. No dust will be generated from this use.

Traffic impacts at self-storage facilities are historically low. Based on the statistics from the attached Self Storage Almanac excerpt the anticipated number of vehicles entering the facility per day is 25. The Applicant operates 3 facilities in the mountain region and can provide additional backup regarding vehicle trips if needed.

In closing, the Applicant is committed to delivering a high-quality product that will result in a positive impact to surrounding properties while offering a much-needed use to the immediate residents, businesses as well as the surrounding community.

Please do not hesitate to contact us with any questions.

A handwritten signature in black ink, appearing to read 'Mark Delgado'.

Mark Delgado, AIA
dcb Constructoin Company, Inc.

Property Owner Authorization

Property Owner:

Dom Kickbush
9942 Grove Pl
Westminster, CO 80031

Existing Parcel # & Address:

157516002011 – 745 S Pierce Ave

Project Name:

Dillon Rd Storage

The undersigned, registered property owner of the above noted properties, do hereby authorize:

dcb Construction Company, Inc.

to act on my behalf and take all actions necessary for submitting Development Plan for
Dillon Rd Storage

Dom Kickbush
Authorized Property Owner's Printed Name

domkickbush@comcast.net
Phone or E-Mail:

Dom
Authorized Property Owner's Signature

8-10-23
Date:

COLORADO TECH CENTER OWNERS ASSOCIATION
c/o Management Specialists, LLC (MSI)
11002 Benton Street
Westminster, Colorado 80020

October 25, 2022

Dom Kickbush
c/o Mark Delgado
DCB Construction Company, Inc
909 East 62nd Ave
Denver, CO 80216

Re: 745 S Pierce [Building Site]

Dear Mr.Kickbush:

The Board of Directors of the Colorado Tech Center Owners Association is in receipt of your proposal to develop the Building Site located at 745 S Pierce Ave as a self-storage facility containing 640 self-storage units of differing sizes. Section 2.2 of the Declaration of Protective Covenants dated September 20, 1979, provides:

2.2. Permitted Uses. Building Sites shall be utilized only for engineering, research facilities, laboratories, light industrial uses, offices, distribution and warehousing, and such other uses allowed under local zoning ordinances which Declarant, or its designee, shall permit it its sole discretion.

Based on the description of the project submitted to the Board, a copy of which is enclosed with this letter and made part of the Board's decision, the Board (as successor to and designee of the Declarant) has determined that it shall permit the use of this specific Building Site for a self-storage facility as described in the enclosure to this letter.

Please note that this determination affects the proposed use only; the Building Site shall still be required to conform to all development requirements contained in the Declaration of Protective Covenants, as amended, and to the City of Louisville Municipal Code. All necessary approvals shall be obtained prior to commencing construction. Thank you for submitting your project description for Board consideration.

Very truly yours,

COLORADO TECH CENTER OWNERS ASSOCIATION

Board of Directors

Enclosure (Project Description)



Steve Koonce <steve@sskoonce.com>

Dillon Rd Self Storage Concept Proposal w/ Narrative and Site Design

Mark Delgado <mdelgado@dcb1.com>

Tue, Sep 27, 2022 at 10:34 AM

To: "steve@sskoonce.com" <steve@sskoonce.com>

Cc: Curtis Hain <chain@msihoa.com>, "deepika@holistictherapiesinc.com" <deepika@holistictherapiesinc.com>, "ivyl@bhpropertymanagement.com" <ivyl@bhpropertymanagement.com>, Dom Kickbush <domkickbush@comcast.net>

Steve,

My name is Mark Delgado, I am the architect/design-builder working with Dom Kickbush who is looking to purchase subject property (circled below). On behalf of the applicant, Dom Kickbush, we are pleased to submit the attached concept package for the proposed Class A climate controlled storage facility at Lot 2, Block 1, near the intersection of Dillon Rd and S Pierce Ave (circled below). Our goal is to get a determination on use before we take next steps in the application.

Enclosed we have included a project narrative with Q&A responses, 2 site options, architectural sample photos, self storage almanac for traffic/parking info, and the survey. We have also included examples of work dcb has done with this product type.

We look forward to the board's feedback and taking next steps with the application. If there is anything else you need please do not hesitate to ask.



PROJECT NARRATIVE

Concept Phase Application

DATE: September 27, 2022

APPLICANT INFO: Owner: Charles Ogsbury
Applicant: Dom Kickbush

Architect: dcb Construction Company, Inc.
Contact: Gary DeBartolo & Mark Delgado

LOCATION: Colorado Technological Center, Filing 1
Lot 2, Block 1, Colorado Technological Center, First Filing
Intersection - Dillon Rd and S Pierce Ave
Louisville, CO 80027

EXISTING ZONE
DISTRICT: Industrial

PROPOSED USE: Class A Climate Controlled Self-Storage Facility

Dear CTC Board Members,

The Applicant, Dom Kickbush, is pleased to submit the following concept layout and sample project imagery for a proposed "Class A" 3-story climate controlled self storage facility located on the subject 2.16 acre lot near the intersection of Dillon Rd and S Pierce Ave. The overall square footage of the facility is anticipated between 80,000 and 100,000 square feet with a building footprint between 27,000-33,000 square feet. The total rentable area is anticipated between 58,000 and 71,000 square feet (note: rentable area consists of only the area of the storage units less corridors and circulation). Dom Kickbush is currently under contract to purchase the subject property from the current owner, Charles Ogsbury.

Market analysis points to a shortage of self storage space in the surrounding 3 mile study area with occupancy rates well exceeding 90%. The proposed project will differentiate from the competition by focusing on an upscale interior climate controlled product in contrast to typical single story drive-up units. Based on these market conditions the proposed facility will provide a much needed amenity for both residents and nearby business at a location that appears to be an ideal fit in the industrial park.

There are two site options under consideration by the Applicant and both options are attached for reference – the primary difference between the two options is the access drive on the north side of the building. Option 1 proposes an access drive around the perimeter of the building and Option 2 eliminates the access drive on the north and extends the building footprint into this area. Both options have been developed in consideration of required setbacks and local fire



department requirements and it's understood that the fire department will need to review and approve the final site layout.

The facility will include an on-site leasing office storefront on the ground floor facing east toward S Pierce Ave. A manager/caretaker residence is not proposed on the property. The proposed parking is more than adequate for self storage needs and the final design will meet minimum city standards. An excerpt from the Self Storage Almanac is attached to demonstrate typical self storage parking requirements for the mountain region.

The majority of the storage units will be accessed from the interior of the building at the centrally located customer loading area at the south side of the building. The proposed loading area is recessed into the building and covered to provide customers protection from inclement weather and a visual screening from the right-of-way. A small portion of units will be accessible from the exterior of the building at ground level to meet an important customer demand for small business users. An elevator bank will be provided adjacent to the customer loading area for easy customer access to storage units located on the upper floors of the facility.

The facility has been designed with a high priority on customer security and safety in mind. The facility will be monitored by interior and exterior video surveillance to reduce vandalism and loitering opportunities. Security video footage will be available in the leasing office during operation hours as well as offsite during off hours. Security is further heightened by controlled key pad access at the main entrances of the facility.

Vehicular access is proposed at the existing shared ingress-egress easement located on the southern edge of the property. The proposed onsite circulation provides clear delineation between the proposed self storage operations and adjacent southern property so that both sites can operate without in harmony.

The proposed architecture for the building will incorporate high quality materials such as masonry and architectural metal panels with varying, massing, textures and colors creating a visually appealing building, highly contrary to the traditional appearance and stigma of self-storage facilities. The Applicant has included a sample architecture inspiration sheet featuring recent projects that have been completed or under construction.

Traffic impacts at self storage facilities are historically low. Based on the statistics from the attached Self Storage Almanac excerpt the anticipated number of vehicles entering the facility per day is 25. The Applicant operates 3 facilities in the mountain region and can provide additional backup regarding vehicle trips if needed.

Additional Questions and Answers Regarding Project Impacts:

(a) Traffic;

RESPONSE: The entrance to the property has been designed to accommodate the anticipated traffic and should not have any impact on the street traffic around the site. The use is also a very low traffic use with a total 20-25 vehicles cars entering the site for a whole day. The traffic enters the site through one gate and can exit through another thus mitigating the impact of two vehicles trying to use the same access gate.



(b) Activity levels;

RESPONSE: The activity level of the site is very low. Customers only access the site when they need to get to their belongings being stored. Estimated 25 customers access their unit on a daily basis.

(c) Light;

RESPONSE: The site lighting that is being utilized is cut off down lights which provide adequate light levels for security of the site while shielding the light from effecting the neighboring properties

(d) Noise;

RESPONSE: No adverse noise is expected beyond that of motor vehicles.

(e) Odor;

RESPONSE: No odor will be produced from this use

(f) Building type, style and scale;

RESPONSE: The building will be a type IIB construction with exterior materials consisting of textured masonry, glass storefront, architectural metals. The building height is approximately 35-40ft, well below the allowable building height allowed.

(f) Number of units;

RESPONSE: It's anticipated the total number of units will be between 530 and 640 units, pending the final design.

(g) Hours of operation;

RESPONSE: Office hours are anticipated from 8am to 5:30pm with extended hours offered to customers using a security keypad to access the facility between 6am to 9pm.

(h) Dust; and

RESPONSE: No dust will be generated from this use. During construction efforts will be made to keep the dust generated to a minimum.

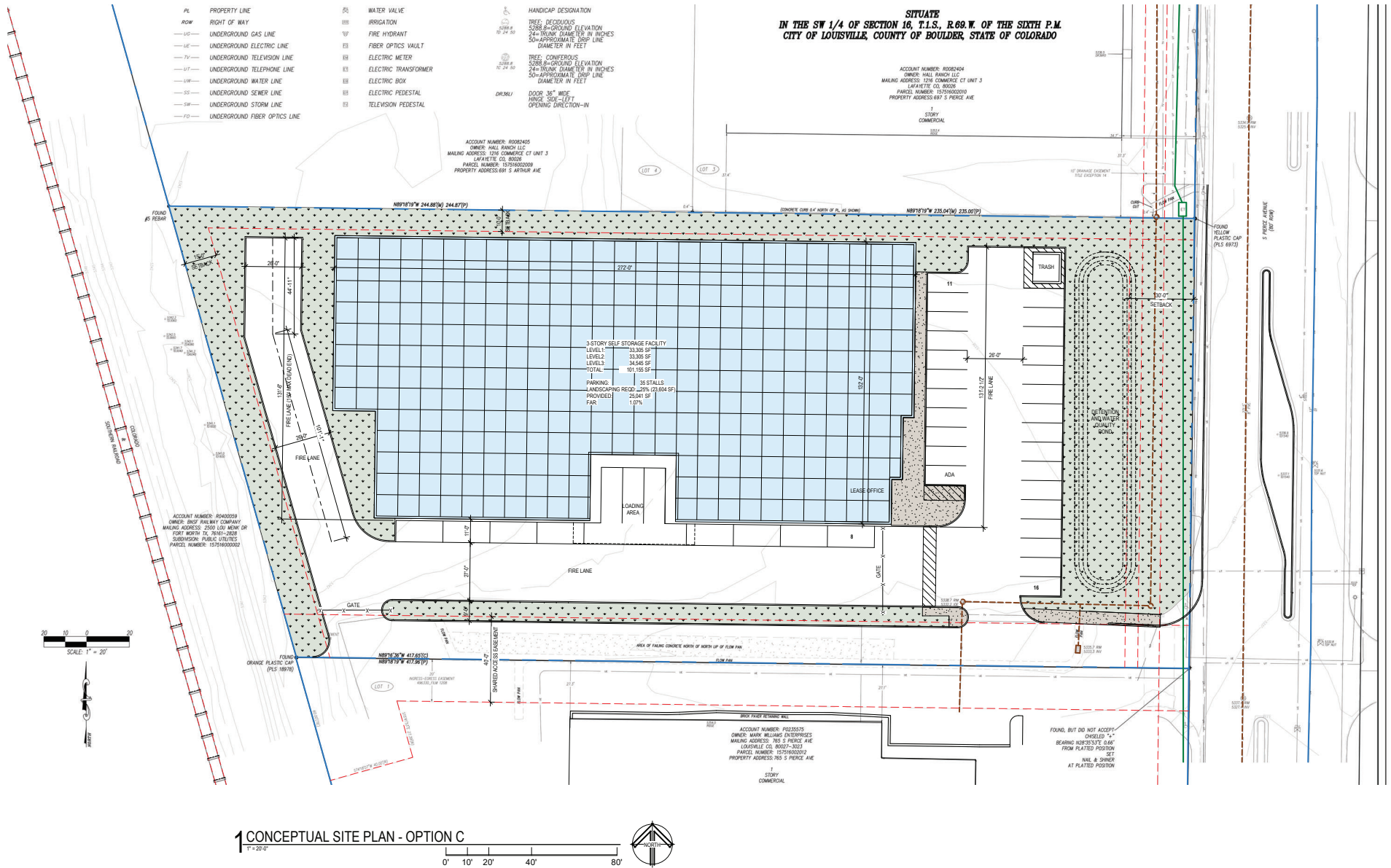
In closing, the Applicant is committed to delivering a high quality product that will result in a positive impact to surrounding properties while offering a much needed use to the immediate residents, businesses as well as the surrounding community. We look forward to discussion the proposal further in whatever capacity seen fit.

We thank you for your time and look forward taking next steps with this application. Please do not hesitate to contact us with any questions.



MLDHL

Mark Delgado, AIA
dcb Constructoin Company, Inc.



Applicant Information:

Project No.: 22-312

Project Information:

Design-Build Contractor:

Sheet Number: 3

DILLON RD STORAGE
 Louisville, Colorado
 September 19, 2022

dcb construction company, inc.
 909 East 62nd Avenue • Denver, Colorado 80216 • 303.287.5525 • Fax 303.287.3697 • www.dcb1.com



SAMPLE STORAGE FACILITIES

Applicant Information:

Project No.: 22-312

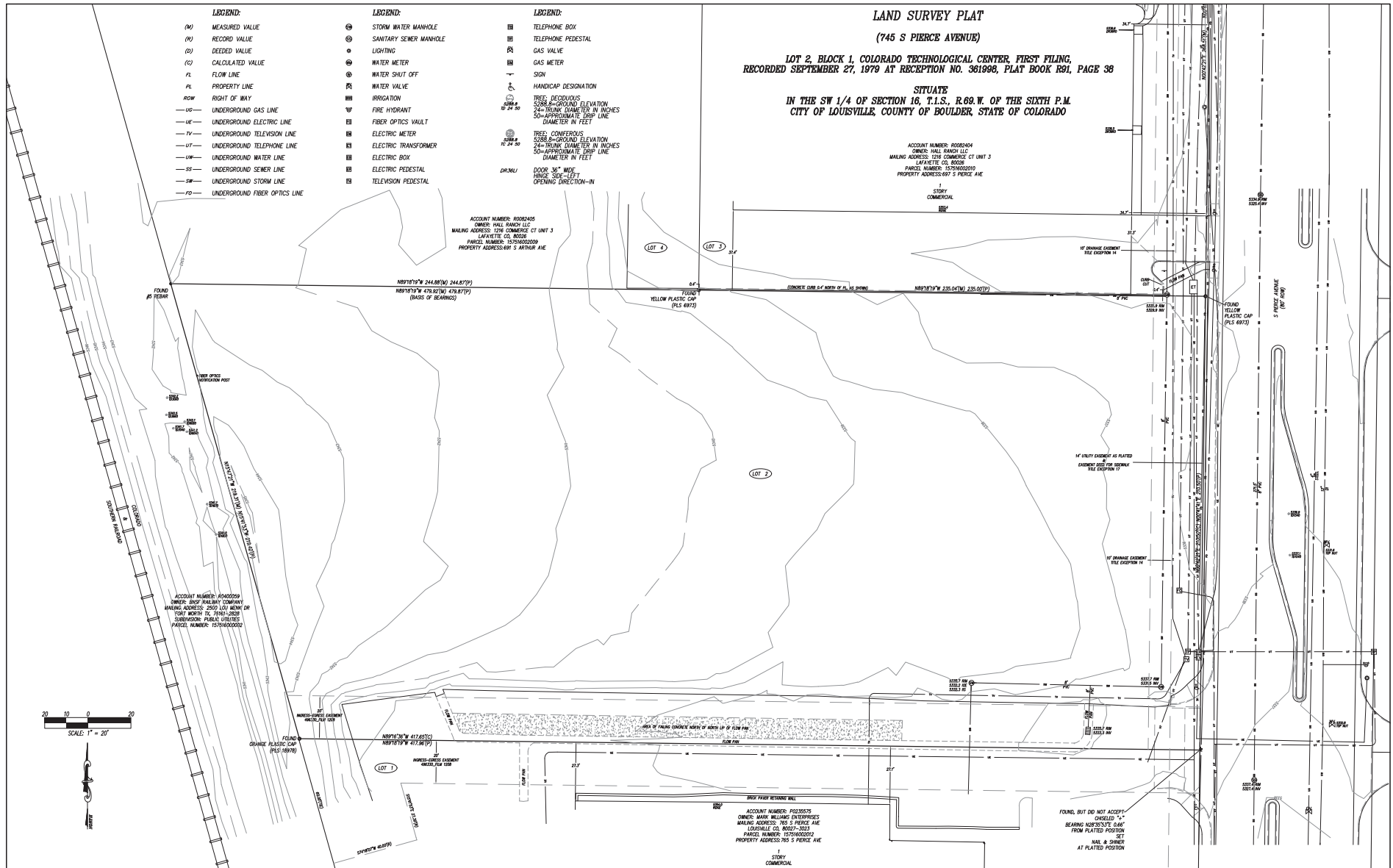
Project Information:

Design-Build Contractor:

Sheet Number: 5

DILLON RD STORAGE
Louisville, Colorado
September 23, 2022

dcb construction company, inc.
909 East 62nd Avenue • Denver, Colorado 80216 • 303.287.5525 • Fax 303.287.3697 • www.dcb1.com



TRISTATE SURVEYING, INC.
Bradley D. Peterson, PLS

DRAWN BY: BDP		DATE: 12 DEC 19								Bradley D. Peterson, PLS	
CHECKED BY: JLT		DRAWING NO: 201969-1-SP									
JOB NO: 201969		SHEET NO. 1 OF 2		NO. DATE		DESCRIPTION		BY		7371 S. DELAWARE STREET 303-986-1672 brad@bradplseurveying.com	
										LITTLETON, CO 80120-4230 brad@bradplseurveying.com	

LAND SURVEY PLAT
(745 S PIERCE AVENUE)

LOT 2, BLOCK 1, COLORADO TECHNOLOGICAL CENTER, FIRST FILING,
RECORDED SEPTEMBER 27, 1979 AT RECEPTION NO. 361998, PLAT BOOK R91, PAGE 38

SITUATE
IN THE SW 1/4 OF SECTION 16, T.1S., R.69 W. OF THE SIXTH P.M.
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

NOTES:

- 1) DATE OF SURVEY: 10 DECEMBER 2019.
- 2) AREA: 94,419 SQ. FT., +/-.
- 3) BASIS OF BEARINGS: THE PLATTED BEARING OF N89°18'59"W FOR THE NORTH LINE OF LOT 2, BLOCK 1, COLORADO TECHNOLOGICAL CENTER, FIRST FILING, MONUMENTED AT THE WEST END BY A FOUND #5 REBAR & AT THE EAST END BY A FOUND YELLOW PLASTIC CAP, PLS 6973, AS SHOWN HEREON.
- 4) LINEAL UNITS: U.S. SURVEY FEET. PURSUANT TO 38-52-10(2) C.R.S. THE CONVERSION FACTOR IS: ONE METER EQUALS .3937/1.000 FEET.
- 5) BASIS OF ELEVATIONS: A PUBLISHED NAVD83 ELEVATION OF 5206.02 FEET FOR THE NGS BENCHMARK Q 413, BEING AN ENCASED DEEP ROD FOUND AS DESCRIBED ON THE DATA SHEET, NOT SHOWN.
- 6) CONTOUR INTERVAL: 1 FOOT.

RECORD TITLE INFORMATION:

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY TRISTATE SURVEYING, INC. THE INFORMATION OF RECORD SHOWN HEREON WAS OBTAINED FROM THE MUNICIPALITY OF JURISDICTION WHERE THE SUBJECT PROPERTY IS SITUATE & A 22 AUGUST 2018 COMMONWEALTH LAND TITLE INSURANCE COMPANY TITLE POLICY, POLICY NO.: 00-75485-81306-1-18-H048537. THE DISPOSITION OF THE ITEMS IN SCHEDULE B EXCEPTS ARE AS FOLLOWS:

- 1) AFFECTS THE PROPERTY BUT, CONTAINS NO PLOTTABLE ITEMS: WATER RIGHTS, CLAIMS OF TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
- 2) AFFECTS THE PROPERTY BUT, CONTAINS NO PLOTTABLE ITEMS: ALL TAXES AND ASSESSMENTS FOR THE YEAR 2018 AND SUBSEQUENT YEARS, A LIEN BUT NOT YET DUE OR PAYABLE.
- 3) AFFECTS THE PROPERTY BUT, CONTAINS NO PLOTTABLE ITEMS: COVENANTS, CONDITIONS AND/OR RESTRICTIONS, WHICH DO NOT INCLUDE A FORFEITURE OR REVERTER CLAUSE, SET FORTH ON THE RECORDED PLAT OF COLORADO TECHNOLOGICAL CENTER, FIRST FILING.
- 4) AFFECTS THE PROPERTY BUT, CONTAINS NO PLOTTABLE ITEMS: RESTRICTIONS IMPOSED BY THE ORDINANCE, RECORDED MARCH 12, 1976 ON FILM NO. 917 AT RECEPTION NO. 00708670 PERTAINING TO ANNEXATION TO THE CITY OF LOUISVILLE.
- 5) AFFECTS THE PROPERTY BUT, CONTAINS NO PLOTTABLE ITEMS: THE EFFECT OF COLORADO TECHNOLOGICAL CENTER, FIRST FILING, PLANNED UNIT DEVELOPMENT RECORDED SEPTEMBER 27, 1979 ON FILM NO. 1084 AT RECEPTION NO. 00361998.
- 6) AFFECTS THE PROPERTY BUT, CONTAINS NO PLOTTABLE ITEMS: COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND LIEN RIGHTS, WHICH DO NOT INCLUDE A FORFEITURE OR REVERTER CLAUSE, SET FORTH IN THE DECLARATION, RECORDED OCTOBER 24, 1979 ON FILM 1084 AT RECEPTION NO. 00367003, SUPPLEMENT TO SAID COVENANTS, CONDITIONS AND RESTRICTIONS BY AN INSTRUMENT RECORDED NOVEMBER 23, 1984 ON FILM 1330 AT RECEPTION NO. 00367003 AND RECORDED SEPTEMBER 24, 1985 ON FILM 1374 AT RECEPTION NO. 00744584, SUPPLEMENT TO SAID COVENANTS, CONDITIONS AND RESTRICTIONS BY AN INSTRUMENT DATED SEPTEMBER 30, 1985 ON FILM 1375 AT RECEPTION NO. 00746370, WAIVER OF RIGHT OF REPURCHASE RECORDED NOVEMBER 19, 1985 ON FILM 1382 AT RECEPTION NO. 00726665 AND RE-RECORDED JANUARY 6, 1989 ON FILM 1511 AT RECEPTION NO. 00726665, ASSIGNMENT OF DECLARANT'S RIGHTS AND DUTIES RECORDED NOVEMBER 19, 1985 ON FILM 1382 AT RECEPTION NO. 00726665 AND RE-RECORDED JANUARY 6, 1989 ON FILM 1511 AT RECEPTION NO. 00726665.
- 7) AFFECTS THE PROPERTY BUT, CONTAINS NO PLOTTABLE ITEMS: TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE SUBDIVISION AGREEMENT AND ADDENDUM TO AGREEMENT BY AND BETWEEN M.D.C. CORPORATION, FIRST NATIONAL BANK OF DENVER AND CITY OF LOUISVILLE RECORDED NOVEMBER 24, 1979 ON FILM 1084 AT RECEPTION NO. 00367004.
- 8) AFFECTS THE PROPERTY BUT, CONTAINS NO PLOTTABLE ITEMS: TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE ANNEXATION AND ZONING AGREEMENT BY AND BETWEEN THE CITY OF LOUISVILLE AND M.D.C. CORPORATION, BOULDER COUNTY LAND VENTURE AND THE COLORADO & SOUTHERN RAILWAY COMPANY RECORDED JANUARY 3, 1980 ON FILM 1084 AT RECEPTION NO. 00374141.
- 9) AFFECTS THE PROPERTY BUT, CONTAINS NO PLOTTABLE ITEMS: ANY ASSESSMENT OR LIEN OF COLORADO TECH CENTER METROPOLITAN DISTRICT, AS DISCLOSED BY THE INSTRUMENT RECORDED JULY 19, 1983 ON FILM 1282 AT RECEPTION NO. 00562750.
- 10) AFFECTS THE PROPERTY BUT, CONTAINS NO PLOTTABLE ITEMS: ALL WATER AND WATER RIGHTS LOCATED ON, UNDER OR APPURTENANT TO THE SUBJECT PROPERTY, INCLUDING, WITHOUT LIMITATION, ALL SUBTERRANEAN WATER, AS RESERVED BY M.D.C. CORPORATION T/A/A MIZEL DEVELOPMENT CORPORATION N/A/A M.D.C. HOLDINGS INC., IN DEEDS RECORDED NOVEMBER 19, 1985 ON FILM 1382 AT RECEPTION NO. 00726662 AND 00726663.
- 11) AFFECTS THE PROPERTY & PLOTTED HEREON: COVENANTS, CONDITIONS AND RESTRICTIONS, WHICH DO NOT INCLUDE A FORFEITURE OR REVERTER CLAUSE, SET FORTH IN THE DEED RECORDED NOVEMBER 19, 1985 ON FILM 1382 AT RECEPTION NO. 00726662.
- 12) AFFECTS THE PROPERTY BUT, CONTAINS NO PLOTTABLE ITEMS: ANY WATER RIGHTS OR CLAIMS ON TITLE TO WATER, ON OR UNDER THE LAND.
- 13) AFFECTS THE PROPERTY BUT, CONTAINS NO PLOTTABLE ITEMS: ANY AND ALL EXISTING LEASES OR TENANCES.
- 14) AFFECTS THE PROPERTY & PLOTTED HEREON: EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THEREOF AS SET FORTH IN A DOCUMENT, IN FAVOR OF M.D.C. CORPORATION PURSUANT TO RECORDED EASEMENT RECORDED DATE: APRIL 10, 2005 RECORDED NO.: 681881.
- 15) AFFECTS THE PROPERTY BUT, CONTAINS NO PLOTTABLE ITEMS: TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE ORDINANCE AS SET FORTH BELOW, RECORDED DATE: APRIL 10, 2005 RECORDED NO.: 203883.
- 16) AFFECTS THE PROPERTY BUT, CONTAINS NO PLOTTABLE ITEMS: TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE EASEMENT DEED AS SET FORTH BELOW, RECORDED DATE: APRIL 10, 2005 RECORDED NO.: 229735-2013.
- 17) AFFECTS THE PROPERTY & PLOTTED HEREON: TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE EASEMENT DEED AS SET FORTH BELOW, RECORDED DATE: APRIL 25, 2002 RECORDED NO.: 2280988-2002.

RESTRICTIONS:

DIGITAL DISCLAIMER: TRISTATE SURVEYING, INC. MAKES NO WARRANTIES OR GUARANTEES EXPRESSED OR IMPLIED FOR DIGITAL RENDERINGS.

NOTICE 13-80-105(V)(A) C.R.S.: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

UNDERGROUND UTILITIES: TRISTATE SURVEYING, INC. MAKES NO REPRESENTATION REGARDING UNDERGROUND UTILITIES. ALL UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON ACTUAL FIELD LOCATIONS PROVIDED BY UNDERGROUND ACTUAL LOCATIONS OR THEIR REPRESENTATIVES. STANDARD UTILITY NOTIFICATION PROTOCOL SHOULD BE ADHERED TO PRIOR TO CONSTRUCTION OR EXCAVATION.

SURVEYOR'S STATEMENT:

I, BRADLEY D. PETERSON, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS "LAND SURVEY PLAT" WAS PREPARED BY ME AND IN ACCORDANCE WITH 38-51-102(2) C.R.S. AND THAT ON THE DATE OF SURVEY AS FURTHER STATED, IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, BELIEF AND OPINION.

BRADLEY D. PETERSON, P.L.S. NO. 28660
FOR & ON BEHALF OF TRISTATE SURVEYING, INC.

DATE

DRAWN BY: BOP
CHECKED BY: JLT
DATE: 201969
SHEET: 2 OF 2

DATE: 12 DEC 19
DRAWING NO.: 201969-1.SP
NO. DATE DESCRIPTION

TRISTATE SURVEYING, INC.			
Bradley D. Peterson, PLS			
CD	RE	AS	
TOTAL \$ DELAYED PAYMENT		LITIGATION FEE \$	
333-988-9876		bnd@tristatesurveying.com	

LEGEND:

- (M) MEASURED VALUE
- (R) RECORD VALUE
- (D) DEEDED VALUE
- (C) CALCULATED VALUE
- FL FLOW LINE
- PL PROPERTY LINE
- ROW RIGHT OF WAY
- UGS UNDERGROUND GAS LINE
- UE UNDERGROUND ELECTRIC LINE
- TV UNDERGROUND TELEVISION LINE
- UT UNDERGROUND TELEPHONE LINE
- UW UNDERGROUND WATER LINE
- SS UNDERGROUND SEWER LINE
- US UNDERGROUND STORM LINE
- FO UNDERGROUND FIBER OPTICS LINE
- SM STORM WATER MANHOLE
- SS SANITARY SEWER MANHOLE
- L LIGHTING
- WM WATER METER
- WS WATER SHUT OFF
- WV WATER VALVE
- I IRRIGATION
- WH FIRE HYDRANT
- FW FIBER OPTICS VAULT
- ET ELECTRIC TRANSFORMER
- EB ELECTRIC BOX
- EP ELECTRIC PEDESTAL
- TEV TELEVISION PEDESTAL
- TP TELEPHONE PEDESTAL
- GV GAS VALVE
- GM GAS METER
- S SIGN
- HC HANDICAP DESIGNATION
- TH THREE DECIDUOUS
308.6±-GROUND ELEVATION
24" TRUNK DIAMETER IN INCHES
30±-APPROXIMATE TOP LINE
DIAMETER IN FEET
- TH THREE CONIFEROUS
308.6±-GROUND ELEVATION
24" TRUNK DIAMETER IN INCHES
30±-APPROXIMATE TOP LINE
DIAMETER IN FEET
- DOOR 36" WIDE
HINGE 300± LEFT
OPENING DIRECTION-IN

ACCOUNT NUMBER: R005404
OWNER: HALL RANCH LLC
MAILING ADDRESS: 1256 COMMERCE ST UNIT 3
LAFALETTE CO, MO 64501
PARCEL NUMBER: 1256000000
PROPERTY ADDRESS: 745 S PIERCE AVE

STREET

COMMERCIAL

DEPOSITING CERTIFICATE:

SUBMITTED TO BOULDER COUNTY LAND USE FOR RECORDING ON
THIS ____ DAY OF _____, 2020.

8 • Site Information

a target customer segment. Other features may be mandated by local or municipal rules and regulations. Items such as landscaping and setbacks are often determined by zoning rules or ordinances. Cities may have mandates surrounding the number of parking spaces at self-storage facilities as well. (See Table 8.1)

TABLE 8.1	AVERAGE NUMBER OF PARKING SPACES AT FACILITY OFFICE	
	REGION	Average Number
	Division	
	NORTH CENTRAL	8.4
	East North Central	9.3
	West North Central	6.9
	NORTHEAST	10.6
	Middle Atlantic	12.1
	New England	7.9
	SOUTH CENTRAL	10.5
	East South Central	8.3
	West South Central	10.7
	SOUTHEAST	12.7
	South Atlantic	12.7
	WEST	8.2
	Mountain	8.1
	Pacific	8.3
	NATIONAL	9.8
	Number of Units	
	1 to 99	14.3
	100 to 299	8.1
	300 to 499	8.7
	500 to 999	10.3
	1,000 or more	9.7
	Rentable Sq. Footage	
	Less than 25,000	12.4
	25,000 to 49,999	7.6
	50,000 to 74,999	7.1
	75,000 to 99,999	11.4
	100,000 or more	12.0
	Market Area	
	Urban	10.2
	Suburban	9.6
	Rural	9.4
	Year Facility Built	
	Prior to 1981	10.5
	1981 to 1985	7.4
	1986 to 1990	9.0
	1991 to 1995	10.5
	1996 to 2000	9.4
	2001 to 2005	9.4
	2006 or after	10.5

Nationally, the average number of parking spots at self-storage locations in 2012 totaled 9.8 per store. Storage facility parking spaces were most abundant in the Southeastern region of the U.S., where sites averaged 12.7 parking spaces at each self-storage property.

TABLE 8.2	TRAFFIC FLOW	
	REGION	Average Number of Vehicles Entering the Facility Daily
	Division	
	NORTH CENTRAL	22.5
	East North Central	24.6
	West North Central	19.1
	NORTHEAST	17.0
	Middle Atlantic	17.8
	New England	15.7
	SOUTH CENTRAL	19.1
	East South Central	13.7
	West South Central	19.9
	SOUTHEAST	27.2
	South Atlantic	27.2
	WEST	20.8
	Mountain	19.2
	Pacific	22.4
	NATIONAL	21.0
	Number of Units	
	1 to 99	14.3
	100 to 299	15.3
	300 to 499	20.8
	500 to 999	25.0
	1,000 or more	35.4
	Rentable Sq. Footage	
	Less than 25,000	15.2
	25,000 to 49,999	18.2
	50,000 to 74,999	19.7
	75,000 to 99,999	26.9
	100,000 or more	35.5
	Market Area	
	Urban	22.6
	Suburban	21.8
	Rural	15.2
	Year Facility Built	
	Prior to 1981	20.7
	1981 to 1985	19.4
	1986 to 1990	20.9
	1991 to 1995	23.1
	1996 to 2000	20.0
	2001 to 2005	21.2
	2006 or after	20.9

Parking is harder to come by at self-storage stores in the West. Within this region, self-storage facilities in the Pacific averaged 8.3 parking spaces and offered 8.1 parking spots at facilities in the Mountain states.

Intuitively, it would be easy to assume that the largest self-storage facilities also have the most parking spaces; however, the numbers say otherwise. Self-storage properties with less than 100 storage units—the smallest facility size analyzed—posted the highest number of parking spaces of the category, averaging 14.3 spaces. Likewise, self-storage stores with the least rentable square footage of the category also averaged the highest number of parking spaces, offering a total of 12.4 parking spots at self-storage stores measuring less than 25,000 square feet.

The population of the area surrounding the self-storage facility seemed to impact the number of parking spaces included at the property. This year, rural sites averaged the fewest parking spaces, with 9.4 spots per storage facility. Suburban storage stores fell in the middle of the range, averaging 9.6 parking spaces at each property. Urban sites boasted the highest average number of parking spots for the category at 10.2 per storage store—a number approximately nine percent higher than the parking space average posted by rural storage businesses.

Low Traffic Business

Self-storage facilities do not bring an excessive amount of additional traffic to the neighborhoods they serve. Unlike big box stores or fast food restaurants, which generate traffic day and night, self-storage facilities see many fewer customers on a daily basis than do most other



SELF STORAGE

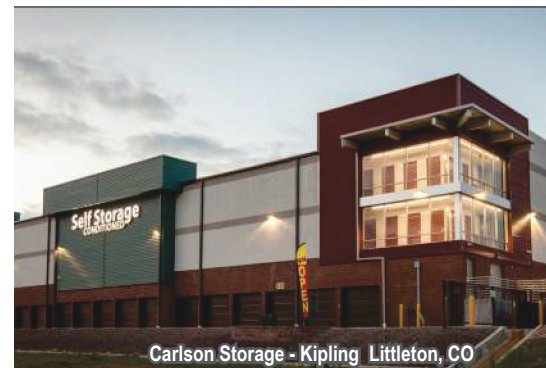
- Design-Build
- General Contractors
- Denver, Colorado
- www.dcb1.com



- **Advantage Self Storage**; Arvada, CO - 96,000 s.f. 3 Story climate controlled main building with 4 separate buildings for drive-up storage - General Contractor
- **Buffalo Mountain Self Storage Phase 1 / Phase 2 (Under Construction)**; Silverthorne, CO - 76,000 s.f. 3-story Pre-engineered building with an architectural metal panel system. Design-Build
- **Buffalo Run Self Storage**; Commerce City, CO - 102,000 s.f. Climate controlled 3-story facility with 1000 storage units and block / stucco exterior finish. Design-Build
- **Carlson Storage - Kipling**; Littleton, CO - 110,000 s.f. 3-story climate-controlled structure and 2 single story drive up unit storage buildings. Masonry / architectural metal panel exterior. Design-Build
- **Carlson Storage - Marshall Street**; Wheat Ridge, CO - 75,000 s.f. Main building partial climate controlled with 2 story office / residential space. 8 single story drive up buildings. Design-build
- **ExtraSpace**; Castle Rock, CO - 32,000 s.f. 2-story climate controlled and drive up storage facility on site with existing drive up buildings. Design-Build
- **ExtraSpace**; Loveland, CO - 98,000 s.f. Main building 2-story climate controlled with architectural metal panels / masonry / stucco and 2 single story drive-up buildings. Design-Build
- **Ficco Self Storage**; Wheat Ridge, CO - 81,000 s.f. Main building 2-story climate controlled with architectural metal panels / masonry and 3 single story drive-up buildings. Design-Build
- **Glacier Park Self Storage (Under Construction)**; Frederick, CO - 80,000 s.f. 3-story climate-controlled structure. Masonry / Stucco / Architectural metal panel exterior. Design-Build
- **Green Valley Ranch Expansion**; Denver, CO - 19,000 s.f. New climate controlled building on the site of existing drive-up exterior storage facility. Design-Build
- **Greenbox #1**; Denver, CO - 66,000 s.f. 4-story energy efficient climate controlled building constructed with recycled materials earning a LEED certification. General Contractor
- **Greenbox #2**; Denver, CO - 135,000 s.f. renovation and addition. Existing precast concrete building converted to a 1000 unit climate controlled solar powered building. 90-foot tower addition with architectural metal panels. General Contractor



Buffalo Run Self Storage Commerce City, CO



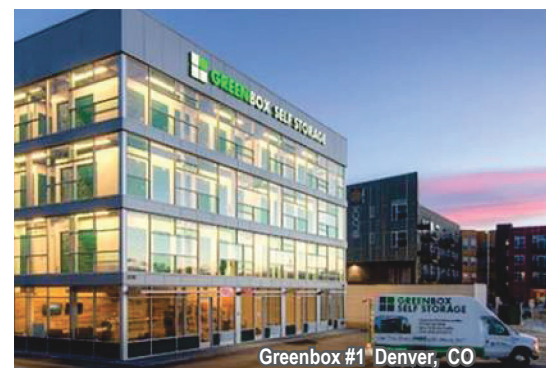
Carlson Storage - Kipling Littleton, CO



ExtraSpace Storage Loveland, CO



Ficco Self Storage Wheat Ridge, CO



Greenbox #1 Denver, CO

SELF STORAGE PROJECTS

- **Greenbox #3**; Denver, CO - 81,000 s.f. remodel of an existing building transformed into a 434 unit storage facility. General Contractor
- **Guardian Self Storage**; Superior, CO - 101,000 s.f. 2-story climate controlled main building and 3 drive-up buildings. Masonry / metal panel exterior facade. General Contractor
- **HAT Holdings Self Storage**; Aurora, CO - 74,000 s.f. 2-story climate controlled facility with drive up units. Masonry / stucco exterior finish. Design-Build
- **Hilltop (County Line) Self Storage**; Littleton, CO - 81,000 s.f. 3-story building with basement. Climate controlled building with masonry / architectural metal panel exterior facade. Design-Build
- **Monaco Self Storage Phase I & II**; Denver, CO - 99,000 3-story climate-controlled structure and 6 single story drive up unit storage buildings. Masonry / architectural metal panel exterior. Design-Build
- **Monaco Self Storage Phase III**; Denver, CO - 16,000 s.f. climate controlled 1-story building addition and 9,000 s.f. drive up building. Masonry / metal stud structure with metal panel exterior finish. Design-Build
- **Rino Self Storage**; Denver, CO - 108,000 s.f. 3-story climate controlled building. Pre-engineered structure with masonry / architectural metal panel exterior. Design-Build
- **StorQuest Colfax**; Lakewood, CO - 109,000 s.f. 3-story with basement climate controlled building. A portion of the first floor is leasable tenant space. Masonry / architectural metal panels. Design-Build
- **StorQuest DTC**; Greenwood Village, CO - 115,000 s.f. 3-story w/ basement climate controlled building. Masonry and architectural metal panel accents. Design-Build
- **StorQuest Evans**; Denver, CO - 93,000 s.f. Demolition, addition, and remodel of existing masonry building. Stucco / masonry exterior finish. Design-Build
- **StorQuest Kalamath**; Denver, CO - 86,000 s.f. climate controlled space and 7,000 s.f. of covered parking. 3-story building and basement with exterior masonry / architectural panels. Design-Build
- **StorQuest La Mesa**; La Mesa, CA - 110,000 s.f. 3-story climate controlled building with leasing office. Masonry / architectural metal panels / stucco exterior finish. Design-Build



Greenbox #2 Denver, CO



Hilltop (County Line) Self Storage Littleton, CO



Monaco Self Storage Denver, CO



Rino Self Storage Denver, CO



StorQuest DTC Greenwood Village, CO

SELF STORAGE PROJECTS

- **StorQuest Oakland;** Oakland, CA - 109,000 s.f. 7-story
refinish of building exterior and canopy addition.
Design-Build
- **StorQuest Peoria;** Aurora, CO - 77,000 s.f. 3-story
climate controlled building with covered parking and
drop off. Pre-engineered structure with masonry /
stucco exterior. Design-Build
- **StorQuest Phoenix;** Phoenix, AZ - 123,000 s.f. 3-story
climate controlled building with leasing office and
partial covered parking. Masonry / architectural metal
panel exterior facade. Design-Build
- **StorQuest Portland;** Portland, OR - 100,000 s.f.
3-story with basement climate controlled building with
covered loading and parking areas. Pre-engineered
metal building with masonry and architectural metal
panels. Design-Build
- **StorQuest Washington Street;** Denver, CO - 118,000
s.f. 3-story building with basement, climate controlled
with covered loading dock. Pre-engineered metal
building with masonry and architectural metal panels.
Design-Build
- **Storage Zone;** Warrensville Heights, OH - 60,000 s.f.
climate controlled pre-engineered metal building with
metal exterior panels. Supply-erect PEMB
- **Telluride Storage (Under Construction);** Telluride,
CO - 55,000 s.f. 2-story building with basement climate
controlled building with drive up units and covered
loading area, Pre-engineered metal building with
masonry and architectural metal panels. Design-Build
- **Trinity Storage;** Arvada, CO - 110,000 s.f. 3-story
building climate controlled building with drive up
units and covered loading area, Pre-engineered metal
building with masonry and architectural metal panels.
Design-Build



DILLON RD STORAGE

745 S PIERCE AVE, LOUISVILLE, CO 80027
FINAL PLANNED UNIT DEVELOPMENT
LOT 2, BLOCK 1, TECHNOLOGICAL CENTER, FILING NO. 1
SITUATED IN THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF 6TH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO
CASE #: PUD-00477-2023

PROJECT DESCRIPTION

PROPOSED 3-STORIES COMMERCIAL SELF-STORAGE BUILDING AT VACANT LOT. TOTAL BUILDING AREA WILL BE 98,279 SF.

GENERAL NOTES

- THE CITY OF LOUISVILLE IS NOT RESPONSIBLE FOR DAMAGE TO OR REPAIR OF MONUMENT SIGNS, PAVEMENT SURFACES, OR LANDSCAPING CAUSED DURING REPAIR OR MAINTENANCE OF UTILITIES LOCATED WITHIN PUBLIC UTILITY EASEMENTS.

SITE DATA TABLE

PROJECT DATA			
JURISDICTION	CITY OF LOUISVILLE		
PARCEL #	15751002011		
(E) ZONING	I - ZONING (INDUSTRIAL)		
PROPOSED BUILDING AREA	GROUND LEVEL: 33,367 SF SECOND LEVEL: 33,367 SF THIRD LEVEL: 31,545 SF TOTAL: 98,279 GFA		
PROPOSED USE	CLIMATE CONTROLLED SELF STORAGE		
DEVELOPMENT STANDARDS			
	REQUIRED	EXISTING	PROPOSED
TOTAL SITE AREA		94,430.31 SF ± 2.168 AC	94,430.31 SF ± 2.168 AC
SITE COVERAGE			
BUILDING			0% 34.3% (32,367 SF)
PARKING			0% 5% (4,768 SF)
DRIVEWAY		9.3% (8,737 SF)	35.3% (28,628 SF)
TOTAL	MAX +75%	0%	69.6% (65,741 SF)
OPEN SPACE			
LANDSCAPE AREA	25%	50.7% (45,893.31 SF)	30.4% (28,716.31 SF)
HARDSCAPE AREA		9.3% (8,737 SF)	35.3% (33,347 SF)
TOTAL		100% (94,430.31 SF)	65.7% (62,063.31 SF)
BUILDING HEIGHT	BUILDING 1: 40' (50' ARCH PROJECTION ONLY)		3-STORIES/ 37'
BUILDING SETBACK			
EAST - FRONT TO PUBLIC	30'		122.7'
WEST - REAR	15'		61.7'
NORTH - INTERIOR SIDE	10'		15.0'
SOUTH - INTERIOR SIDE	10'		58.0'
PARKING SPACES			
STANDARD (FX19)	STORAGE 2 SPACES PER 3 EMPLOYEE 1 RES/300		10 (FX19)
ACCESSIBLE	1		1
EV INSTALLED	5%		1
EV READY	10%		1
EV CAPABLE	10%		1
BICYCLE	1 PER 20 CARS MIN 1		4 SPACES/ 2 BICYCLE RACKS
PARKING SETBACKS			
EAST - FRONT TO PUBLIC	20'		72.4'
WEST - REAR	10'		NA
NORTH - INTERIOR SIDE	10'		15.0'
SOUTH - INTERIOR SIDE	10'		NA

Electric Vehicle Supply Equipment (EVSE) Installed Space: A designated parking space with dedicated electric vehicle supply equipment capable of supplying a minimum 40-amp, dedicated circuit rated at 208/240 Volt from a building electrical panelboard.

Electric Vehicle Capable Space: A designated parking space that is provided with conduit sized and rated for a minimum 40-amp, 208/240 Volt dedicated branch circuit and shall be no less than 1" in size. Conduit must be continuous from the future or existing electrical panelboard or switchboard location(s) and end at a junction box or receptacle located within close proximity of the parking space. The electrical panel serving the parking space shall have sufficient capacity and physical space for a dual-pole, 40-amp breaker. The conduit shall be sealed at the junction or outlet box that is capped off, with the conduit sealed and the cap labeled as "For future electric vehicle charging."

Electric Vehicle Ready Space: A designated parking space that is provided with a dedicated branch circuit with wiring capable of supporting a minimum 40-ampere, 208/240 Volt circuit that terminates at a receptacle, plug, junction box, or an installed electric vehicle supply equipment within close proximity of the parking space. There shall be adequate reserved space in an electrical panelboard or switchboard to meet the electric vehicle requirements.

SIGNATURE BLOCKS

NOTARY PUBLIC BLOCK

STATE OF _____

COUNTY OF _____

SIGNED BEFORE ME ON _____, 2023

BY _____ (NAME (S) OF INDIVIDUAL (S) MAKING STATEMENT).

(NOTARY'S OFFICIAL SIGNATURE)

(TITLE OF OFFICE)

(COMMISSION EXPIRATION)

OWNERSHIP SIGNATURE

THE UNDERSIGNED AS THE OWNER OF THE LANDS DESCRIBED HEREIN, HEREBY AGREES ON BEHALF OF ITSELF, AND ITS HEIRS, SUCCESSORS AND ASSIGNS TO DEVELOP AND MAINTAIN THE PROPERTY DESCRIBED HEREON IN ACCORDANCE AND COMPLIANCE WITH THIS APPROVED PLAN AND THE LOUISVILLE MUNICIPAL CODE.

(FULL NAME OF ENTITY OR CORPORATION, AS APPLICABLE)

WITNESS MY OUR HAND(S) AND SEAL(S) THIS _____ DAY OF _____, 2023.

BY: _____

PLANNING COMMISSION CERTIFICATE

RECOMMENDED APPROVAL THIS _____ DAY OF _____, 20____, BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO.

RESOLUTION NO. _____ SERIES _____

CITY COUNCIL CERTIFICATE

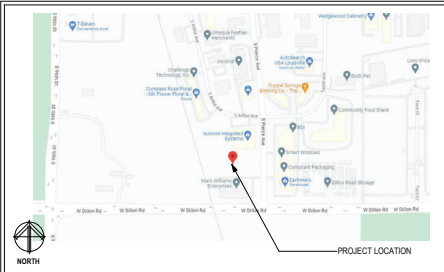
APPROVED THIS _____ DAY OF _____, 20____, BY THE CITY OF COUNCIL OF THE CITY OF LOUISVILLE, COLORADO.

RESOLUTION NO. _____ SERIES _____

MAYOR _____ CITY CLERK _____

SEAL

VICINITY MAP



SHEET INDEX

1	OF	11	COVER SHEET
2	OF	11	SITE PLAN
3	OF	11	BUILDING ELEVATIONS
4	OF	11	BUILDING ELEVATIONS
5	OF	11	GRADING PLAN
6	OF	11	UTILITY PLAN
7	OF	11	LANDSCAPE PLAN
8	OF	11	LANDSCAPE DETAILS
9	OF	11	SITE DETAILS
10	OF	11	PHOTOMETRIC PLAN
11	OF	11	LIGHTING CUT SHEETS

PROJECT TEAM

ARCHITECT:
DCB CONSTRUCTION COMPANY, INC.
909 EAST 62ND AVENUE
DENVER, CO 80216
PH: 303-287-5525
CONTACT: STEPHANIE FERNANDEZ

LANDSCAPE ARCHITECT:
STACKLOT
5639 S CURTICE ST
LITTLETON, CO 80120
PH: 303-808-4523
CONTACT: STEVE WIEENS

CIVIL ENGINEER:
PROOFOWL CONSULTING ENGINEERS
600 GRANT ST, SUITE 210
DENVER, CO 80203
PH: 303-525-9709
CONTACT: MATT ADAMS & WILLA PATTERSON

ELECTRICAL DESIGN-BUILD CONTRACTOR:
OVEN & ASSOCIATES, INC.
735 S XENON CT, #201
LAKEWOOD, CO 80228
PH: 303-716-1270
CONTACT: BRETT BOLESKI & RYAN WELLS

REQUESTS

- PARKING REDUCTION REQUEST - PURSUANT TO SEC. 17.20.080 OF THE LMC BASED ON THE PARKING NEEDS OF NONDWELLING USERS.
- PUD WAIVER REQUEST - WALL SIGNAGE - WEST ELEVATION
- TREE WAIVER REQUEST - STORM LINE IS PRESENT ON NORTH SIDE OF SITE; 8 TREES AND 27 SHRUBS RELOCATED WITHIN THE BUFFER TO MEET REQUIREMENT.

dcbb construction company, inc.
909 East 62nd Avenue | Denver, Colorado 80216
303.287.5525 | Fax 303.287.3897 | www.dcbi.com

COVER SHEET

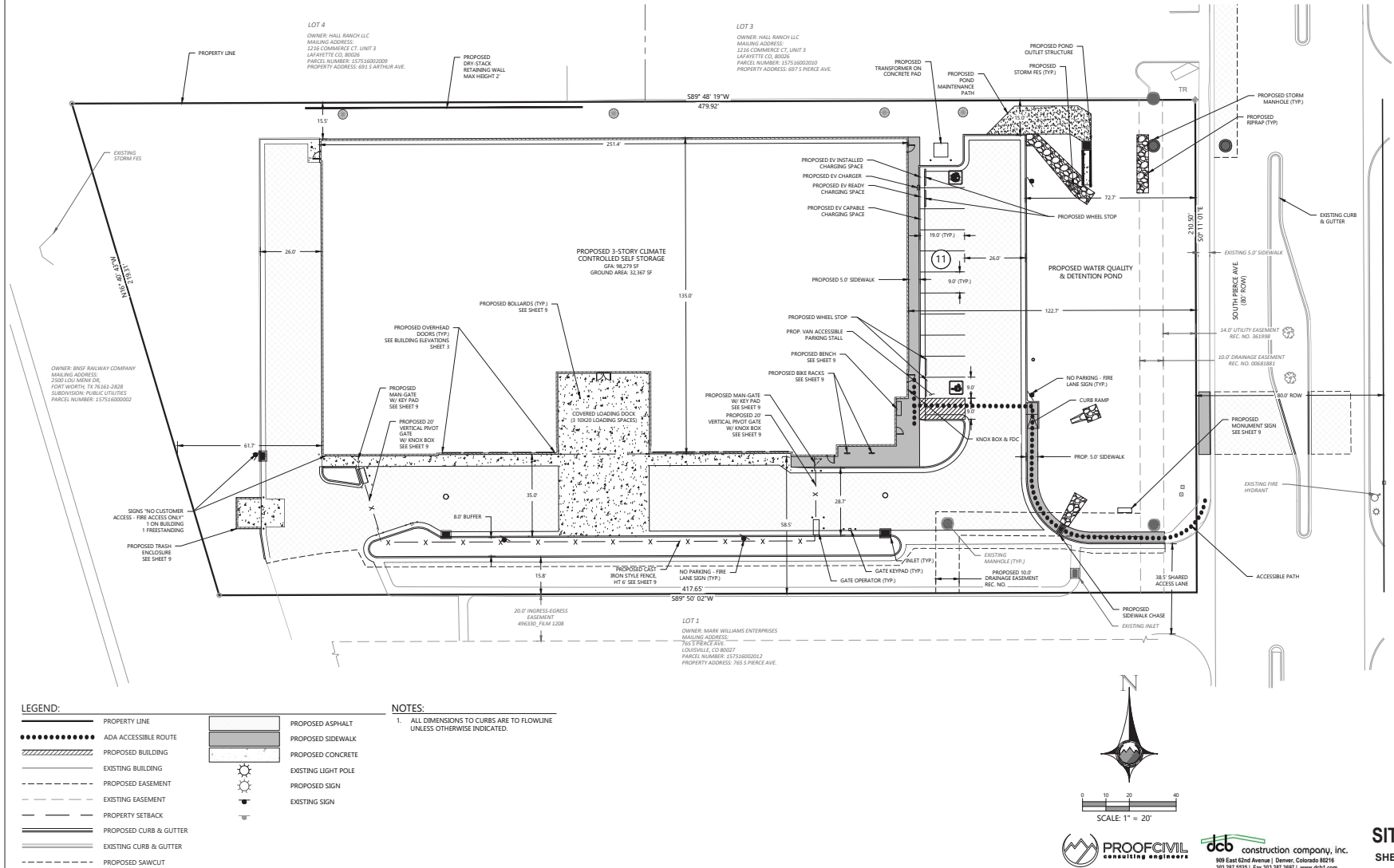
SHEET: 1 OF 11

DILLON RD STORAGE

745 S PIERCE AVE, LOUISVILLE, CO 80027
FINAL PLANNED UNIT DEVELOPMENT
LOT 2, BLOCK 1, TECHNOLOGICAL CENTER, FILING NO. 1
SITUATED IN THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF 6TH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO
CASE #: PUD-000477-2023

Date	Submission / Revision
08/18/2023	1st PUD Submittal
12/04/2023	2nd PUD Submittal
02/13/2024	3rd PUD Submittal
04/03/2024	4th PUD Submittal

Project History List



745 S PIERCE AVE, LOUISVILLE, CO 80027
FINAL PLANNED UNIT DEVELOPMENT
LOT 2, BLOCK 1, TECHNOLOGICAL CENTER, FILING NO. 1
SITUATED IN THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF 6TH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO
CASE #: PUD-00477-2023

Date	Submission / Revision
08/19/2023	1st PUD Submittal
12/04/2023	2nd PUD Submittal
02/13/2024	3rd PUD Submittal
04/03/2024	4th PUD Submittal
Project History List	

EXTERIOR FINISH AND COLOR SCHEDULE					
MARK	DESCRIPTION/SIZE	MFR	MATERIAL/MODEL NUMBER	COLOR	NOTES
CM#1	CONCRETE MASONRY UNIT (SIZE PER STRUCT & ARCH DWGS)	BASALITE OR EQ	GRAND FACE	638	
CM#2	CONCRETE MASONRY UNIT (SIZE PER STRUCT & ARCH DWGS)	BASALITE OR EQ	SPILT FACE	701	
CM#3	CONCRETE MASONRY UNIT (SEWER)	BASALITE OR EQ	SPILT FACE	701	TO MATCH CM#2 AS CLOSE AS POSSIBLE
CM#4	METAL PANEL INSTALLED HORIZONTALLY	MID CO OR EQ	DESIGNER SERIES FW 100-2	COLORAL RED	
CM#5	PREFINISHED DOOR	JANUS OR EQ	PREFINISHED STANDARD COLORS	CLEAR RED	
MP#1	METAL PANEL INSTALLED HORIZONTALLY	MID CO OR EQ	ARTISAN SERIES, 12 PANEL	SLATE GRAY	
SP#1	SQUARE ALUMINUM DECORATIVE TRILLES - WALL MOUNTED	ALUMINUM OR EQ	ALUMINUM SINKER WITH FRAME	ALUMINUM	
SP#1	ALUMINUM STOREFRONT SIGN	KAWNEER OR EQ	ALUMINUM ANODIZED	DARK BRONZE	
SL#1	STOREFRONT GLAZING (AT FEATURE WINDOWS)	ORVVO OR GLASS OR EQ	INSULATED, LOW-E	T.B.D.	
ST#1	3 COAT STUCCO	DRYVIT OR EQ	INTERIATED COLO TO MATCH BERNINI WALLS	BN 1209 AGESABLE & GRAY	
ST#2	3 COAT STUCCO	DRYVIT OR EQ	INTERIATED COLO TO MATCH BERNINI WALLS	BN 1209 AGESABLE & GRAY	



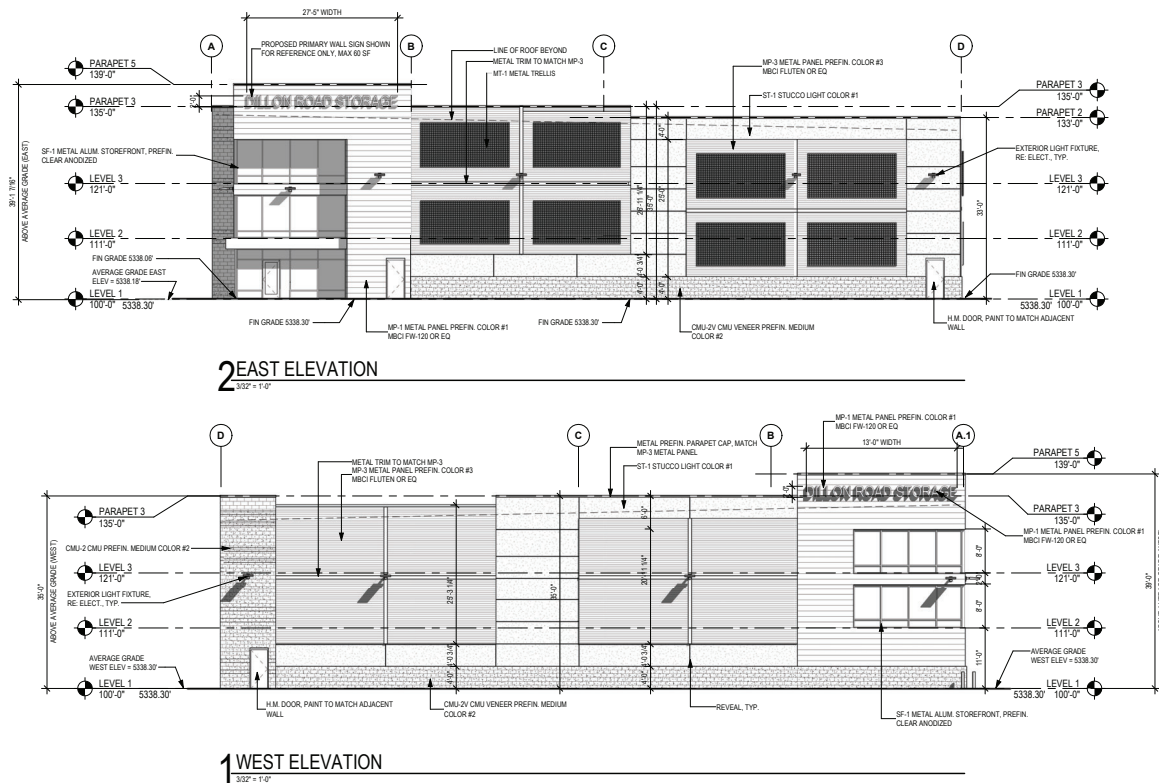
**EXTERIOR
ELEVATIONS**
SHEET: 3 OF 11

DILLON RD STORAGE

745 S PIERCE AVE, LOUISVILLE, CO 80027
FINAL PLANNED UNIT DEVELOPMENT
LOT 2, BLOCK 1, TECHNOLOGICAL CENTER, FILING NO. 1
SITUATED IN THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF 6TH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO
CASE #: PUD-00477-2023

SIGN STANDARDS		
FREESTANDING SIGN		
STANDARDS	REQUIRED	PROPOSED
MAX NUMBER	1 PER PRIMARY FRONTAGE 1 PER SECONDARY FRONTAGE	MAX NUMBER = 2
MAX AREA	25 SF	< 25 SF
MAX HEIGHT	6 FT	< 6 FT
ILLUMINATION	EXTERNALLY LIT	EXTERNALLY LIT
MIN SETBACK	10 FT	> 10 FT
WALL SIGN		
MAX NUMBER	1 AT PRIMARY FRONTAGE 1 AT SECONDARY FRONTAGE	1 PRIMARY - EAST FACADE 1 SECONDARY - WEST FACADE
MAX AREA PRIMARY	1 SF PER 1 LF, MAX 60 SF	FRONTAGE 136 LF, PROPOSED SIGN AREA 55 SF
MAX AREA SECONDARY	1 SF PER 1 LF, MAX 30 SF	FRONTAGE 136 LF, PROPOSED SIGN AREA 30 SF
MAX HEIGHT	3 FT	
ILLUMINATION	NO	

EXTERIOR FINISH AND COLOR SCHEDULE				
MARK	DESCRIPTION/SIZE	MFR	MATERIAL/MODEL NUMBER	COLOR
CMU-1	CONCRETE MASONRY UNIT (SIZE PER STRUCT & ARCH DWGS)	BASALITE OR EQ	GROUND FACE	808
CMU-2	CONCRETE MASONRY UNIT (SIZE PER STRUCT & ARCH DWGS)	BASALITE OR EQ	SPLIT FACE	701
CMU-2V	CONCRETE MASONRY UNIT VENEER	BASALITE OR EQ	SPLIT FACE	701 OR MATCH CMU-2 CLOSE AS POSSIBLE
MP-1	METAL PANEL, INSTALLED HORIZONTALLY	MBCI OR EQ	DESIGNER SERIES, FW 100-3	COLOMIAL RED
MP-2	PREFINISHED OVN DOOR	JANUS OR EQ	PREFINISHED STANDARD COLORS	CEDAR RED
MP-3	METAL PANEL, INSTALLED HORIZONTALLY	MBCI OR EQ	ARTISAN SERIES, J-2 PANEL	SLATE GRAY
MT-1	SQUARE ALUMINUM DECORATIVE TRELLIS - WALL MOUNTED	CITYSCAPES OR EQ	ALUMINUM SINGLE MESH WITH FRAME	ALABASTER
SF-1	ALUMINUM STOREFRONT SYSTEM	KANNEKEE OR EQ	ALUMINUM ANODIZED	DAIRY BROWN
ST-1	STOREFRONT GLAZING (AT FEATURE WINDOWS)	VITRO ARCH GLASS OR EQ	INSULATED LOW-E	T.B.D.
ST-1	3-COAT STUCCO	DRYVIT OR EQ	INTEGRATED COLOR TO MATCH SHERWIN WILLIAMS	SW 7029 AGREEABLE GRAY
ST-2	3-COAT STUCCO	DRYVIT OR EQ	INTEGRATED COLOR TO MATCH SHERWIN WILLIAMS	SW 7017 DORIAN GRAY



dc construction company, inc.
909 East 62nd Avenue | Denver, Colorado 80216
303.297.9255 | Fax 303.297.3897 | www.dcb.com

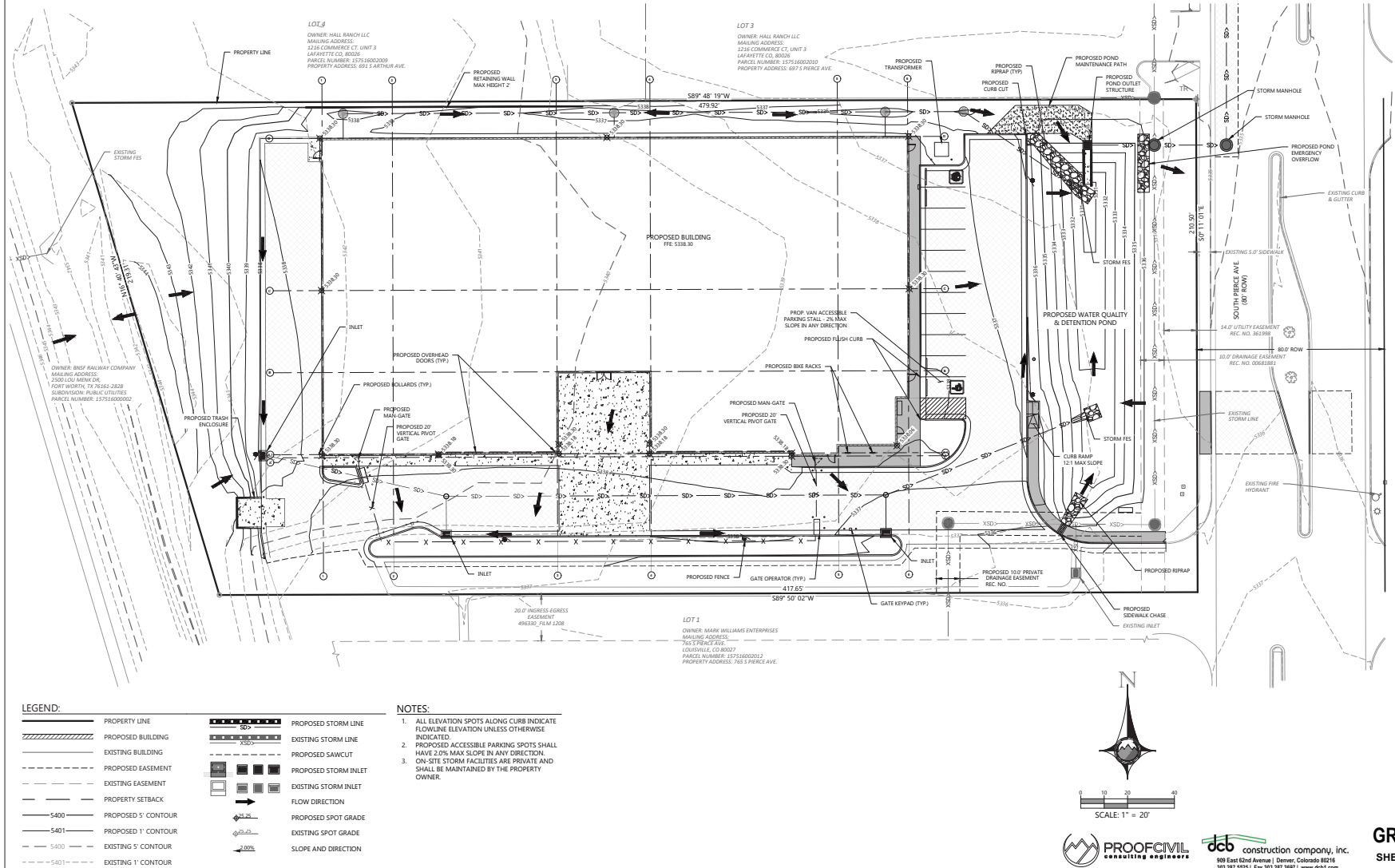
EXTERIOR
ELEVATIONS
SHEET: 4 OF 11

DILLON RD STORAGE

745 S PIERCE AVE, LOUISVILLE, CO 80027
 FINAL PLANNED UNIT DEVELOPMENT
 LOT 2, BLOCK 1, TECHNOLOGICAL CENTER, FILING NO. 1
 SITUATED IN THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF 6TH P.M.,
 COUNTY OF BOULDER, STATE OF COLORADO
 CASE #: PUD-000477-2023

Date	Submission / Revision
08/18/2023	1st PUD Submission
12/04/2023	2nd PUD Submission
02/13/2024	3rd PUD Submission
04/03/2024	4th PUD Submission

Project History List



GRADING PLAN
 SHEET: 5 OF 11

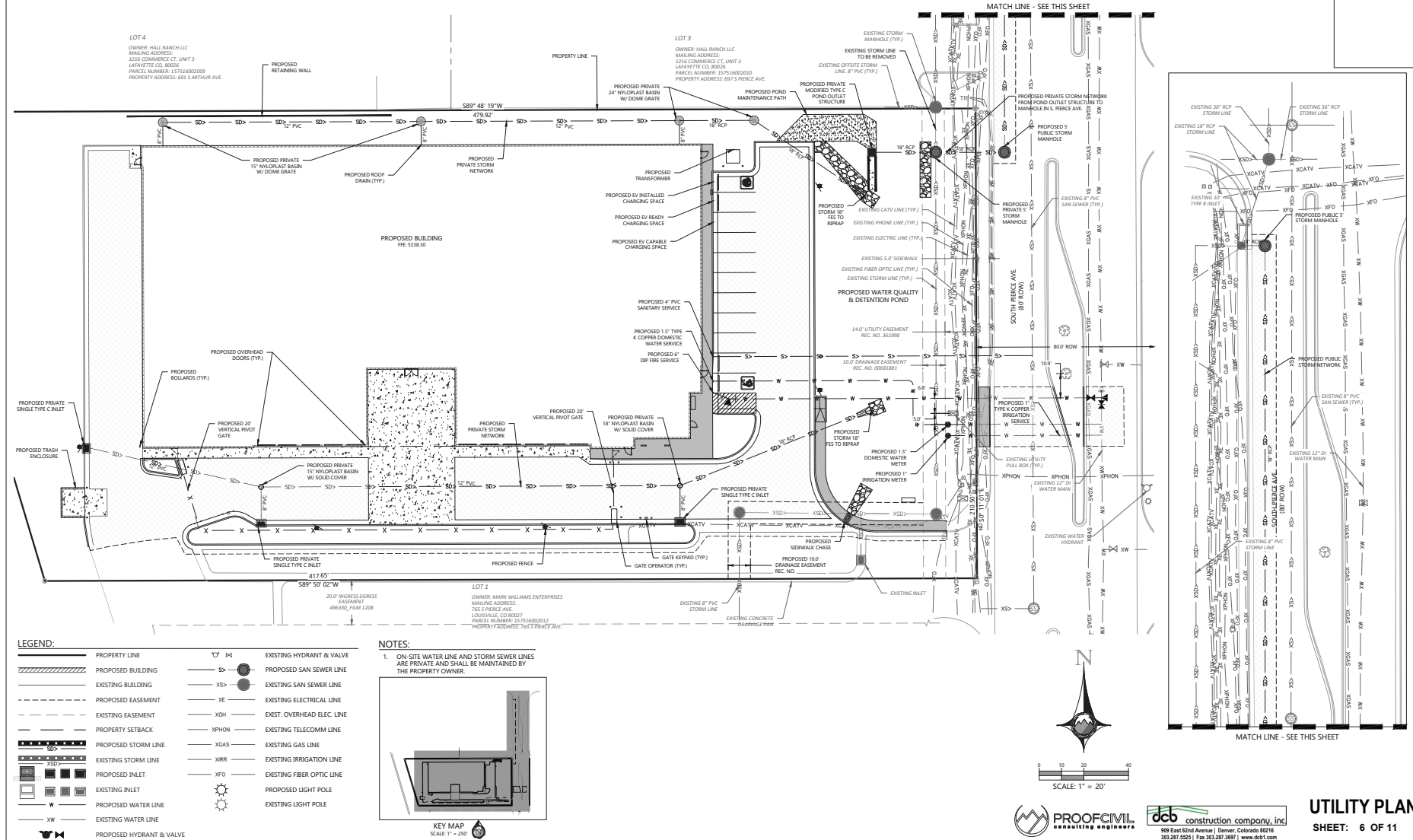


DILLON RD STORAGE

745 S PIERCE AVE, LOUISVILLE, CO 80027
 FINAL PLANNED UNIT DEVELOPMENT
 LOT 2, BLOCK 1, TECHNOLOGICAL CENTER, FILING NO. 1
 SITUATED IN THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF 6TH P.M.,
 COUNTY OF BOULDER, STATE OF COLORADO
 CASE #: PUD-000477-2023

Date	Submission / Revision
08/18/2023	1st PUD Submittal
12/04/2023	2nd PUD Submittal
02/13/2024	3rd PUD Submittal
04/03/2024	4th PUD Submittal

Project History List



745 S PIERCE AVE, LOUISVILLE, CO 80027
FINAL PLANNED UNIT DEVELOPMENT
LOT 2, BLOCK 1, TECHNOLOGICAL CENTER, FILING NO. 1
SITUATED IN THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF 6TH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO
CASE #: PUD-000477-2023



1. PRIOR TO BEGINNING ANY WORK ON THE SITE THE LANDSCAPE CONTRACTOR SHALL CONTACT THE OFFICE OF THE GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
2. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AND MATERIALS AS SPECIFIED HEREIN AND AS SHOWN ON PLANS.
3. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE LANDSCAPE ARCHITECTS APPROVAL. IN WRITING, ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED.
4. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVISE PLANT MATERIAL LIST AS DEEMED NECESSARY.
5. ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
6. QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFY ALL QUANTITIES ON THE PLANTING PLAN(S).
7. LANDSCAPE CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE COMMENCEMENT OF WORK. VERIFY EXACT LOCATION OF ALL UTILITIES BY CONTACTING APPROPRIATE UTILITY COMPANIES. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE REPAIR / REPLACEMENT FOR ANY DAMAGE CAUSED TO UTILITIES.
8. FINISH GRADE SHALL BE ADJUSTED FOR TURF THICKNESS.
9. ALL PLANT MATERIALS SHALL HAVE BACKFILL, CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS, TOP ONE-THIRD (1/3) SHALL BE REMOVED AT THIS TIME THE REMAINDER OF THE PIT SHALL THEN BE BACKFILLED, ALLOWING FOR THE DEPTH OF THE MULCH SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED ONE AGAIN.
10. AFTER PLANTING IS COMPLETED REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES, MAINTAIN IN SUCH A MANNER AS NOT TO CHANGE THE NATURAL GROWING HABIT OR SHAPE OF THE PLANT. MAKE ALL CUTS FLUSH, LEAVING NO STUBS. CENTRAL LEADERS SHALL NOT BE REMOVED, IF THE CENTRAL LEADER OF A PLANT IS DEAD THE PLANT SHALL BE REPLACED.

11. PLANT SPECIFIED GROUND COVERS WITHIN ONE FOOT OF TRUNK OF TREES AND SHRUBS PLANTED WITHIN THE AREA. PLANTING ARRANGEMENTS SHALL BE TRIANGULAR WITH PROPER SPACING BETWEEN PLANTS.
12. COMMERCIAL GRADE GALVANIZED STEEL EDGING WITH ROLLED EDGE SHALL BE USED TO SEPARATE ALL TURF AREAS FROM PLANTING BEDS. PLACE EDGING FLUSH WITH GRADE AND STAKE TO GROUND PER MANUFACTURER'S RECOMMENDATIONS. MANUFACTURE KODIAK STEEL OR EQUAL.
13. LANDSCAPE CONTRACTOR TO PROVIDE THE LANDSCAPE ARCHITECT A SAMPLE OF PROPOSED STEEL EDGING FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
14. USE SHREDDED CEDAR MULCH IN ALL PLANTING BEDS AND TREE SAUCERS. LANDSCAPE CONTRACTOR SHALL PROVIDE A 1 CUBIC FOOT SAMPLE OF PROPOSED MULCH TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
15. PLACE FOUR INCHES OF MULCH IN ALL SHRUB BEDS, PLACE FOUR INCHES OF MULCH IN ALL GROUND COVER, PERENNIAL BEDS AND PLACE 4 INCHES OF MULCH AT ALL TREE SAUCERS.
16. PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. DO NOT APPLY HERBICIDE IN PERENNIAL OR ANNUAL BEDS.
17. LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER SUBSTANTIAL COMPLETION IS GRANTED ON THE COMPLETE PROJECT.
18. REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT PRIOR TO STARTING CONSTRUCTION.
19. ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN UNDERGROUND AUTOMATIC UNDERGROUND IRRIGATION SYSTEM, WITH SEPARATE ZONES FOR TURF AND SHRUBS / TREES / GROUNDCOVER.
20. IF TRANSFORMERS, GROUND MOUNTED HVAC EQUIPMENT, UTILITY PEDESTALS, ETC. ARE NOT SHOWN ON THE SITE IMPROVEMENT PLAN, ADDITIONAL LANDSCAPE-CREERING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DISCOVERED VIA THE SITE INSPECTION BY STAFF. MADE PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY, OR FINAL INSPECTION AS APPLICABLE.

QUAN.	SYM.	COMMON/BOTANICAL NAME	INSTALLED SIZE	COND.	WATER NEEDS
☐ DECIDUOUS TREES					
4	sb	SENSATION BOX ELDER <i>Acer negundo</i> 'Sensation'	2 1/2" CAL. SINGLE TRUNK	B & B	LOW
5	ae	ACCOLADE ELM <i>Ulmus 'Mortoni'</i> Accolade	2 1/2" CAL. SINGLE TRUNK	B & B	MEDIUM
2	th	RUFINOSE HONEYLOCUST <i>Gleditsia triacanthos</i> 'Imperial'	2 1/2" CAL. SINGLE TRUNK	B & B	LOW - MEDIUM
3	o	CHINQUAPIN OAK <i>Quercus muhlenbergii</i>	2 1/2" CAL. SINGLE TRUNK	B & B	MODERATE
4	eo	ENGLISH OAK <i>Quercus robur</i>	2 1/2" CAL. SINGLE TRUNK	B & B	LOW-MEDIUM
☐ ORNAMENTAL TREES					
2	sc	SPRING SNOW CRABAPPLE <i>Malus sp.</i> 'Spring Snow'	2" CAL. SINGLE TRUNK	B & B	LOW
☐ EVERGREEN TREES					
14	ap	AUSTRIAN PINE <i>Pinus nigra</i>	6" HT.	B & B	LOW - MEDIUM
6	bp	EMERALD ARROW BOSNIAN PINE <i>Pinus heldreichii</i> 'emerald arrow'	6' HT.	B & B	LOW - MEDIUM
☐ SHRUBS					
2	ra	GROW LOW FRAGRANT SUMAC <i>Rhus aromatica</i> 'Glo Low'	5 GAL.	CONT.	ULTRA LOW
1	dk	DAROKA SUNSPOT POTENTILLA <i>Potentilla fruticosa</i> 'Fargo'	5 GAL.	CONT.	LOW
15	go	GREEN MOUND ALPINE CURRANT <i>Ribes alpinum</i> 'Green Mound'	5 GAL.	CONT.	LOW
22	ea	BURNING BUSH 'Dwarf Nana' <i>Eurosmia alata</i> 'Dwarf Nana'	5 GAL.	CONT.	MEDIUM
5	bm	BLUE MIST SPIREA <i>Corydalis x clandonensis</i> 'Frost Choice'	5 GAL.	CONT.	LOW
17	ac	RIBES ALPINUM <i>Alpine currant</i>	5 GAL.	CONT.	LOW
2	hm	ST. JOHN'S WORT <i>Hypericum</i> 'Fronsdoun 'Sunburst'	5 GAL.	CONT.	MODERATE
10	bb	BEAUTY BUSH <i>Kalmia latifolia</i>	5 GAL.	CONT.	LOW
☐ ORNAMENTAL GRASSES					
64	kf	KARL FOERSTER FEATHER REED <i>Calamagrostis acut.</i> 'Karl Foerster'	2 GAL.	CONT.	LOW
10	dm	DIWAR MAIDEN GRASS <i>Miscanthus sinensis</i> 'Yaku Amis'	2 GAL.	CONT.	LOW

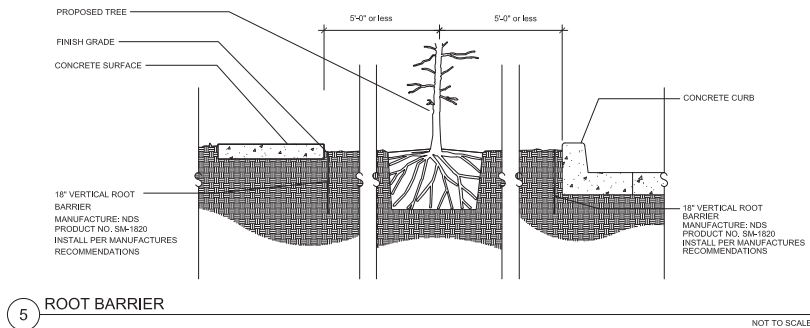
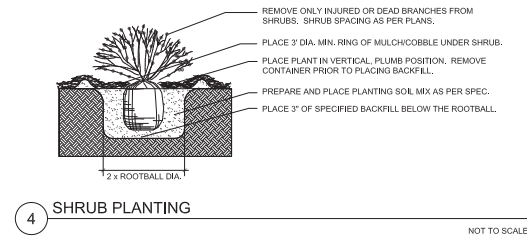
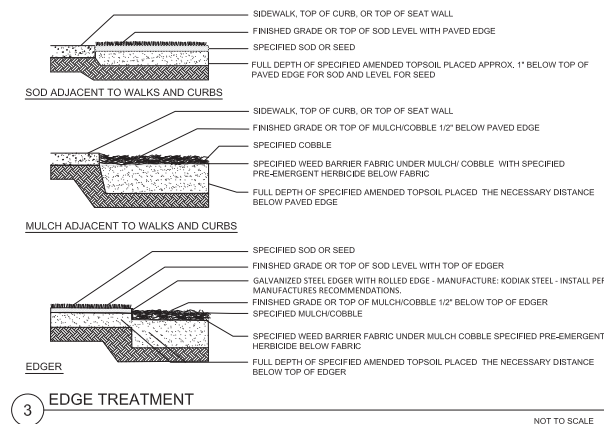
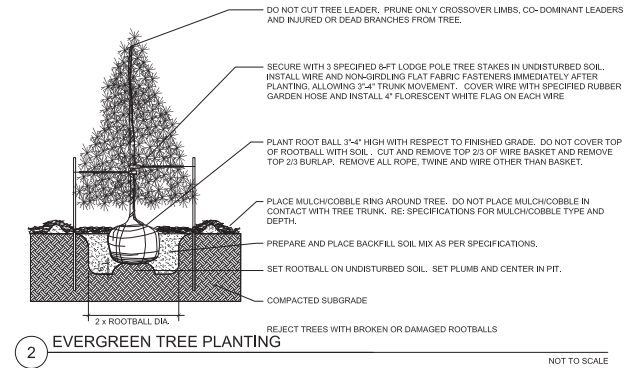
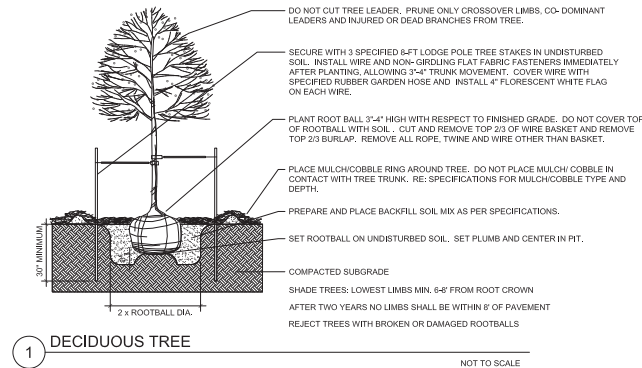
Project History List

DILLON RD STORAGE

745 S PIERCE AVE, LOUISVILLE, CO 80027
FINAL PLANNED UNIT DEVELOPMENT
LOT 2, BLOCK 1, TECHNOLOGICAL CENTER, FILING NO. 1
SITUATED IN THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF 6TH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO
CASE #: PUD-000477-2023

Date	Submission / Revision
08/18/2023	1st PUD Submittal
12/04/2023	2nd PUD Submittal
3/22/2024	3rd PUD Submittal
4/03/2024	4th PUD Submittal

Project History List



SOIL AMENDMENTS

PRIOR TO PLANTING, ALL SITES FOR PLANTINGS SHALL INCORPORATE SOIL AMENDMENTS AT A RATE OF 3 CUBIC YARDS PER 1000 SQUARE FEET TO A MINIMUM DEPTH OF 6". A LESSER AMOUNT SHALL BE ALLOWED IF A SOIL TEST SHOWS THAT 3 CUBIC YARDS PER 1000 SQUARE FEET IS NOT NECESSARY FOR WATER RETENTION AND DEEP ROOTING OF PLANT MATERIALS. IF THE SPECIFIED PLANT MATERIAL REQUIRES LESS FERTILE SOIL, THOSE AREAS MAY HAVE LESS SOIL AMENDMENTS INSTALLED IF APPROVED BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL TAKE A MINIMUM OF 3 SOIL SAMPLES FROM THE SITE. SAMPLE LOCATIONS SHALL BE FROM PLANTING AREAS AND SHALL BE LOCATED ON OPPOSITE SIDES OF THE PROJECT. EXISTING TOPSOIL SHALL BE SALVAGED AND STOCKPILED FOR USE AS SOIL AMENDMENTS OR TOPSOIL. EXAMPLES OF ACCEPTABLE SOIL AMENDMENTS INCLUDE COMPOST AND AGED MANURE. MOUNTAIN PEAT AND INORGANIC MATERIALS SUCH AS SAND, GYPSUM AND LIME ARE PROHIBITED SOIL AMENDMENTS. ALL SITES ARE SUBJECT TO INSPECTION BY THE CITY FOR COMPLIANCE WITH SOIL AMENDMENT REQUIREMENTS.



construction company, inc.
900 East 62nd Avenue | Denver, Colorado 80216
303.287.5555 | Fax 303.287.5887 | www.dcb.com

LANDSCAPE
DETAILS

SHEET: 8 OF 11

DILLON RD STORAGE

745 S PIERCE AVE, LOUISVILLE, CO 80027
FINAL PLANNED UNIT DEVELOPMENT
LOT 2, BLOCK 1, TECHNOLOGICAL CENTER, FILING NO. 1
SITUATED IN THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF 6TH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO
CASE #: PUD-00477-2023

LUMINAIRE SCHEDULE

REMARKS:

1. FIXTURE MUST BE MOUNTED IN DOWNWARD ORIENTATION SO LIGHT IS ORIENTED DOWN.

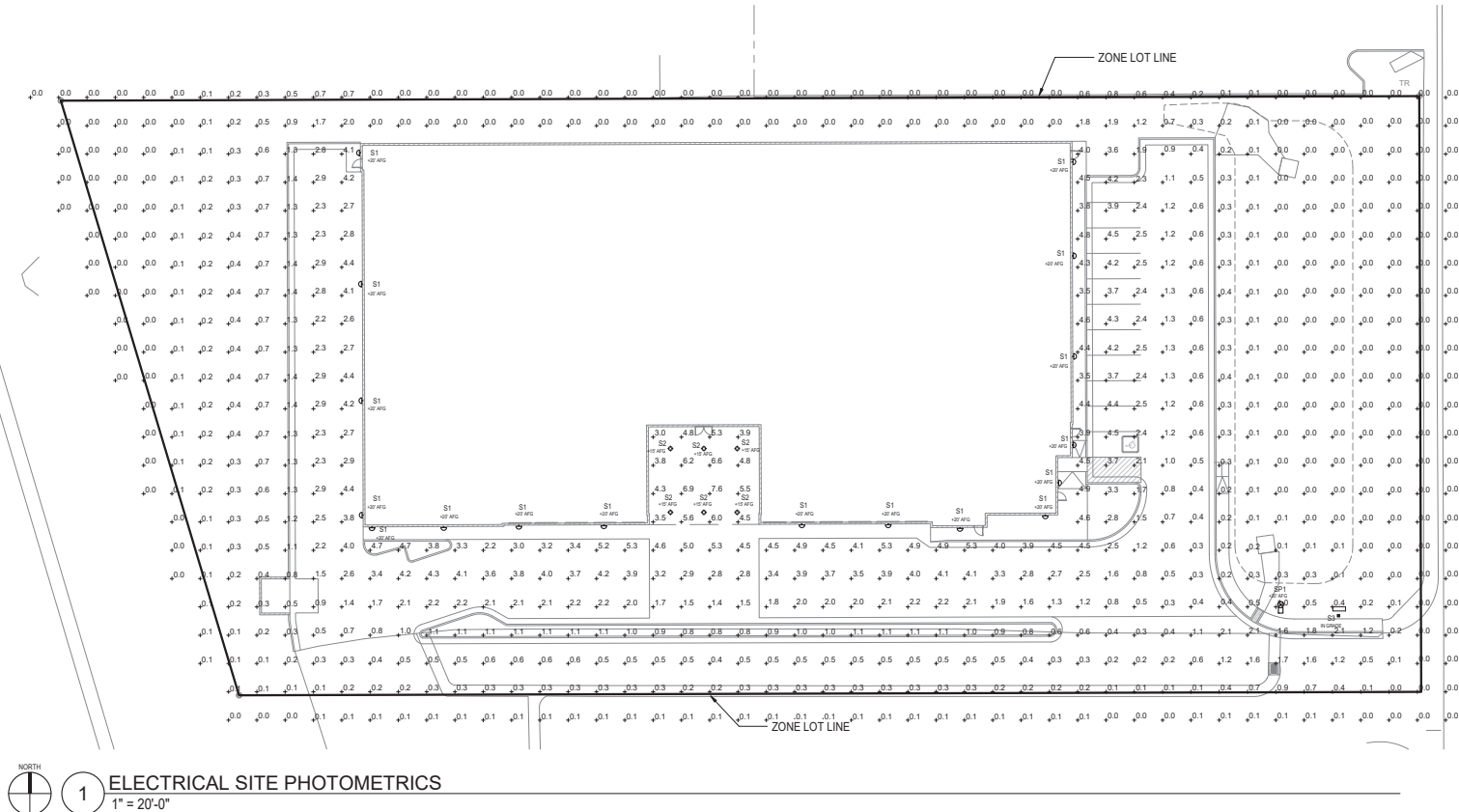
TAG	MOUNTING	DESCRIPTION	MANUFACTURER	MODEL	VOLT	QTY	WATTS	LAMP			REMARKS
								SOURCE	TEMP	LUMENS	
S1	SURFACE	WALL PACK	COOPER LIGHTING	AUCS44W	120 V	1	44 W	LED	3000K	4800 LM	
S2	SURFACE	CANOPY LIGHT	McGraw-Hill	TT-01-400-U-MQ	120 V	1	28 W	LED	3000K	2847 LM	
S3	GRADE	FLOODLIGHT	LUMARK	T05S W B2	120 V	1	8 W	LED	3000K	860 LM	
SP1	POLE 20'	POLE LIGHT	STREETWORKS	GLAN-SA18-730-U-T2-82	120 V	1	33 W	LED	3000K	4854 LM	
	GROUND	20' POLE									

PHOTOMETRIC CALCULATIONS

ZONE	MAXIMUM	MINIMUM	AVERAGE
SITE	7.6	0.0	1.0
PARKING AREAS	4.5	0.3	2.3
LOADING AREA	7.6	3.0	5.1
SIDEWALK	5.3	0.2	3.7

DRAWING NOTES:

- ANY PROPOSED LUMINAIRES INSTALLED ON PRIVATE PROPERTY, ADJACENT TO THE PUBLIC RIGHT-OF-WAY, SHALL BE ORIENTED IN SUCH A MANNER OR LIMITED IN LUMEN OUTPUT TO PREVENT GLARE PROBLEMS AND SHALL NOT EXCEED NATIONAL I.E.S. LIGHTING STANDARDS FOR DISABILITY GLARE.
- ALL LUMINAIRES SHALL BE DARK SKY FRIENDLY / FULL CUTOFF-TYPE, EXCEPT SIGNAGE LIGHTING.
- ALL OUTDOOR LIGHTING SHALL HAVE LIGHT SOURCES THAT ARE CONCEALED BY A FULL CUTOFF LIGHTING FIXTURE SO THAT THE LIGHT SOURCE IS NOT VISIBLE FROM ANY STREET RIGHT-OF-WAY OR ADJACENT PROPERTIES. IN ORDER TO DIRECT LIGHT DOWNWARD AND MINIMIZE THE AMOUNT OF LIGHT SPILL INTO THE NIGHT SKY AND ONTO ADJACENT PROPERTIES, ALL LIGHTING FIXTURES SHALL BE FULL CUTOFF LIGHTING FIXTURES.
- ALL MOUNTING HEIGHTS NOTED ARE MEASURED ABOVE FINISHED GRADE.



Date	Submission / Revision
08/18/2023	1ST PUD Submittal
12/04/2023	2nd PUD Submittal
02/13/2024	3rd PUD Submittal
04/03/2024	4th PUD Submittal

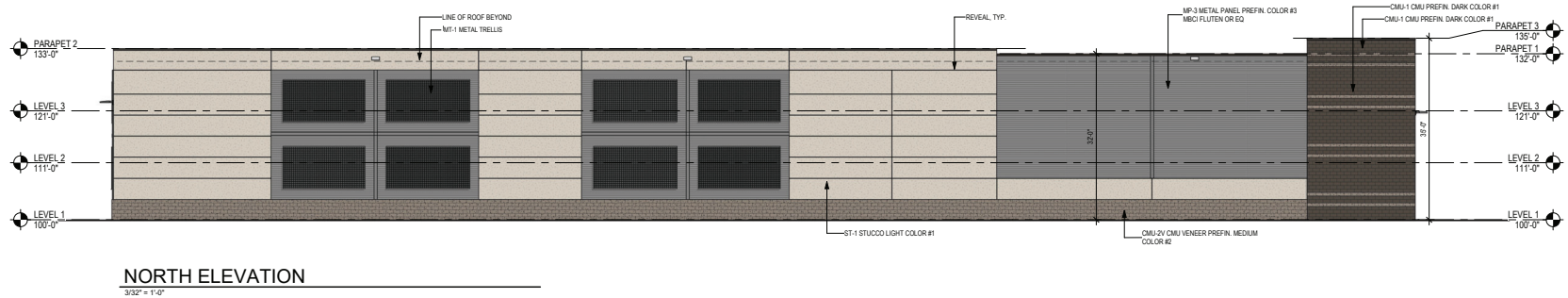
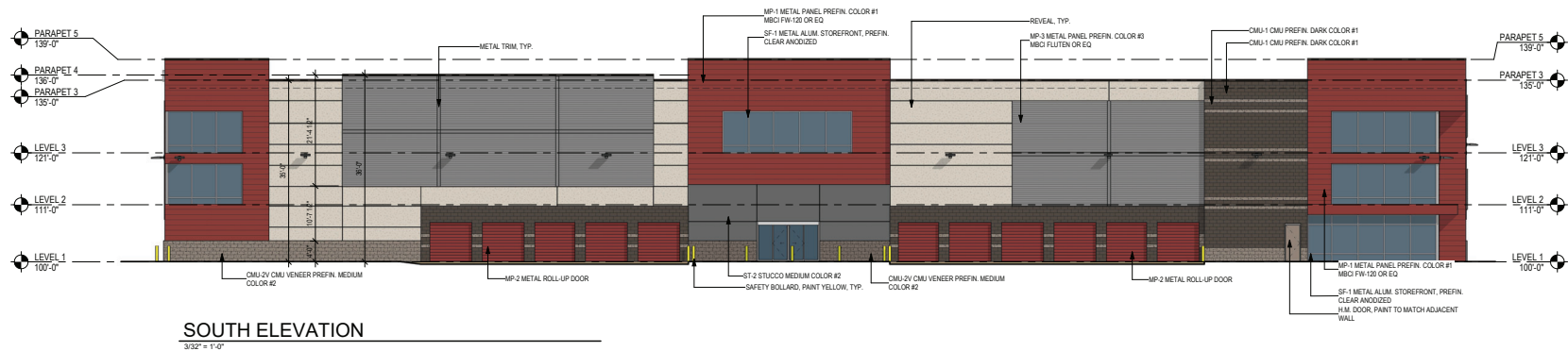
Project History List

FGIVEN
& ASSOCIATES INC.
MECHANICAL, ELECTRICAL ENGINEERS
735 S. Xenon Ct. #201
Lakewood, Colorado 80228
Ph: 303.716.1270
Fax: 303.716.1272
www.givenandassociates.com
Given Project # 23095

ELECTRICAL SITE PHOTOMETRICS

dc construction company, inc.
988 East 62nd Avenue | Denver, Colorado 80216
303.287.5525 | Fax 303.287.3887 | www.dcc.com

SHEET: 10 OF 11



Applicant Information:

Project No.: 22-312

Project Information:

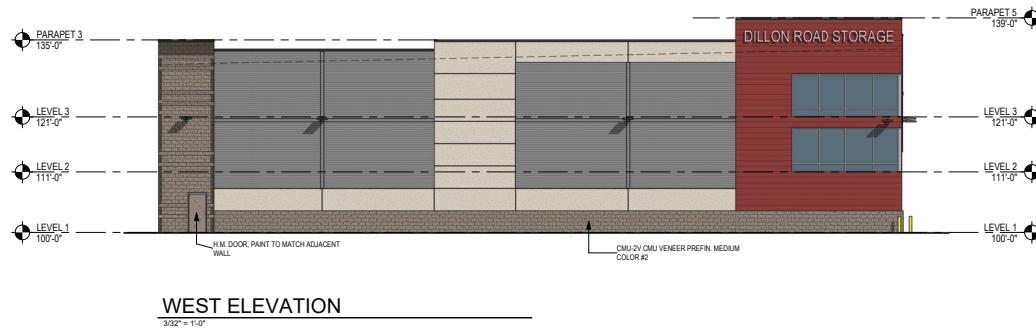
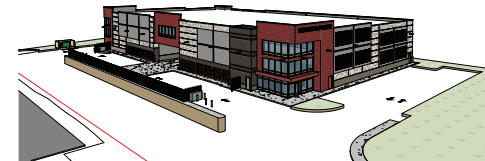
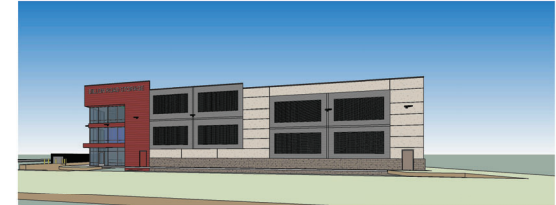
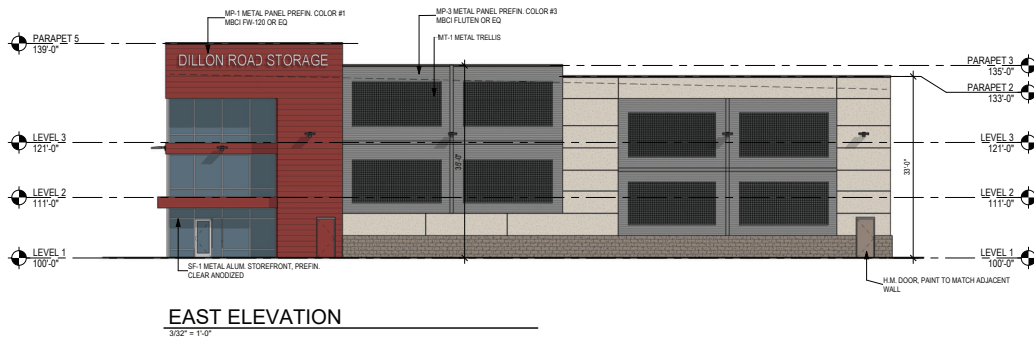
Design-Build Contractor:

Sheet Number: A

DILLON ROAD STORAGE

CTC STORAGE
745 S PIERCE AVE
LOUISVILLE, CO

dcb construction company, inc.
909 East 62nd Avenue • Denver, Colorado 80216 • 303.287.5525 • Fax 303.287.3697 • www.dcb1.com



Applicant Information:

Project No.: 22-312

Project Information:

Design-Build Contractor:

Sheet Number: B

DILLON ROAD STORAGE

CTC STORAGE
745 S PIERCE AVE
LOUISVILLE, CO

dcb construction company, inc.
909 East 62nd Avenue • Denver, Colorado 80216 • 303.287.5525 • Fax 303.287.3697 • www.dcb1.com

ITEM: Comprehensive Plan Update, Vision and Values Discussion

STAFF: Jeff Hirt, AICP, Planning Manager
Rob Zuccaro, AICP, Community Development Director

PURPOSE

The purpose of this item is to:

- Provide a Comprehensive Plan update;
- Share the final results of the first round of community engagement; and
- Share a draft of Comprehensive Plan vision and values statements that would be the basis for upcoming community engagement.



BACKGROUND

Community Engagement Round 1

The first of at least three rounds of community engagement for the Comprehensive Plan is complete. This round of engagement included an online survey open for about a month, a community open house, discussions with eight City boards and commissions (in addition to Planning Commission), and several other focused discussions with key stakeholders.

The questions the project team asked during this round of engagement were focused mostly on developing an understanding of what Louisville community members value most with some targeted other questions.

Attachment 1 is a detailed summary of the questions asked and input from over 2,000 Louisville residents, including both a high-level summary of key themes and the raw data. Link 3 is a summary of the boards and commissions input on the Comprehensive Plan between January and May 2024.

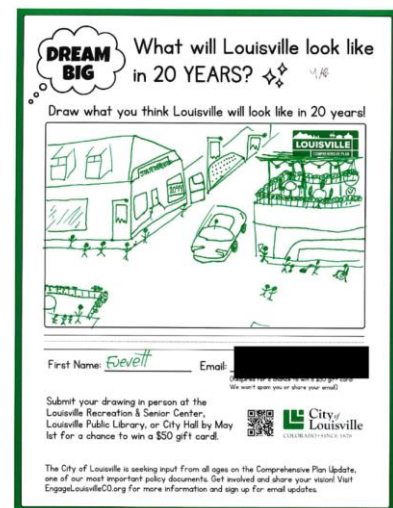


Image from Youth Engagement Activity
(see Link 3)

Draft Vision and Values Statements for Community Engagement “Round 1.5”

The vision and values statements will act as the foundation for the policies and goals in the Comprehensive Plan so community engagement to develop them is essential. The vision and values statements will also act as guiding principles. The first round of community engagement focused on developing a better understanding of what community members

value most. The project team has used this input to develop an updated draft vision and values statement as the basis for the next round of upcoming community engagement.

Specifically, City staff are planning another round of community engagement in the summer to further refine the vision and values statements. The purpose of this engagement is to develop a deeper understanding of what some of these important yet subjective words mean to community members so it can be articulated clearly in the Plan. The project team then plans to bring a final draft of the vision and values statements to Planning Commission and City Council for confirmation in late summer that provides this clarifying language. The proposed vision and values statements for upcoming community engagement are included below. Under the proposed language, all major components of the 2013 Comprehensive Plan vision and values statements are carried forward into a more consolidated format.

The 2013 Comprehensive Plan vision statement is:

Established in 1878, the City of Louisville is an inclusive, family-friendly community that manages its continued growth by blending a forward-thinking outlook with a small-town atmosphere which engages its citizenry and provides a walkable community form that enables social interaction. The City strives to preserve and enhance the high quality of life it offers to those who live, work, and spend time in the community. Louisville retains connections to the City's modest mining and agricultural beginnings while continuing to transform into one of the most livable, innovative, and economically diverse communities in the United States. The structure and operation of the City will ensure an open and responsive government which integrates regional cooperation and citizen volunteerism with a broad range of high-quality and cost-effective services.

Proposed Vision Statement for Community Engagement	Alignment with 2013 Comprehensive Plan Value Statements
Louisville is committed to being a healthy, equitable, resilient, and sustainable community where everyone has the opportunity to thrive – now and for future generations. We welcome a vibrant future that respects our past and preserves our small town atmosphere.	<i>A Sense of Community; A Healthy, Vibrant, and Sustainable Economy; A Connection to the City's Heritage; Sustainable Practices for the Economy, Community, and the Environment; Families and Individuals</i>

Proposed 2025 Comprehensive Plan Value Statements for Community Input. Louisville...	Alignment with 2013 Comprehensive Plan Value Statements
Is a welcoming, inclusive, and supportive community.	<i>Families and Individuals; Excellence in Education and Lifelong learning; Civic Participation and Volunteerism</i>

Proposed 2025 Comprehensive Plan Value Statements for Community Input. Louisville...	Alignment with 2013 Comprehensive Plan Value Statements
Supports safe, established, and distinct neighborhoods.	<i>Unique Commercial Areas and Distinctive Neighborhoods; Safe Neighborhoods</i>
Values parks, open spaces, and natural areas as essential community infrastructure.	<i>Our Livable Small Town Feel; Integrated Open Space and Trail Networks; Ecological Diversity</i>
Prioritizes environmental sustainability and resilience.	<i>Sustainable Practices for the Economy, Community, and the Environment; Ecological Diversity</i>
Supports vibrant commercial areas.	<i>Our Livable Small Town Feel; A Healthy, Vibrant, and Sustainable Economy; Unique Commercial Areas and Distinctive Neighborhoods</i>
Supports transportation choices and connections to places for all abilities.	<i>Sustainable Practices for the Economy, Community, and the Environment; A Balanced Transportation System; Families and Individuals; Integrated Open Space and Trail Networks</i>
Supports development that maintains or enhances our unique quality of life.	<i>A Sense of Community; Our Livable Small Town Feel; A Connection to the City's Heritage</i>
Values transparent and responsible local government.	<i>Open, Efficient and Fiscally Responsible Government</i>

City Council Input on Draft Vision and Values (6/4/24)

City Council discussed the same draft vision and values statements included in this memo on June 4 with the following comments. The request for input from City Council was the same as what is being requested of Planning Commission at this meeting. No consensus vote was taken so this summary reflects individual comments provided at the meeting.

City Council Vision Statement Comments

- The last sentence of the draft vision statement sounds antiquated and its language should be modernized
- Remove the word “preserve” and replace with something like “builds off our past”

City Council Values Statements and General Comments:

Missing content that City Council members requested be communicated in these values for input with upcoming community engagement includes:

- Aiming for more accessible language; i.e., less bureaucratic if possible
- State that Louisville will naturally evolve and change over time and the City needs to adapt accordingly
- Clarify *who* Louisville is “welcoming, inclusive, and supportive” to
- Clarify we support arts and culture
- Clarify we support affordable housing
- Remove the phrase “established” to clarify that Louisville supports both new and established neighborhoods, new community members, and recognizes that neighborhoods will evolve and change over time
- Mixed opinions on whether to consider parks, open space, and natural areas as “essential community infrastructure” and whether to separate parks from open space and natural areas as two different topics
- State that within open spaces and natural areas is the value of supporting trails and ecological diversity
- Clarify that decarbonization is part of environmental sustainability and resilience
- Clarify that Louisville is part of a regional context
- State that “transparent and responsible local government” is about fiscal responsibility, among other things
- State the importance of civic engagement
- Better integrate words like “community” and “home” as these were the most frequently heard from community members when asked what word comes to mind when residents think of Louisville (see Attachment 1, page 13).

House Bill 1313 and Comprehensive Plan Implications

House Bill 1313 was signed into law on May 13. The bill requires certain municipalities to define transit areas and establish Housing Opportunity Goals (HOG) within these areas. Housing Opportunity Goals are zoning capacity goals, which means that the zoning within these transit areas must “uniformly allow” defined net housing densities. The project team is still reviewing the bill to determine how exactly it would apply to Louisville and how the Plan should address it, with particular attention to development of future land use options for community input later in 2024. The bill requires the following milestones:

- The State must publish the official transit areas map that will be subject to the HOG by September 30, 2024.
- Applicable municipalities must:
 - Submit their HOGs by June 30, 2025.
 - Demonstrate their plan for compliance by the end of 2026.
 - Demonstrate full compliance by the end of 2027.

SCHEDULE AND NEXT STEPS

The project team has begun planning for the next round of community engagement between mid-June and late July with a focus on refinement of the Plan’s vision and values statements. The engagement will consist of pop-up events and a presence at multiple community events that is likely coupled with an online engagement option. The project team will then use that input to formalize the vision and values statements that become the foundation for the Plan’s development and the content and approach for Engagement Window #2. Engagement Window #2 is planned for early Fall 2024 and will focus on getting community input on future growth scenarios and the related key choices and tradeoffs.

City staff anticipates continued frequent discussions with Planning Commission and City Council throughout 2024. Specific planned upcoming meetings include August 8 for Planning Commission’s recommendation to City Council on the Plan’s vision and values statements, and August 20 for City Council confirmation of the vision and values.

Proposed Near Term Comprehensive Plan Update Schedule (subject to change)														
Milestone	June		July		Aug		Sept		Oct		Nov		Dec	
Community Engagement Round “1.5” Vision and values refinement.														
Planning Commission Review and recommend City Council confirmation of vision and values based on community input.					8/8									
City Council Confirmation of vision and values to act as foundation for Plan development.						8/20								
Community Engagement Round #2 Future growth scenarios, key choices, and tradeoffs.														
Analyze Community Input, Plan Development Will include several iterations with Planning Commission, City Council.										>> Continued into 2025, target Plan adoption Summer 2025				

REQUEST FOR PLANNING COMMISSION FEEDBACK

- Does Planning Commission have any questions or comments about the Engagement Summary in Attachment 1 or project schedule and milestones?
- Does Planning Commission support using the draft vision and values statements in this memo as the basis for the next round of community engagement, with revisions to reflect City Council input?

ATTACHMENTS:

1. Community Engagement Summary – includes input from public events and survey as of May 2024, supplemented by focused input reflected in the links below.

LINKS:

1. Engage Louisville Comprehensive Plan webpage:
<https://www.engagelouisvilleco.org/comp-plan>
2. Youth Activity Input – “What will Louisville look like in 20 years?”:
<https://www.engagelouisvilleco.org/21371/widgets/78350/documents/55023>
3. Boards and Commissions Input Summary, January – May 2024:
<https://www.engagelouisvilleco.org/21371/widgets/78350/documents/53987>
4. Focus Groups Summaries (December 2023):
<https://www.engagelouisvilleco.org/21371/widgets/78350/documents/52061>

**COMMUNITY
ENGAGEMENT
SUMMARY**

Prepared by
DESIGNWORKSHOP
Issued: May, 2024



Introduction

The City of Louisville has conducted community-wide engagement to understand the community's core values as a part of the process to create a new Comprehensive Plan. Once understood, these values should inform the City's direction on policies, programs and projects for the future. The Comprehensive Plan process will include future engagement opportunities over the course of the summer and fall of 2024, each seeking to hear from a broad segment of the community.

This summary document outlines the feedback received in Engagement Window 1, which included pop-up events, an open house event and a community survey. Questions in these activities were focused on understanding the values of the community and asked about topics such as growth and development, open space, transportation and the environment. This document includes the following sections:

- 1) Introduction
- 2) Analysis Methodology
- 3) Vision and Values
- 4) Growth and Development
- 5) Key Findings

Appendices include cross tabulation of the data, images of the boards from events, and open comment responses.

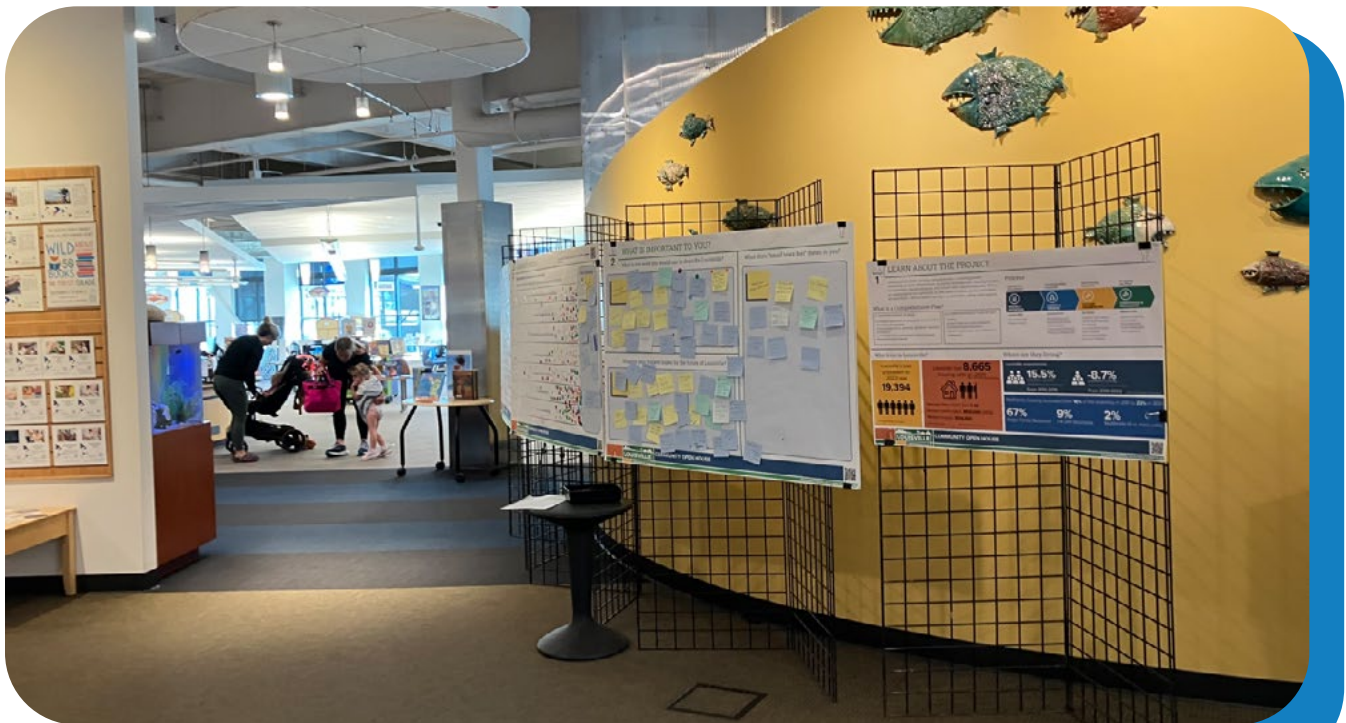
Engagement

The Louisville community survey was conducted online from March 15 to April 15, 2024. The survey was hosted via the Qualtrics XM survey platform, and over the course of six weeks, 1,917 responses were collected. The survey was noticed on EngageLouisville.com, postcard mailers were direct mailed to residents, and flyers with QR codes were posted around the city. Information was published in the Spring Community Update and monthly e-newsletters were emailed directly to thousands of residents via other city listservs, as well as through the chamber of commerce listserv. The survey also included a Spanish translated option for participants to use.

The open house and pop-up events were held in Louisville on March 21, 2024. The open house was held at the Recreation and Senior Center and drew over 200 participants. Materials from the pop-up events were located at the Louisville Library, Louisville Recreation and Senior Center, and The Chamber of Commerce following the event for self-paced responses from the community.

Within this engagement effort, the consultant and city staff team also held several focus group meetings, directed 1:1 conversations, and meetings with the Planning Commission, City Council and other boards and commissions. These meetings will occur throughout the process and are not included in this summary document.

The results from these activities are used to refine the plan elements and draft goals of the Comprehensive Plan. It is considered one input in the overall engagement process to hear from the community.



Self-paced Engagement Activities at the Louisville Library

Communications Materials



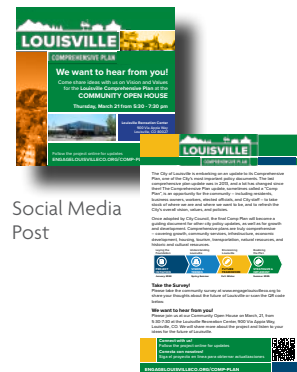
Business Card



Postcard



Yard Sign



Social Media Post

1/2 Page FAQ

Engagement Activities

11x17 Flyer



Analysis Methodology

The following analysis includes a summary of responses and insight into the community's vision, values and priorities. To analyze the thousands of individual responses to each of the four questions, key sub-themes and values were formulated based on the frequency of responses.

The following factors influenced how data is shown throughout the report.

- A number of questions allowed respondents to select up to three (3) answer choices. Because respondents were able to select more than one answer, the percentage is based on the number of individuals who responded.
- Not every survey participant answered every question and as a result, summaries of each set of results is based on the individuals who answered the specific question.
- Questions at the open house and pop-up events were similar to the community survey, and where possible the results have been combined in this summary to share the overall community feedback from this Engagement Window.
- Each topical question was compared to demographics as a part of the analysis, creating a series of cross tabulations. These are in Appendix A in their entirety. Clear differences in responses based on a demographic are included as a part of the survey summary.

Each question identifies the total number of individual respondents for that question, the specific methodology of the question, as well as key understanding from the responses.



Engagement Activities at the Louisville Recreation and Senior Center



Open House Participants from March 21, 2024



Open House Participants from March 21, 2024

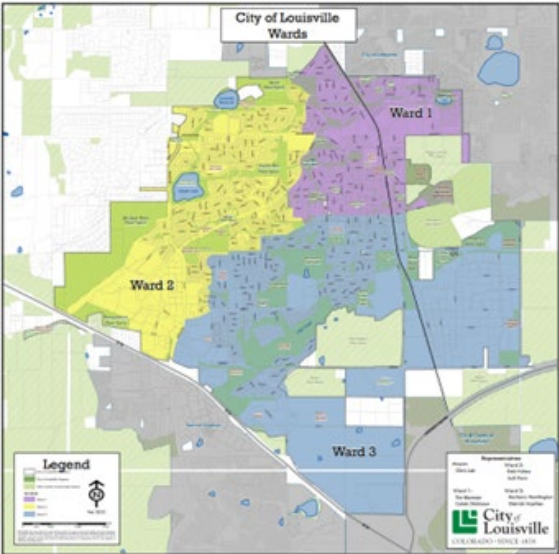
Section 1: Demographics

Demographic-related questions were included in the survey to understand who participated. This information will demonstrate how the survey responses reflect the demographics of the community. Questions in this section included information around housing, age, and ethnicity. The Open House event collected information about where participants live and their age by dot voting. Demographic questions were optional for both survey respondents and Open House participants.

The demographics of the survey respondents closely match those of the actual demographics of the City of Louisville as explained in the following sections. The pool of respondents shows a mix of new residents and long-term residents, and a range of ages.

1. If you live in Louisville, where is your primary residence?

Answer Options	Survey Responses	
	Count	%
Council Ward 1	401	27%
Council Ward 2	531	36%
Council Ward 3	496	34%
I do not live in Louisville	47	3%
Total	1,475	100%



Methodology

This question was multiple choice (select one). This question was only included in the online survey. This question was optional, and there were 1,475 responses for this question while the survey received 1,917 responses, equating to a 77% response rate.

Key Understanding

Respondents to the survey were relatively evenly distributed across all three Council Wards, with the most coming from Council Ward 2. Council Ward 2 has the most housing units as well as the highest population of the three Council Wards. Very few respondents selected that they do not live in Louisville.

DEMOGRAPHICS

2. What is your age?

Census Data (2020)

- 43.6 is the median age in Louisville
- A majority of the town is between the ages of 20-59
- The largest age groups (15%) are 50-59 and 60-69

Answer Options	Open House Responses		Survey Responses		Total Responses	
	Count	%	Count	%	Count	%
Under 18	10	12%	10	1%	20	1%
18-29	5	6%	35	2%	40	3%
30-39	10	12%	171	12%	181	12%
40-49	11	13%	367	25%	378	24%
50-59	16	19%	315	22%	331	21%
60-69	20	24%	331	23%	351	22%
Over 70	12	14%	245	17%	257	16%
Total	84		1,474		1,566	

Methodology

This question was asked as a multiple-choice question within the online survey and received 1,474 responses of the total 1,917 responses, a 77% response rate. Participants used dots to indicate their age on a board at the Open House event, with 84 individuals responding to this question.

Key Understanding

The age of respondents has a bell curve trend with many respondents between the ages of 40 through 69. Although the age range is broad and shows participants from each category, future efforts should consider those under 18 as they make up approximately 21% of the population.

3. How long have you lived in Louisville?

Answer Options	Open House Responses		Survey Responses		Total Responses	
	Count	%	Count	%	Count	%
Under 1 Year	2	3%	34	2%	36	2%
1-3 Years	5	7%	128	9%	133	8%
3-5 Years	9	12%	133	9%	142	9%
5-10 Years	13	17%	231	15%	244	16%
10-20 Years	11	15%	361	24%	372	24%
20+ Years	34	45%	568	38%	602	38%
I do not live in Louisville	1	1%	38	3%	39	2%
Total	75	100%	1,493	100%	1,568	100%

Methodology

This question was asked as a multiple-choice question within the online survey and received 1,493 responses of the total 1,917 responses, a 78% response rate. Participants used dots to indicate how long they have lived in Louisville on a board at the Open House event, with 75 individuals responding to this question.

Key Understanding

Most of the respondents have lived in Louisville for over 20 years (38%), followed by those who have lived in the town between 10 and 20 years (24%). Approximately 11% of respondents have lived in Louisville between 0 and 3 years.

DEMOGRAPHICS

4. Do you rent or own your home?

Answer Options	Survey Responses	
	Count	%
Rent	104	7%
Own	1,351	91%
Not Applicable	36	2%
Total	1,491	100%

Census Data (2020)

- 66.85% of housing units in Louisville are owner occupied
- 33.15% of housing units are renter occupied

Methodology

This question was asked as a multiple-choice question within the online survey. This question received 1,491 responses, which equates to a 78% response rate. This question was not asked at the open house.

Key Understanding

The vast majority of survey respondents own their home at 91%. It is likely that the 2% that responded with not applicable are under the age of 18 and still live at home. Based on census data, this indicates that the survey may have an over representation of home owners versus renters. Crosstabulations are included in later questions and in an appendix to share how respondents who are renters versus homeowners responded to other questions.

5. What Race/Ethnicity do you identify with?

Answer Options	Survey Responses	
	Count	%
American Indian or Alaskan Native	1	0%
Asian or Pacific Islander	20	2%
Black or African American	2	0%
Hispanic/Latino/Spanish	25	2%
White/Caucasian	1,208	92%
Two or more races	32	2%
Other	23	2%
Total	1,311	100%

Census Data (2020)

- 83.04% of Louisville population is White
- 8.22% of Louisville population is Hispanic
- 4.46% of Louisville population is Asian

Methodology

This question was asked as a multiple-choice question within the online survey and received 1,311 responses of the total 1,917 responses, which equates to a 68% response rate. This question was not asked at the open house.

Key Understanding

The majority of respondents to the survey are White, accounting for 92% of survey responses. This is slightly higher than the 2020 Census report on the Louisville population.

DEMOGRAPHICS

6. How has the Marshall Fire impacted you?

Answer Options	Open House Responses		Survey Responses		Total Responses	
	Count	%	Count	%	Count	%
Directly, my home was lost	11	16%	164	11%	175	11%
Directly, my home was damaged	12	18%	312	21%	324	21%
Indirectly, my home was not lost or damaged, but it has affected me as a community member	34	50%	822	55%	856	55%
I have not been affected by the Marshall Fire or moved here after the fire	11	16%	130	9%	141	9%
Other	N/A	N/A	59	4%	59	4%
Total	68	100%	1,487	100%	1,555	100%

Methodology

This question was asked as a multiple-choice question within the online survey and received 1,487 responses of the total 1,917 responses, a 68% response rate. At the open house event, participants used stickers to indicate their response on the prompted engagement board, with 68 participants answering this question.

Key Understanding

Approximately 33% of respondents (476 community members) had their homes damaged or destroyed in the Marshall Fire. Approximately 55% of respondents were indirectly affected as a community member while only 9% were unaffected. These results indicate the community wide impact of the Marshall Fire on the city. According to the Market Trends Assessment completed by Economic & Planning Systems, Inc. as part of the Comprehensive Plan effort, 549 out of 8,668 residential properties in Louisville were lost as a result of the Marshall Fire. This equates to approximately 6.3% of the total housing stock. Approximately 32% of residents who lost their home participated in the engagement process in either the survey or open house.

DEMOGRAPHICS

7. Indicate all that apply to you

Answer Options	Open House Responses	Survey Responses	Total Responses
	Count	Count	Count
I live in Louisville	76	1,793	1,869
I shop and/or recreate in Louisville	74	1,486	1,560
I own property in Louisville	72	1,302	1,374
I work in Louisville	17	483	500
I own a business in Louisville	8	184	192
None of the above	0	8	8
Total	247 Responses	5,256 Responses	5,503 Responses

Methodology

This question was asked in the online survey as a multiple-choice question where respondents were able to select more than one response. The percentage indicates the percentage of participants that selected each answer choice. This question received a total of 5,256 responses from 1,917 participants in the online survey. During the open house event, participants were given sticky dots to indicate their answers on the corresponding board.

Key Understanding

The responses indicate that many respondents live and shop in Louisville. However, few work in Louisville. This is consistent with the commuter data, as 93.6% of local employees live outside of Louisville and 88.6% of Louisville residents work outside of the city.



Section 2: Visioning and Community Values

An important element of this effort was to understand values identified in the 2013 Louisville Comprehensive Plan and understanding their relevance to residents of Louisville today.

The results of the online survey and open house event reveal a desire for affordable housing and economic revitalization. Participants strongly value the town's small-town feel, quality of life, and family-friendly feel. However, local residents expressed concern that continued development could lead to over-crowding, traffic and environmental issues.

VISIONING & COMMUNITY VALUES

8. The City’s current comprehensive plan, completed in 2013, includes the 14 community values listed below. How important are these values to you today?

Answer Options	Total Responses					
	1	2	3	4	5	Total
Safe Neighborhoods	0%	1%	6%	17%	75%	100%
Integrated Open Space and Trail Networks	1%	3%	9%	27%	60%	100%
Open, Efficient, and Fiscally Responsible Government	0%	1%	9%	30%	59%	100%
A Healthy, Vibrant, and Sustainable Economy	0%	1%	9%	30%	59%	100%
Our Livable Small Town Feel	1%	4%	12%	29%	54%	100%
Excellence in Education and Lifelong Learning	2%	4%	17%	30%	48%	100%
Sense of Community	0%	2%	13%	39%	46%	100%
Sustainable Economic and Environmental Practices	3%	6%	18%	30%	43%	100%
Families and Individuals	2%	4%	20%	32%	43%	100%
Ecological Diversity	4%	9%	25%	31%	31%	100%
Unique Commercial Areas and Distinctive Neighborhoods	3%	10%	25%	34%	28%	100%
A Balanced Transportation System	5%	10%	29%	29%	27%	100%
Civic Participation and Volunteerism	3%	9%	34%	37%	17%	100%
A Connection to the City's Heritage	6%	18%	36%	24%	16%	100%

Methodology

This question was asked in the survey, at the pop-up events, and during the open house event. Participants were prompted to indicate the importance of each value on a scale of 1 to 5, 1 being not important at all and 5 being very important. This question received 1,899 responses in the survey, for a total of 26,102 responses. A total of 839 dots were placed on the open house boards and a total of 498 dots were placed on the pop-up boards.

Key Understanding

Many of the values identified in the 2013 comprehensive plan are still relevant to Louisville community members today. All values aside from “A connection to the City’s heritage” received at least 50% of votes within the 4 to 5 range. Safe neighborhoods was identified as the most important by online survey participants, with 77% of votes being a 5 on the scale.

9. If you could live somewhere other than Louisville, where would you live and why?



VISIONING & COMMUNITY VALUES

Methodology

This question was asked in the survey, at the pop-up events, and during the open house event. Participants were asked to explain where they would live other than Louisville and why. This question received 1,470 responses in the online survey, a 77% response rate.

Key Understanding

Boulder and Lafayette were identified as the top locations that respondents would live other than Louisville. Many respondents indicated an interest in mountain towns as well. The most common reasons for leaving Louisville included affordability and being closer to family.

10. What is one word you would use to describe Louisville?

Answer Options	Survey Responses	
	Count	%
Home	102	7%
Community	74	5%
Quaint	50	3%
Friendly	44	3%
Charming	41	3%
Safe	33	2%
Comfortable	26	2%
Nice	23	1%
Welcoming	20	1%
Lovely	14	1%
Total	1,562 Responses	



Methodology

This question was asked as a part of the online survey as an open response question. Participants were only allowed one word to describe the city of Louisville. This question was also asked at the open house event and participants were given sticky notes to post their answers on the engagement boards. The online survey received 1,562 responses, an 81% response rate. The top 10 words are identified in the chart above. Additional common words are organized into sub-themes based on the responses collected. These include Community Words (words related to Louisville's sense of community), Character Words (words related to the sense of place and scale of Louisville), Opportunity Words (words that are forward looking and identify potential new opportunities), and Challenge Words (words that express concern about the direction of Louisville). Each response was collated into one of these categories to understand the trends from the responses.

Key Understanding

The most common responses were all positive characterizations of Louisville. There was, however, a number of responses that were more negative. When considering public feedback, responses from multiple perspectives is valuable. The top 10 words indicate that a sense of safety and a small, friendly community are important values which are further supported by the sub-themes. Sub-themes also note a tension in the community when looking toward the future, especially around growth and change in contrast to a perceived slower pace of growth.

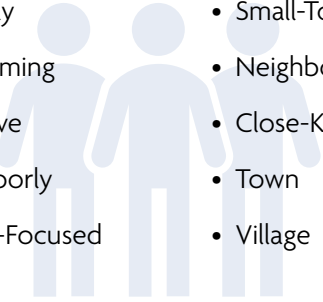
VISIONING & COMMUNITY VALUES

Secondary Value Words Themes

Community Words

354 Comments

- Vibrant
- Community
- Friendly
- Welcoming
- Inclusive
- Neighborly
- Family-Focused
- Suburban
- Small Town
- Small-Town Feel
- Neighborhood
- Close-Knit
- Town
- Village



Opportunity Words

48 Comments

- Progressive
- Evolving
- Growing
- Changing
- Transitioning
- Potential
- Developing
- Transforming



Character Words

346 Comments

- Quaint
- Charming
- Lovely
- Pleasant
- Cozy
- Homey
- Adorable
- Safe
- Comfortable
- Peaceful
- Livable
- Secure
- Idyllic



Challenge Words

70 Comments

- Declining
- Dying
- Stagnant
- Struggling
- Confused
- Disappointing
- Complicated
- Disconnected



VISIONING & COMMUNITY VALUES

11. What are your biggest hopes for the future of Louisville?

Methodology

This question was asked as a part of the online survey as an open response question. Participants were given the opportunity to write in their answers. This question was also asked at the open house event and participants were given sticky notes to post their answers on the boards. The online survey received 1,516 responses, a 79% response rate. The responses were organized and grouped into the most common themes to summarize the most common hopes for the City of Louisville.

Key Understanding

Respondents' hopes for Louisville are reflective of the sub-themes. Many participants included detailed comments about their hopes for the future, often focusing on the larger community rather than comments about their individual daily lives. This indicates a strong connection to the Louisville community. The following findings come from these responses.

Affordable Housing: Affordable housing is consistently mentioned throughout the responses. Respondents indicate a strong desire for housing options that are accessible to a wide range of income levels, particularly for young families and middle-class residents as home prices have risen over the past.

Preservation of Small-Town Feel: Many respondents express a desire to maintain Louisville's small-town charm and character. Respondents voiced their opinions about avoiding excessive development, preserving open spaces, and retaining the sense of community. As the project moves forward, there will be additional engagement opportunities to more deeply understand how community members define "small-town."

Safety and Sustainability: Safety concerns, particularly regarding wildfire risk, are mentioned, along with a desire for sustainable development practices. This includes incorporating wildfire safety standards and promoting environmentally friendly initiatives. Additionally, there is support for initiatives like municipal solar panels and building a sustainable, carbon-neutral community that accommodates residents of all backgrounds and ages.

Revitalization of Downtown: There is a desire for downtown revitalization, including filling vacant storefronts with a diverse range of businesses, restaurants, and shops. Respondents want to see a vibrant, bustling downtown area with family-friendly events and attractions. Additionally, there is a call for more amenities such as entertainment options, and recreational facilities to make the town more vibrant and welcoming for residents and visitors alike.

Improve Transportation and Infrastructure: There's a need for better bus service, increased walkability, and improved infrastructure, including better-paved roads and sidewalks. Residents also express a desire for more non-car transportation options and improvements along McCaslin Blvd.

Balanced Growth and Smart Development: Respondents emphasized the need for balanced growth and smart development practices. This includes thoughtful planning, preserving open spaces, supporting local businesses, and avoiding overcrowding or overdevelopment while still embracing change and progress.

VISIONING & COMMUNITY VALUES

11. What are your biggest hopes for the future of Louisville?

The quotes below are pulled directly from the open comments on the survey.



"A big part of the small-town charm is the young families with kids growing up in town. I hope we are able to protect this aspect of our character by addressing the affordable housing issue, allowing young families to continue raising kids here."

Affordable Housing

"Affordable housing options that keep sense of community and walkable to a vibrant and unique downtown"

"Affordable multifamily housing option"

"That we are able to provide a more diverse and affordable set of housing options to keep young people and workers local and supporting business investment"

"Affordable housing for younger families to keep schools viable and maintain a vibrant, multigenerational community!"

Preservation of Small Town Feel

"For Louisville to maintain its small town feel while also being inclusive and open through equitable decision making and sustainable practices. I would love to see more diversity in our community."

"A good balance of small town feel coupled with sustainable and reasonably thought out growth."

"Keep the small-town feel and continue to be a place where the community of people knows one another through our schools, businesses, and neighborhoods."

"A vibrant downtown that holds a small town feel"

Business friendly and economically viable where we can continue a walkable, family friendly, small town. Not afraid of responsible growth.



I hope Louisville remains true to it's values of Safety, Quality of Life, Community. This is what makes Louisville great!

"To foster a socially supportive, inclusive, and vibrant community that also values environmental sustainability, responsible growth, financial sustainability, safety, and overall resilience."

Safety and Sustainability

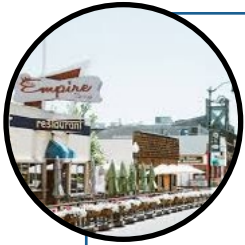
"To be a leader in initiatives that prioritize the climate, natural environment, community connection with the local ecosystem, and transportation solutions that center accessibility and safety for pedestrians and cyclists."

"A highly sought after place to live with a strong sense of community and amenities that make the quality of life, wellness, health and safety a way of life here."

VISIONING & COMMUNITY VALUES

11. What are your biggest hopes for the future of Louisville?

The quotes below are pulled directly from the open comments on the survey.



Revitalization of Downtown

"To maintain the small-town feel with a vibrant downtown and bikeable/walkable spaces connecting neighborhoods."

"A concise, thoughtful plan for all the empty commercial space and a thriving downtown."

"A more rejuvenated, vibrant downtown. It's concerning the number of vacant buildings on Main Street."

"To see Old Town/Downtown thrive with new restaurants, bars, shops, and become a destination of commerce for residents and people in surrounding areas."

"I hope that downtown Louisville can attract and retain more restaurants and small businesses."

Improved Transportation and Infrastructure

"I'd like to see the town continue to build our it's network of bike and walking paths supporting safe, convenient non-car transportation."

"I'd like to see the town continue to build our it's network of bike and walking paths supporting safe, convenient non-car transportation."



"Better sustainable transportation options - including Louisville on bus routes"

"I hope to see more public transportation and trail connections."

"More of our transportation needs met by bike trails and mass transit."



Balanced Growth and Smart Development

"To keep the small-town feel but allow for well balanced and effective development; higher density redevelopment of vacant stores/businesses/properties which 'activate' the community."

"Vibrant downtown, continued sense of community and small-town livability, balanced with gentle density through ADUs. Incentives to improve sustainability."

"Reclaiming the small town feel and not prioritizing development over what we already have. Improving the areas we have instead of letting those stay vacant while developing more unnecessary areas."

"Promote business development so that the downtown and McCaslin corridors can come backto life."

Section 3: Growth and Development

The survey, pop-up events and open house explored different topical areas to understand community sentiment about potential development and land uses. These covered a wide array of topics from housing, to open space, to transportation and mobility.

The community's responses to various development-related questions indicate a strong desire for inclusive decision-making processes, economic growth, and housing diversity while addressing concerns about traffic, parking, and environmental sustainability. Economic development is sought after, with an emphasis on attracting businesses while preserving the city's character. Respondents prioritize environmental sustainability, with a focus on natural resource conservation and renewable energy projects. Respondents voiced concerns about transportation with priorities for better trails and safer street crossings. Furthermore, there's a clear emphasis on maintaining existing recreation facilities and amenities while mitigating natural hazards and conserving open space.

12. What would you like to see emphasized in future development?

Answer Options	Survey Responses	
	Count	%
Dedication of Open Space and Public Lands	777	47%
Increased opportunities for small business development and business-friendly development	774	47%
Housing Affordability	523	32%
Environmental Sustainability	488	30%
Public Safety	473	29%
Reduction of vehicular traffic, ease of walking and biking, and/or access to public transportation	431	26%
Proximity to businesses providing goods and services	376	23%
Cultural and Social Diversity	288	18%
Preserving and promoting historic, cultural, and artistic resources	260	16%
Ease/convenience of Parking	133	8%
Proximity to places of employment and/or more diverse employment opportunities	98	6%
None of the above	6	0%
Total	4,627 Responses	1,641 Participants

Methodology

This question was asked as a multiple-choice question in the online survey to gauge interest in potential emphases for future development. Respondents were able to select up to three options. The question received a total of 4,627 responses from 1,641 participants, an 86% response rate. The percentage indicates the percentage of participants that selected each answer choice. This question was not asked at the open house.

GROWTH AND DEVELOPMENT

Key Understanding

There is a strong desire for more dedicated open space and public lands as well as increased opportunities for small business development with response rates of 47%. There is moderate interest in affordable housing and environmental sustainability with response rates of 32% and 30% respectively. There was less interest in more diverse employment opportunities and the ease and convenience of parking with response rates of 6% and 8% respectively.

Additional write in comments fell into three thematic areas:

Desire for Community Engagement and Input: Respondents express a need for more inclusive decision-making processes for projects with significant neighborhood impacts. This suggests a desire for broader community engagement in discussions about parking, affordable housing and other development initiatives.

Concerns About Traffic and Parking: Many respondents express frustration with changes to major thoroughfares, such as Polk/Dahlia and Via Appia, which they perceive as causing traffic congestion and parking issues. Some advocate for preserving existing roadways and maintaining parking spaces, while others suggest solutions like pedestrian-only zones or underpasses for safer crossings.

Calls for Economic Development and Business Support: There is a strong desire for economic growth, including the attraction of businesses, restaurants, entertainment options and recreational facilities. Respondents emphasize the need to modernize and revitalize the city's commercial areas while preserving its unique character and small-town charm.

Cross Tabulation

The following table shows how respondents who own their home versus rent their home answered this question about growth and development. There is a slight difference in priority for respondents who own their home versus rent. Housing Affordability was selected as a 5 more often by those who indicated they are renters (21%) than owners (9%). The remaining responses had a similar percentage of renters and owners select the response.

Cross Tabulation: Do you rent or own your home?

Answer Options	Rent		Own	
	%	Count	%	Count
Cultural and Social Diversity	12%	12	6%	79
Dedication of Open Space and Public Lands	13%	13	15%	202
Ease/convenience of Parking	3%	3	2%	25
Environmental Sustainability	7%	7	10%	130
Housing Affordability	21%	22	10%	132
Increased opportunities for small business development and business-friendly development	12%	12	16%	215
Preserving and promoting historic, cultural, and artistic resources	4%	4	5%	74
Proximity to businesses providing goods and services	7%	7	9%	118
Proximity to places of employment and/or more diverse employment opportunities	3%	3	2%	32
Public Safety	7%	7	10%	133
Reduction of vehicular traffic, ease of walking and biking, and/or access to public transportation	8%	8	10%	133
None of the above	0%	0	0%	1
Total	104	98	1,351	1,274
	Participants	Responses	Participants	Responses

GROWTH AND DEVELOPMENT

13. In Louisville's primary commercial corridors, which land uses would you like to see more of?

Land Uses	Downtown Louisville	McCaslin Blvd/US 36	S. Boulder Road	Highway 42	Coal Creek Business Park
	Total Responses	Total Responses	Total Responses	Total Responses	Total Responses
Public Places and Plazas	820	578	445	351	354
Arts and Cultural Facilities	876	415	341	246	258
Open Space and Parks	276	554	565	774	448
Retail, Restaurant, Entertainment, Hospitality	1255	1063	832	529	626
Mixed Use	129	440	347	287	472
Multi-Family Homes	332	715	631	617	504
Office	122	216	271	237	121
Single-Family Homes and Row Homes	134	319	361	328	200
TOTAL	3,944	4,300	3,793	3,369	2,983

Methodology

This question was asked in a matrix table format in the online survey where respondents were able to select which land uses they would like to see in each of the five identified commercial corridors. There was no limit on the number of land uses a respondent could select for a specific corridor. This question received 17,995 responses from 1,581 participants, an 82% response rate. This question was also asked at the open house event. Participants were given stickers of each prospective land use and asked to identify on the map where they would like to see more of these land uses.

Key Understanding

Retail, Restaurant, Entertainment, and Hospitality received the most responses for desired land uses in Downtown Louisville with 1,255 responses. There is also a notable desire for Arts and Cultural facilities and Public Places and Plazas. There is little desire for continued Mixed Use and Office development.

There is a desire for Retail, Restaurant, Entertainment, and Hospitality land uses along the McCaslin Blvd and US 36 and S. Boulder Road corridors. Multi-Family land uses received the second most responses, which would represent a change from the current land use patterns.

Open Space and Parks received the most responses for the Highway 42 corridor. The Louisville Sports Complex already exists and there are opportunities for continued parks and recreation development in the surrounding area.

Retail, Restaurant, Entertainment, and Hospitality land uses are the most desired by respondents within Coal Creek Business Park. There is interest in additional Mixed Use developments, receiving the second most responses for Coal Creek Business Park.

Mapping comments from the open house align with the survey responses, indicating a desire for increased mixed use, retail and commercial along McCaslin Blvd. There is a desire to see increased multi-family housing throughout the community. Suggestions also include increased arts, mixed-use and housing in downtown.

Open Response Feedback

Land Uses

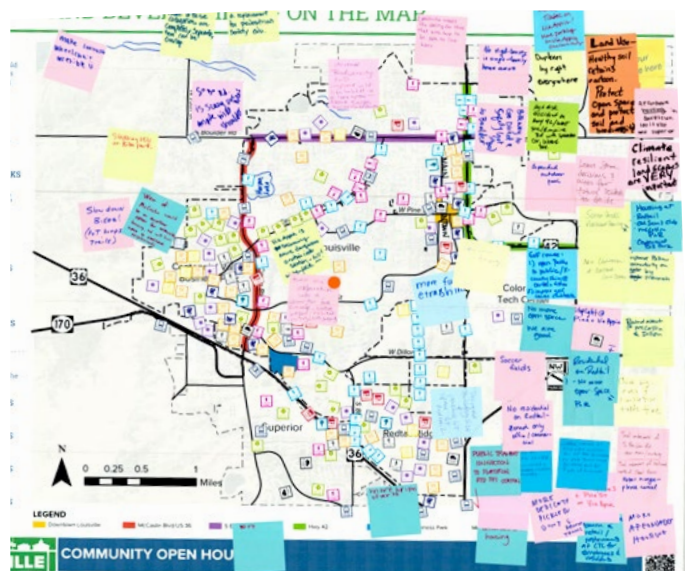
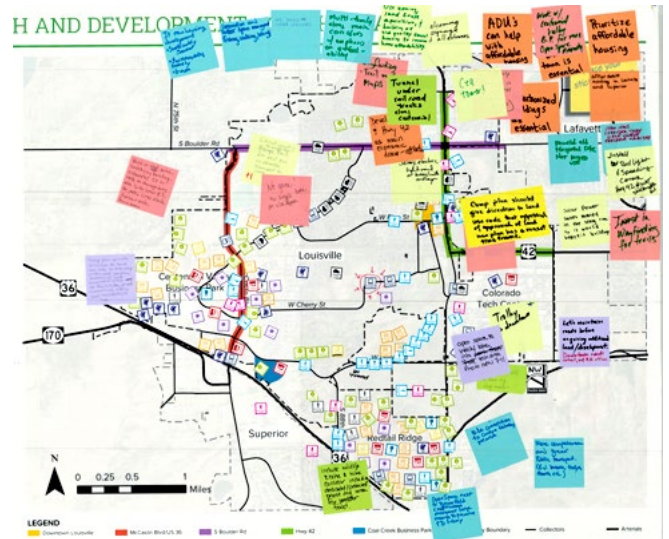
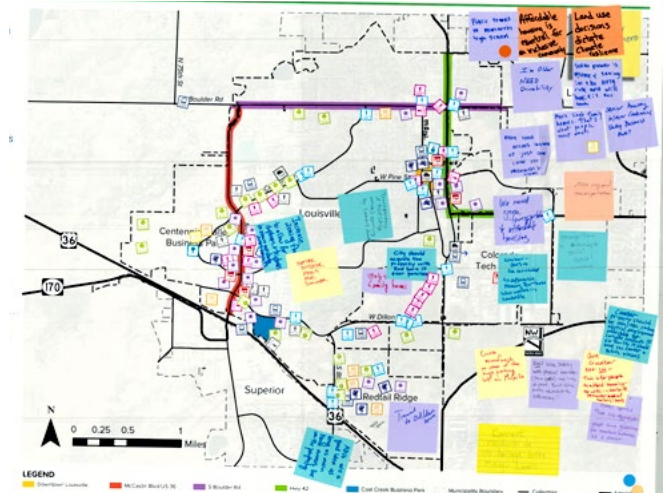
- “More affordable housing”
- “More single family homes”
- “Senior housing near Centennial Business Park”
- “Affordable retail spaces”
- “More duplexes and triplexes”
- “ADUs, they can help with affordable housing!”

Transportation

- “Drivability for older folks”
- “Green public transportation”
- “Passenger train to Boulder and Denver”
- “Better bike safety”
- “Better road maintenance”

Parks, Recreation, and Open Space

- “Better outdoor pools for Summer”
- “Invest in wayfindings for trails”
- “Sledding hill on bike park”
- “Improve golf course and clubhouse”
- “More dedicated pickleball courts”



Maps from Open House

GROWTH AND DEVELOPMENT

14. The Louisville Housing Needs Assessment, completed in 2023, identified the need for a variety of housing options for residents of various backgrounds, ages, and incomes. With that in mind, do you think Louisville has the right amount, too much, or too little of the following?

Answer Options	Open House Responses			Survey Responses			Total Responses		
	Too Little	Just Right	Too Much	Too Little	Just Right	Too Much	Too Little	Just Right	Too Much
Single-Family Detached Homes	26	19	28	247	997	322	273	1,016	350
Apartments	35	13	12	536	799	225	571	812	237
Accessory Dwelling Units	40	16	7	802	602	126	842	618	133
Row Homes or Duplexes	53	14	7	663	699	193	716	713	200
Tiny Homes or Cottages	50	10	12	912	540	93	962	550	105
Mobile Home Parks	13	22	30	134	1,004	410	147	1,026	440
Total	217	94	96	3,294	4,641	1,369	3,511	4,735	1,465

Methodology

This question was asked in both the open house event and the online survey. The online survey asked the question in a matrix table format, where respondents were able to select either too much, too little, or just right for each land use. In the open house event, participants utilized sticker dots to indicate their responses on the boards. This question received 1,594 responses in the online survey, an 83% response rate. A total of 407 dots were on the open house board.

Key Understanding

The majority of respondents believe that there is a lack of accessory dwelling units, row homes and duplexes, and tiny homes and cottages in Louisville. The majority of respondents agree that Louisville has the right amount of single-family detached homes, apartments, and mobile home parks. Mobile home parks and single-family detached homes received the most responses for land uses that Louisville currently has too much of, with 440 responses and 350 responses respectively.

GROWTH AND DEVELOPMENT

15. Related to the topic of environmental sustainability and energy, which of the following should the city focus on over the next 10 years?

Topic	Survey Responses	
	Count	%
Natural resource conservation efforts	998	64%
Renewable energy projects	838	54%
Reduction in greenhouse gas/carbon emissions	636	41%
Energy efficiency/energy code requirements	541	35%
More environmentally sustainable transportation options	503	32%
Publicly accessible electric vehicle charging	497	32%
Total	4,013 Responses	1,560 Participants

Methodology

This question was asked in the online survey as a multiple-choice question. Respondents were able to select up to three topics that they would like to see addressed over the next 10 years. This question received a total of 4,013 responses from 1,560 participants, a 72% response rate. This question was not asked at the open house.

Key Understanding

Approximately 64% of respondents selected the topic of natural resources and conservation efforts, or 998 total responses. Approximately 54% of respondents selected the topic of renewable energy projects, or 838 total responses. The fewest responses were for more environmentally sustainable transportation options and publicly accessible electric vehicle charging, each only being selected by 32% of respondents.

GROWTH AND DEVELOPMENT

16. Related to the topic of transportation and mobility, which of the following should the City focus on over the next 10 years?

Topic	Open House Responses		Survey Responses		Total Responses	
	Count	%	Count	%	Count	%
More/better trails	54	64%	748	50%	802	51%
More/safer street crossings	47	56%	672	45%	719	46%
More/better bicycling options	28	33%	613	41%	641	41%
More/better sidewalks	41	49%	451	30%	492	31%
Improvements for people driving	17	20%	396	27%	413	26%
More local buses	34	40%	328	22%	362	23%
More electric vehicle charging stations	24	29%	282	19%	306	20%
More regional buses	N/A	N/A	237	16%	237	15%
None of the above	0	0%	34	2%	34	2%
Total	245 Responses	84 Participants	3,761 Responses	1,482 Participants	4,006 Responses	1,566 Participants

Methodology

This question was asked in the online survey as a multiple-choice question. Respondents were able to select up to three topics that they would like to see addressed over the next 10 years. This question received 1,482 responses, a 77% response rate. This question was asked at the open house event as well. Participants used sticker dots to indicate their three choices on the boards. The answer choice “more regional buses” was not provided during the open house event.

Key Understanding

There is a strong desire for more or better trails in Louisville, receiving a response from 64% of participants for the open house event and a response from 50% of participants in the online survey. There is also a notable number of responses indicating a desire for more and safer street crossings and more and better bicycling options. Respondents were less concerned with public transport and electric vehicle charging opportunities.

Open Response Feedback

There were two common themes in the open response section of this question, detailed below.

1. Transportation Infrastructure and Safety:

- Concerns about road changes without sufficient statistical data or community representation.
- Calls for improved road maintenance, better snow removal, and safer bike/pedestrian infrastructure.
- Desire for safer crossings, reduced traffic congestion, and better road surfacing to prevent accidents

2. Public Transit and Rail Services:

- Strong support for expanding train services connecting Louisville with Denver, Boulder, and other cities.
- Calls for improved bus transportation options, including routes to schools and other key destinations.
- Suggestions for shuttle services, internal bus routes, and commuter rail to alleviate traffic congestion.

GROWTH AND DEVELOPMENT

17. Related to the topic of public lands and open space, which of the following should the city focus on over the next 10 years?

Topic	Open House Responses		Survey Responses		Total Responses	
	Count	%	Count	%	Count	%
Mitigation of natural hazards	55	65%	886	55%	941	56%
Maintenance of Open Space amenities	45	54%	783	49%	828	49%
Acquiring and/or dedicating more land as Open Space	30	36%	758	47%	788	47%
Preservation of habitat and active restoration work	33	39%	752	47%	785	47%
Increase of passive recreation on Open Space	30	36%	584	37%	614	36%
Preservation of agricultural land uses	24	29%	359	22%	383	23%
Preservation of cultural sites and resources	28	33%	153	10%	181	11%
Decrease of passive recreation on Open Space	6	7%	15	1%	21	1%
Total	251 Responses	84 Participants	4,290 Responses	1,600 Participants	4,541 Responses	1,684 Participants

Methodology

This question was asked in the online survey as a multiple-choice question. Respondents were able to select up to three topics that they would like to see addressed over the next 10 years. This question received 4,290 responses from 1,600 participants, an 83% response rate. This question was asked at the open house event as well. Participants used sticker dots to indicate their three choices on the boards.

Key Understanding

Respondents indicated a strong desire to focus efforts on mitigation of natural hazards. There is a notable number of responses that would like to see a focus on the maintenance of existing open space as well as the acquisition or dedication of more land as open space.

Open Response Feedback

There was one common theme in the open response section of this question, detailed below.

1. Open Space Management and Preservation:

- Mixed opinions regarding the need for additional open space acquisitions, with some suggesting a focus on maintaining existing spaces.
- Calls for strategic acquisition and management of open spaces to promote wildlife corridors, protect nesting sites, and mitigate fire risks.
- Desire for improved maintenance, better drainage, and increased access to restroom facilities and water fountains on trails.
- Suggestions for recreational enhancements like disc golf courses and bike parks.

GROWTH AND DEVELOPMENT

18. Related to the topic of parks and recreation, which of the following should the city focus on over the next 10 years?

Topic	Open House Responses		Survey Responses		Pop-Up Responses		Total Responses	
	Count	%	Count	%	Count	%	Count	%
Maintenance of new and existing recreation properties, facilities, and amenities	44	52%	790	55%	34	N/A	868	55%
Expanded recreation related programs and services	9	11%	495	34%	11	N/A	515	33%
Increase of year-round recreation opportunities	28	33%	460	32%	37	N/A	525	32%
Amenities for existing court based sports	13	15%	398	28%	9	N/A	420	27%
Multi-generational amenities, accessibility, and universal design	24	29%	372	26%	23	N/A	419	26%
Amenities for non-traditional adventure sports	18	21%	357	25%	40	N/A	415	25%
Recreation related business partnerships	N/A	N/A	289	20%	8	N/A	297	19%
Amenities for existing field-based sports	15	18%	224	16%	16	N/A	255	16%
Enhancement of the Coal Creek Golf Course and supporting facilities	13	15%	190	13%	18	N/A	221	13%
Development of new recreation properties, facilities, and amenities	31	37%	N/A	N/A	44	N/A	75	2%
Passive recreation areas and opportunities	26	31%	N/A	N/A	36	N/A	62	2%
Total	221	84	3,575	1,443	276	N/A	4,072	1,527
	Responses	Participants	Responses	Participants	Responses		Responses	Participants

Methodology

This question was asked in the online survey as a multiple-choice question. Respondents were able to select up to three topics that they would like to see addressed over the next 10 years. This question received 3,575 responses from 1,443 participants, a 75% response rate. This question was asked at the open house event and pop-up event as well. Participants used sticker dots to indicate their three choices on the boards. The topic choices “Development of new recreation properties, facilities, and amenities” and “Passive recreation areas and opportunities” were not provided in the survey. The topic choice “Recreation related business partnerships” was not included in the online survey.

Key Understanding

The topic with the most selections was the maintenance of new and existing recreation properties, facilities and amenities, selected by 55% of respondents in the online survey and 52% of respondents during the open house event. There is a moderate desire for expanded recreation-related programs and services. There is little interest in the enhancement of the Coal Creek golf course or amenities for existing field-based sports.

GROWTH AND DEVELOPMENT

Open Response Feedback

There were two common themes in the open response section of this question, detailed below.

1. Recreation Facilities and Amenities:

- Requests for year-round bathroom facilities or port-a-potties in parks, particularly near playgrounds.
- Desire for additional recreational facilities such as a bike park, pump track, or outdoor sports/recreation center catering to young people.
- Calls for more accessible amenities, such as outdoor gyms, racquetball courts, and dog parks.
- Desire for expanding swim lessons, summer camps, and sports programs for children, as well as increasing accessibility for low-income families.

2. Environmental Conservation and Sustainability:

- Suggestions for sustainable practices in parks, including water-wise planting, native tree planting, and reducing irrigated turf.
- Desire for nature-themed playgrounds, botanical gardens featuring native plants, and wildlife watching areas.
- Requests for cross-country skiing opportunities during snowy weather and promotion of eco-friendly activities in open spaces.
- Desire for community gardens, art opportunities, and multi-sport complexes using available properties for recreational purposes.

GROWTH AND DEVELOPMENT

19. Which hazards or threats do you feel present the most risk community wide?

Topic	Survey Responses	
	Count	%
Wildfire and urban fires	971	61%
Drought/lack of water	883	55%
Lack of employment, economic opportunity, and/or rate of commercial vacancy	734	46%
Severe weather	705	44%
Public safety	463	29%
None of the above	38	2%
Pandemics	28	2%
Total	3,822 Responses	1,604 Participants

Methodology

This question was asked in the online survey as a multiple-choice question. Respondents were able to select up to three potential hazards that they believe present the most risk to the Louisville community. This question received 3,822 responses from 1,604 participants, an 84% response rate.

Key Understanding

Wildfires and urban fires are the most threatening hazards to Louisville according to survey responses. This topic received 25% of responses. Tied to this, drought or lack of water was identified as a significant concern, receiving 23% of responses. There is less concern about the impact of future pandemics, with only 1% of responses choosing this topic.

Cross Tabulation

As part of the cross tabulations for this question, there is a slight difference in priority for respondents who were impacted by the Marshall Fire versus those who were not. Wildfire and urban fires was selected more often by those who were impacted by the fire.

Cross Tabulation: How has the Marshall Fire impacted you?

Topic	Directly, my home was lost	Directly, my home was damaged	Indirectly	Not Affected
Drought/lack of water	78	157	472	75
Lack of employment, economic opportunity, and/or rate of commercial vacancy	74	158	374	54
Pandemics	1	8	15	3
Public safety	56	95	231	29
Severe weather	57	146	369	52
Wildfire and urban fires	118	199	485	69
None of the above	2	7	14	9
Total	386	770	1,960	291



Section 4: Overall Findings & Appendices

Key Findings

The Louisville community has provided valuable insights into their aspirations, concerns and priorities as a part of this engagement window. By examining the results of both the online survey and the open house event, several key themes have emerged.

- **Balancing Small-town Character and Future Development.** The importance of preserving Louisville's small-town charm and quality of life is evident, with participants expressing a strong attachment to the town's sense of community, safety, and family-friendly atmosphere. However, there is a notable concern about the potential impacts of continued development on the small-town charm of Louisville and quality of life of residents.
- **Core Values Remain Important.** The alignment between the values identified in the 2013 Louisville Comprehensive Plan and the current sentiments of residents highlights the continued relevance of these core principles. Safe neighborhoods emerged as the most important value, reflecting a shared commitment to maintaining a safe and welcoming environment for all residents.
- **Housing Affordability and Diversity for the Future.** Respondents articulated their hopes for the future of Louisville, emphasizing the need for affordable housing for all ages within the community, especially to support young-families.
- **Downtown is the Heart.** Downtown revitalization, including infill housing, increased vibrancy of retail businesses, and more gathering spaces is important to the community identity. These aspirations highlight a collective desire to ensure that Louisville remains a vibrant, inclusive, and resilient community for generations to come.
- **Improved Transportation Infrastructure.** Increased transit options to reduce the reliance on personal vehicles, including connectivity of bike lanes, sidewalks and increased in town transit options are important.

These insights will be used in the coming months to guide the development of the Comprehensive Plan, including plan elements, draft goals and priority actions for the future.

APPENDIX A: CROSS TABULATION

Appendix 1A: What would you like to see emphasized in future development?

How long have you lived in Louisville?

Topic	Less than 1 Year	1-3 Years	4-5 Years	6-10 Years	10-20 Years	20+ Years
Cultural and Social Diversity	12	28	32	41	53	79
Dedication of Open Space and Public Lands	18	73	64	105	177	256
Ease/convenience of Parking	0	1	4	10	21	80
Environmental Sustainability	10	43	37	72	114	149
Housing Affordability	16	36	53	60	125	167
Increased opportunities for small business development and business-friendly development	7	45	60	125	181	269
Preserving and promoting historic, cultural, and artistic resources	4	17	16	34	50	111
Proximity to businesses providing goods and services	10	39	34	59	76	121
Proximity to places of employment and/or more diverse employment opportunities	2	7	8	15	23	35
Public Safety	7	35	35	69	86	185
Reduction of vehicular traffic, ease of walking and biking, and/or access to public transportation	13	47	41	69	111	111
None of the above	0	0	1	0	2	2
Total	99	371	385	659	1,019	1,565

Where is your primary residence located?

Topic	Council Ward 1	Council Ward 2	Council Ward 3
Cultural and Social Diversity	65	83	92
Dedication of Open Space and Public Lands	200	267	217
Ease/convenience of Parking	35	50	28
Environmental Sustainability	114	163	140
Housing Affordability	126	166	158
Increased opportunities for small business development and business-friendly development	181	267	230
Preserving and promoting historic, cultural, and artistic resources	78	71	78
Proximity to businesses providing goods and services	92	116	126
Proximity to places of employment and/or more diverse employment opportunities	21	34	36
Public Safety	122	142	143
Reduction of vehicular traffic, ease of walking and biking, and/or access to public transportation	101	140	142
None of the above	2	1	1
Total	1,137	1,500	1,391

APPENDIX A: CROSS TABULATION

How long have you lived in Louisville?

Topic	Under 18	18-29	30-39	40-49	50-59	60+
Cultural and Social Diversity	2	2	18	19	20	30
Dedication of Open Space and Public Lands	0	4	24	57	40	91
Ease/convenience of Parking	0	1	1	3	2	20
Environmental Sustainability	4	5	26	26	27	52
Housing Affordability	2	6	28	36	24	61
Increased opportunities for small business development and business-friendly development	2	3	21	68	49	85
Preserving and promoting historic, cultural, and artistic resources	0	0	4	19	13	42
Proximity to businesses providing goods and services	0	2	16	36	24	48
Proximity to places of employment and/or more diverse employment opportunities	0	1	5	12	9	9
Public Safety	0	6	12	34	21	69
Reduction of vehicular traffic, ease of walking and biking, and/or access to public transportation	2	4	25	48	24	39
None of the above	0	0	0	0	0	1
Total	12	34	180	358	253	547

Where is your primary residence located?

Topic	Rent	Own	Not Applicable
Cultural and Social Diversity	12	79	1
Dedication of Open Space and Public Lands	13	202	2
Ease/convenience of Parking	3	25	0
Environmental Sustainability	7	130	3
Housing Affordability	22	132	4
Increased opportunities for small business development and business-friendly development	12	215	2
Preserving and promoting historic, cultural, and artistic resources	4	74	0
Proximity to businesses providing goods and services	7	118	0
Proximity to places of employment and/or more diverse employment opportunities	3	32	0
Public Safety	7	133	3
Reduction of vehicular traffic, ease of walking and biking, and/or access to public transportation	8	133	1
None of the above	0	1	0
Total	98	1,274	16

APPENDIX A: CROSS TABULATION

How has the Marshall Fire impacted you?

Topic	Directly, my home was lost	Directly, my home was damaged	Indirectly	Not Affected
Cultural and Social Diversity	10	20	50	8
Dedication of Open Space and Public Lands	21	64	108	14
Ease/convenience of Parking	4	10	13	1
Environmental Sustainability	11	36	75	11
Housing Affordability	10	44	85	14
Increased opportunities for small business development and business-friendly development	23	74	118	5
Preserving and promoting historic, cultural, and artistic resources	3	21	43	5
Proximity to businesses providing goods and services	7	38	70	6
Proximity to places of employment and/or more diverse employment opportunities	5	10	14	3
Public Safety	15	49	64	9
Reduction of vehicular traffic, ease of walking and biking, and/or access to public transportation	15	41	64	16
None of the above	0	0	1	0
Total	124	407	705	92

APPENDIX A: CROSS TABULATION

Appendix 1B: The Louisville Housing Needs Assessment, completed in 2023, identified the need for a variety of housing options for residents of various backgrounds, ages, and incomes. With that in mind, do you think Louisville has the right amount, too much, or too little of the following?

How long have you lived in Louisville?

Land Uses	Less than 1 Year			1-3 Years			4-5 Years		
	Too Little	Just Right	Too Much	Too Little	Just Right	Too Much	Too Little	Just Right	Too Much
Accessory Dwelling Units	6	1	0	24	17	3	37	10	1
Apartments	4	3	0	24	23	2	23	23	2
Mobile Home Parks	1	4	2	8	26	15	5	27	16
Row Homes or Duplexes	4	2	1	26	19	4	24	22	2
Single-Family Detached Homes	2	2	3	11	26	12	10	31	7
Tiny Homes or Cottages	7	0	0	23	25	1	30	15	2
Total	24	12	6	116	136	37	129	128	30

Land Uses	6-10 Years			10-20 Years			20+ Years		
	Too Little	Just Right	Too Much	Too Little	Just Right	Too Much	Too Little	Just Right	Too Much
Accessory Dwelling Units	30	35	4	71	44	2	94	66	21
Apartments	26	34	11	52	56	13	61	94	33
Mobile Home Parks	4	49	16	17	75	28	24	125	39
Row Homes or Duplexes	29	32	8	60	49	9	73	83	30
Single-Family Detached Homes	17	40	12	15	76	28	27	119	43
Tiny Homes or Cottages	34	28	6	78	34	4	108	56	21
Total	140	218	57	293	334	84	387	543	187

Where is your primary residence located?

Land Uses	Council Ward 1			Council Ward 2			Council Ward 3		
	Too Little	Just Right	Too Much	Too Little	Just Right	Too Much	Too Little	Just Right	Too Much
Accessory Dwelling Units	188	146	41	254	206	37	262	173	31
Apartments	111	191	76	173	268	61	190	233	61
Mobile Home Parks	32	236	109	31	333	131	59	306	116
Row Homes or Duplexes	152	168	58	213	233	58	216	207	54
Single-Family Detached Homes	64	252	68	61	338	108	82	294	105
Tiny Homes or Cottages	228	137	15	292	180	26	280	158	34
Total	775	1130	367	1024	1558	421	1089	1371	401

APPENDIX A: CROSS TABULATION

What is your age?

Land Uses	Under 18			18-29			30-39		
	Too Little	Just Right	Too Much	Too Little	Just Right	Too Much	Too Little	Just Right	Too Much
Accessory Dwelling Units	0	2	1	5	6	1	41	17	2
Apartments	0	4	0	5	6	1	42	18	3
Mobile Home Parks	1	1	1	2	6	4	8	40	14
Row Homes or Duplexes	0	2	1	5	5	2	36	20	6
Single-Family Detached Homes	0	2	1	3	4	5	14	33	15
Tiny Homes or Cottages	1	1	1	7	5	0	32	24	6
Total	2	12	5	27	32	13	173	152	46

Land Uses	40-49			50-59			60+		
	Too Little	Just Right	Too Much	Too Little	Just Right	Too Much	Too Little	Just Right	Too Much
Accessory Dwelling Units	72	44	4	42	37	6	102	64	17
Apartments	45	66	12	36	43	11	60	96	33
Mobile Home Parks	16	76	31	12	60	18	19	121	48
Row Homes or Duplexes	53	60	10	46	36	7	74	83	28
Single-Family Detached Homes	24	74	25	18	52	20	23	127	38
Tiny Homes or Cottages	76	44	2	57	28	3	107	55	21
Total	286	364	84	211	256	65	385	546	185

Do you rent or own your home?

Land Uses	Rent			Own			Not Applicable		
	Too Little	Just Right	Too Much	Too Little	Just Right	Too Much	Too Little	Just Right	Too Much
Accessory Dwelling Units	22	10	0	236	161	31	3	2	0
Apartments	17	15	1	167	217	60	5	1	0
Mobile Home Parks	6	24	3	49	280	113	3	2	0
Row Homes or Duplexes	19	14	0	193	191	54	3	2	0
Single-Family Detached Homes	8	15	10	73	277	92	0	2	3
Tiny Homes or Cottages	23	8	1	254	147	33	2	3	0
Total	95	86	15	972	1,273	383	16	12	3

APPENDIX A: CROSS TABULATION

How has the Marshall Fire impacted you?

Land Uses	Directly, my home was lost			Directly, my home was damaged		
	Too Little	Just Right	Too Much	Too Little	Just Right	Too Much
Accessory Dwelling Units	21	18	2	80	48	11
Apartments	13	25	5	45	80	22
Mobile Home Parks	1	32	10	12	93	43
Row Homes or Duplexes	14	24	5	60	67	17
Single-Family Detached Homes	12	24	7	26	90	30
Tiny Homes or Cottages	20	21	2	75	54	11
Total	81	144	31	298	432	134

Land Uses	Indirectly			Not Affected		
	Too Little	Just Right	Too Much	Too Little	Just Right	Too Much
Accessory Dwelling Units	130	89	14	17	10	4
Apartments	104	108	28	17	11	4
Mobile Home Parks	33	152	52	9	16	7
Row Homes or Duplexes	111	101	25	19	7	6
Single-Family Detached Homes	30	160	49	7	10	15
Tiny Homes or Cottages	150	70	17	19	10	3
Total	558	680	185	88	64	39

APPENDIX A: CROSS TABULATION

Appendix 1C: Which of the following topics related to environmental sustainability and energy should the city focus on over the next 10 years?

How long have you lived in Louisville?

Topic	Less than 1 Year	1-3 Years	4-5 Years	6-10 Years	10-20 Years	20+ Years
Energy efficiency/energy code requirements	11	37	49	92	135	152
More environmentally sustainable transportation options	15	57	53	85	99	140
Natural resource conservation efforts	23	81	76	137	224	354
Publicly accessible electric vehicle charging	14	41	47	69	111	178
Reduction in greenhouse gas/carbon emissions	17	52	50	99	163	194
Renewable energy projects	15	70	69	123	188	287
Total	95	338	344	605	920	1,305

Where is your primary residence located?

Topic	Council Ward 1	Council Ward 2	Council Ward 3
Energy efficiency/energy code requirements	128	173	170
More environmentally sustainable transportation options	133	151	156
Natural resource conservation efforts	241	328	308
Publicly accessible electric vehicle charging	126	183	142
Reduction in greenhouse gas/carbon emissions	168	193	200
Renewable energy projects	203	274	262
Total	999	1,302	1,238

What is your age?

Topic	Under 18	18-29	30-39	40-49	50-59	60+
Energy efficiency/energy code requirements	9	13	55	110	114	189
More environmentally sustainable transportation options	1	21	77	128	94	141
Natural resource conservation efforts	5	16	103	216	188	377
Publicly accessible electric vehicle charging	0	9	51	135	101	166
Reduction in greenhouse gas/carbon emissions	7	17	77	154	127	209
Renewable energy projects	6	18	103	187	159	297
Total	28	94	466	930	783	1,379

APPENDIX A: CROSS TABULATION

Do you rent or own your home?

Topic	Rent	Own	Not Applicable
Energy efficiency/energy code requirements	33	445	14
More environmentally sustainable transportation options	52	399	13
Natural resource conservation efforts	68	823	22
Publicly accessible electric vehicle charging	32	427	5
Reduction in greenhouse gas/carbon emissions	44	531	17
Renewable energy projects	46	709	21
Total	275	3,334	92

How has the Marshall Fire impacted you?

Topic	Directly, my home was lost	Directly, my home was damaged	Indirectly	Not Affected
Energy efficiency/energy code requirements	38	103	286	44
More environmentally sustainable transportation options	50	95	247	51
Natural resource conservation efforts	100	178	514	81
Publicly accessible electric vehicle charging	59	108	241	40
Reduction in greenhouse gas/carbon emissions	62	119	341	45
Renewable energy projects	73	182	427	66
Total	382	785	2,056	327

APPENDIX A: CROSS TABULATION

Appendix 1D: Which of the following topics related to transportation and mobility should the city focus on over the next 10 years?

How long have you lived in Louisville?

Topic	Less than 1 Year	1-3 Years	4-5 Years	6-10 Years	10-20 Years	20+ Years
Improvements for people driving	3	22	19	40	83	187
More/better sidewalks	15	34	50	72	89	149
More/better bicycling options	23	61	58	104	149	162
More/better trails	17	71	67	105	168	252
More/safer street crossings	13	57	57	103	164	220
More local buses	5	24	26	42	75	120
More regional buses	5	23	23	37	43	79
More electric vehicle charging stations	11	22	21	39	50	111
None of the above	1	2	3	0	7	14
Total	93	316	324	542	828	1,294

Where is your primary residence located?

Topic	Council Ward 1	Council Ward 2	Council Ward 3
Improvements for people driving	98	131	121
More/better sidewalks	129	119	150
More/better bicycling options	146	208	195
More/better trails	191	238	240
More/safer street crossings	205	221	181
More local buses	55	111	119
More regional buses	58	79	70
More electric vehicle charging stations	62	101	83
None of the above	7	6	13
Total	951	1,214	1,172

APPENDIX A: CROSS TABULATION

What is your age?

Topic	Under 18	18-29	30-39	40-49	50-59	60+
Improvements for people driving	0	5	21	77	63	188
More/better sidewalks	5	16	60	106	73	159
More/better bicycling options	6	18	82	158	136	170
More/better trails	2	19	83	174	144	264
More/safer street crossings	2	10	74	198	137	201
More local buses	7	10	34	65	63	122
More regional buses	1	6	27	50	53	81
More electric vehicle charging stations	2	4	21	62	63	107
None of the above	0	0	5	3	4	15
Total	25	88	407	893	736	1,307

Do you rent or own your home?

Topic	Rent	Own	Not Applicable
Improvements for people driving	19	335	10
More/better sidewalks	38	366	17
More/better bicycling options	42	517	13
More/better trails	41	639	13
More/safer street crossings	36	581	11
More local buses	34	256	10
More regional buses	26	185	7
More electric vehicle charging stations	22	231	4
None of the above	2	26	0
Total	260	3,136	85

How has the Marshall Fire impacted you?

Topic	Directly, my home was lost	Directly, my home was damaged	Indirectly	Not Affected
Improvements for people driving	36	95	191	25
More/better sidewalks	39	82	242	35
More/better bicycling options	66	104	315	64
More/better trails	82	145	370	73
More/safer street crossings	61	111	376	49
More local buses	26	74	168	23
More regional buses	26	41	124	19
More electric vehicle charging stations	33	56	131	27
None of the above	2	9	10	5
Total	371	717	1,927	320

APPENDIX A: CROSS TABULATION

Appendix 1E: Which of the following topics related to public lands and open space should the city focus on over the next 10 years?

How long have you lived in Louisville?

Topic	Less than 1 Year	1-3 Years	4-5 Years	6-10 Years	10-20 Years	20+ Years
Acquiring and/or dedicating more land as Open Space	18	66	69	114	177	244
Decrease of passive recreation on Open Space	0	1	2	2	2	7
Increase of passive recreation on Open Space	16	53	44	74	134	209
Maintenance of Open Space amenities	18	59	66	109	182	272
Mitigation of natural hazards	27	71	70	136	184	302
Preservation of agricultural land uses	2	18	25	38	70	171
Preservation of cultural sites and resources	4	8	8	18	28	68
Preservation of habitat and active restoration work	15	64	56	120	178	247
Total	100	340	340	611	955	1,520

Where is your primary residence located?

Topic	Council Ward 1	Council Ward 2	Council Ward 3
Acquiring and/or dedicating more land as Open Space	208	237	230
Decrease of passive recreation on Open Space	8	2	4
Increase of passive recreation on Open Space	123	203	193
Maintenance of Open Space amenities	182	271	234
Mitigation of natural hazards	206	294	276
Preservation of agricultural land uses	108	116	96
Preservation of cultural sites and resources	41	44	46
Preservation of habitat and active restoration work	185	241	249
Total	1,061	1,408	1,328

What is your age?

Topic	Under 18	18-29	30-39	40-49	50-59	60+
Acquiring and/or dedicating more land as Open Space	5	16	90	177	160	251
Decrease of passive recreation on Open Space	1	0	2	2	4	4
Increase of passive recreation on Open Space	1	17	60	130	117	216
Maintenance of Open Space amenities	3	14	83	172	151	283
Mitigation of natural hazards	6	20	102	208	155	309
Preservation of agricultural land uses	0	8	22	56	69	172
Preservation of cultural sites and resources	3	6	13	32	28	58
Preservation of habitat and active restoration work	9	16	84	168	148	272
Total	28	97	456	945	832	1,565

APPENDIX A: CROSS TABULATION

Do you rent or own your home?

Topic	Rent	Own	Not Applicable
Acquiring and/or dedicating more land as Open Space	49	640	13
Decrease of passive recreation on Open Space	1	13	0
Increase of passive recreation on Open Space	35	495	14
Maintenance of Open Space amenities	46	659	11
Mitigation of natural hazards	57	727	24
Preservation of agricultural land uses	24	302	9
Preservation of cultural sites and resources	11	121	8
Preservation of habitat and active restoration work	60	618	22
Total	283	3,575	101

How has the Marshall Fire impacted you?

Topic	Directly, my home was lost	Directly, my home was damaged	Indirectly	Not Affected
Acquiring and/or dedicating more land as Open Space	79	145	388	67
Decrease of passive recreation on Open Space	1	4	5	2
Increase of passive recreation on Open Space	66	128	274	57
Maintenance of Open Space amenities	83	158	389	57
Mitigation of natural hazards	108	173	425	61
Preservation of agricultural land uses	23	58	207	34
Preservation of cultural sites and resources	5	35	81	10
Preservation of habitat and active restoration work	59	122	433	58
None of the above	424	823	2,202	346
Total	371	717	1,927	320

APPENDIX A: CROSS TABULATION

Appendix 1F: Which of the following topics related to parks and recreation should the city focus on over the next 10 years?

How long have you lived in Louisville?

Topic	Less than 1 Year	1-3 Years	4-5 Years	6-10 Years	10-20 Years	20+ Years
Amenities for court-based sports	5	32	29	53	90	150
Amenities for field-based sports	2	17	12	34	59	83
Amenities for non-traditional and adventure sports	12	41	29	56	94	88
Enhancement of the Coal Creek Golf Course and supporting facilities	2	9	8	26	36	93
Expanded recreation related programs and services	12	54	55	69	113	150
Increase year-round recreation opportunities	14	45	52	78	113	121
Maintenance and upgrades to existing properties	16	57	65	103	163	317
Recreation related businesses and partnerships	18	31	30	62	62	67
Universal design, accessibility and multi-generational amenities	11	31	23	51	78	138
Total	92	317	303	532	808	1,207

Where is your primary residence located?

Topic	Council Ward 1	Council Ward 2	Council Ward 3
Amenities for court-based sports	101	132	123
Amenities for field-based sports	55	72	75
Amenities for non-traditional and adventure sports	77	118	115
Enhancement of the Coal Creek Golf Course and supporting facilities	40	53	80
Expanded recreation related programs and services	131	153	158
Increase year-round recreation opportunities	119	152	143
Maintenance and upgrades to existing properties	212	266	235
Recreation related businesses and partnerships	63	102	96
Universal design, accessibility and multi-generational amenities	98	114	114
Total	896	1,162	1,139

APPENDIX A: CROSS TABULATION

What is your age?

Topic	Under 18	18-29	30-39	40-49	50-59	60+
Amenities for court-based sports	2	5	37	88	87	143
Amenities for field-based sports	0	4	21	66	49	68
Amenities for non-traditional and adventure sports	0	9	53	123	88	56
Enhancement of the Coal Creek Golf Course and supporting facilities	0	0	11	34	38	94
Expanded recreation related programs and services	5	19	61	122	83	170
Increase year-round recreation opportunities	3	14	71	143	91	111
Maintenance and upgrades to existing properties	3	16	65	152	155	334
Recreation related businesses and partnerships	2	11	45	95	52	67
Universal design, accessibility and multi-generational amenities	4	10	38	64	73	155
Total	19	88	402	887	716	1,198

Do you rent or own your home?

Topic	Rent	Own	Not Applicable
Amenities for court-based sports	15	345	7
Amenities for field-based sports	12	196	4
Amenities for non-traditional and adventure sports	31	293	5
Enhancement of the Coal Creek Golf Course and supporting facilities	5	170	2
Expanded recreation related programs and services	52	397	12
Increase year-round recreation opportunities	37	388	10
Maintenance and upgrades to existing properties	44	679	11
Recreation related businesses and partnerships	26	238	10
Universal design, accessibility and multi-generational amenities	34	297	13
Total	256	3,003	74

How has the Marshall Fire impacted you?

Topic	Directly, my home was lost	Directly, my home was damaged	Indirectly	Not Affected
Amenities for court-based sports	35	88	200	33
Amenities for field-based sports	28	40	115	17
Amenities for non-traditional and adventure sports	43	64	171	42
Enhancement of the Coal Creek Golf Course and supporting facilities	31	48	87	4
Expanded recreation related programs and services	43	101	251	49
Increase year-round recreation opportunities	47	94	328	42
Maintenance and upgrades to existing properties	72	153	418	62
Recreation related businesses and partnerships	33	50	150	31
Universal design, accessibility and multi-generational amenities	21	70	201	30
Total	353	708	1,921	310

APPENDIX A: CROSS TABULATION

Appendix 1G: Which hazards or threats do you feel present the most risk community wide?

How long have you lived in Louisville?

Topic	Less than 1 Year	1-3 Years	4-5 Years	6-10 Years	10-20 Years	20+ Years
Drought/lack of water	27	70	62	132	191	316
Lack of employment, economic opportunity, and/or rate of commercial vacancy	16	50	75	115	163	246
Pandemics	2	3	3	2	5	12
Public safety	6	30	24	60	97	201
Severe weather	15	66	65	106	169	212
Wildfire and urban fires	22	100	90	145	222	305
None of the above	0	1	5	3	10	17
Total	88	320	324	563	857	1,309

Where is your primary residence located?

Topic	Council Ward 1	Council Ward 2	Council Ward 3
Drought/lack of water	220	287	277
Lack of employment, economic opportunity, and/or rate of commercial vacancy	179	246	228
Pandemics	10	4	13
Public safety	112	164	131
Severe weather	168	222	233
Wildfire and urban fires	234	320	310
None of the above	13	11	12
Total	936	1,254	1,204

How long have you lived in Louisville?

Topic	Under 18	18-29	30-39	40-49	50-59	60+
Drought/lack of water	4	15	88	186	171	352
Lack of employment, economic opportunity, and/or rate of commercial vacancy	6	13	82	197	151	226
Pandemics	0	1	5	3	5	13
Public safety	0	6	30	91	97	195
Severe weather	3	17	91	172	132	238
Wildfire and urban fires	7	27	117	225	179	343
None of the above	1	1	4	9	5	16
Total	21	80	417	883	740	1,383

APPENDIX A: CROSS TABULATION

Do you rent or own your home?

Topic	Rent	Own	Not Applicable
Drought/lack of water	53	745	22
Lack of employment, economic opportunity, and/or rate of commercial vacancy	49	619	18
Pandemics	3	22	2
Public safety	18	404	6
Severe weather	50	587	17
Wildfire and urban fires	70	812	20
None of the above	2	34	0
Total	245	3,223	85

How has the Marshall Fire impacted you?

Topic	Directly, my home was lost	Directly, my home was damaged	Indirectly	Not Affected
Drought/lack of water	78	157	472	75
Lack of employment, economic opportunity, and/or rate of commercial vacancy	74	158	374	54
Pandemics	1	8	15	3
Public safety	56	95	231	29
Severe weather	57	146	369	52
Wildfire and urban fires	118	199	485	69
None of the above	2	7	14	9
Total	386	770	1,960	291

APPENDIX B: OPEN HOUSE BOARDS

1

Indicate all that apply to you using sticker dots. Your responses are optional and anonymous.

I work in Louisville

I own a business in Louisville

I own property in Louisville

None of the above

I shop and/or recreate in Louisville

How old are you?

Under 18

18-29

30-39

40-49

50-59

60-69

70+

Above

How has the Marshall Fire impacted you?

Directly, my home was lost

Directly, my home was damaged

Indirectly, my home was not lost or damaged, but it has affected me as a community member

I have not been affected by the Marshall Fire

How long have you lived in Louisville?

Under 1 Year

1-3 Years

3-5 years

5-10 Years

10-20 Years

20-30 Years

30+ Years

I do not live in Louisville

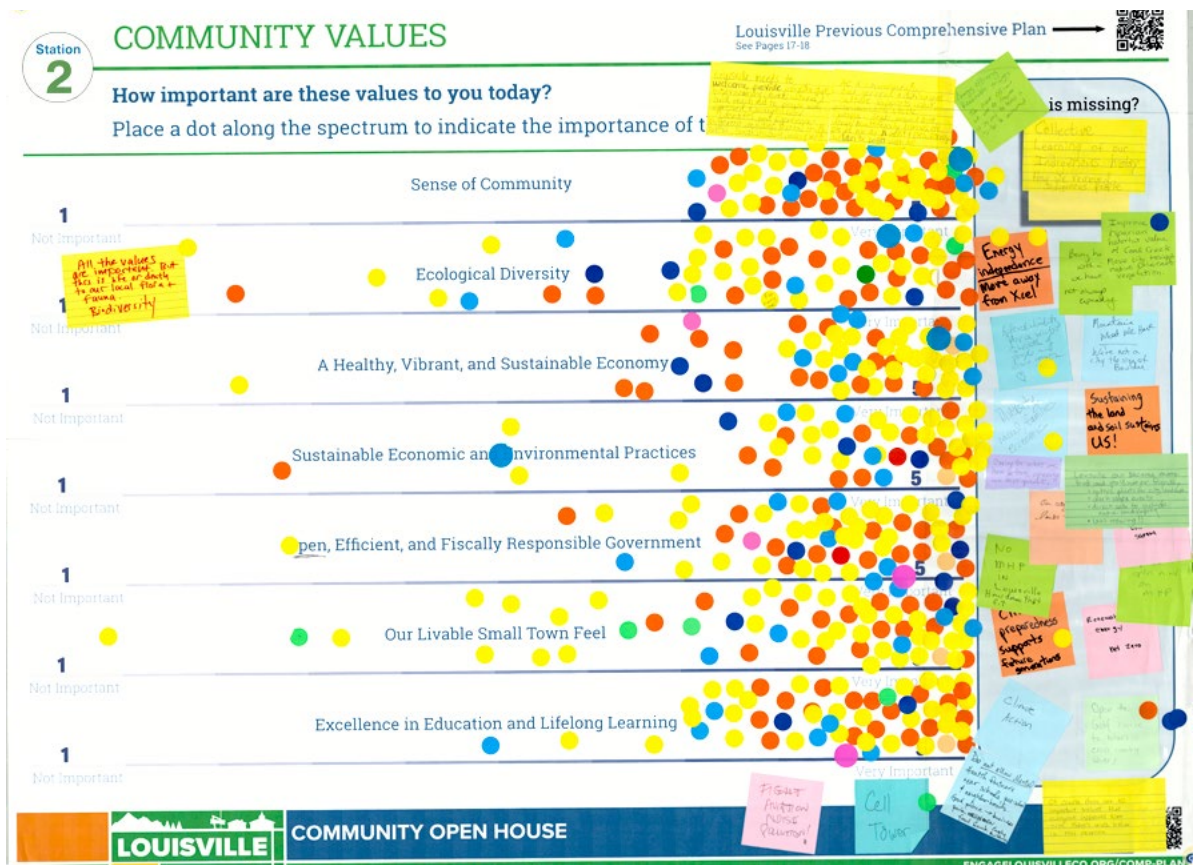
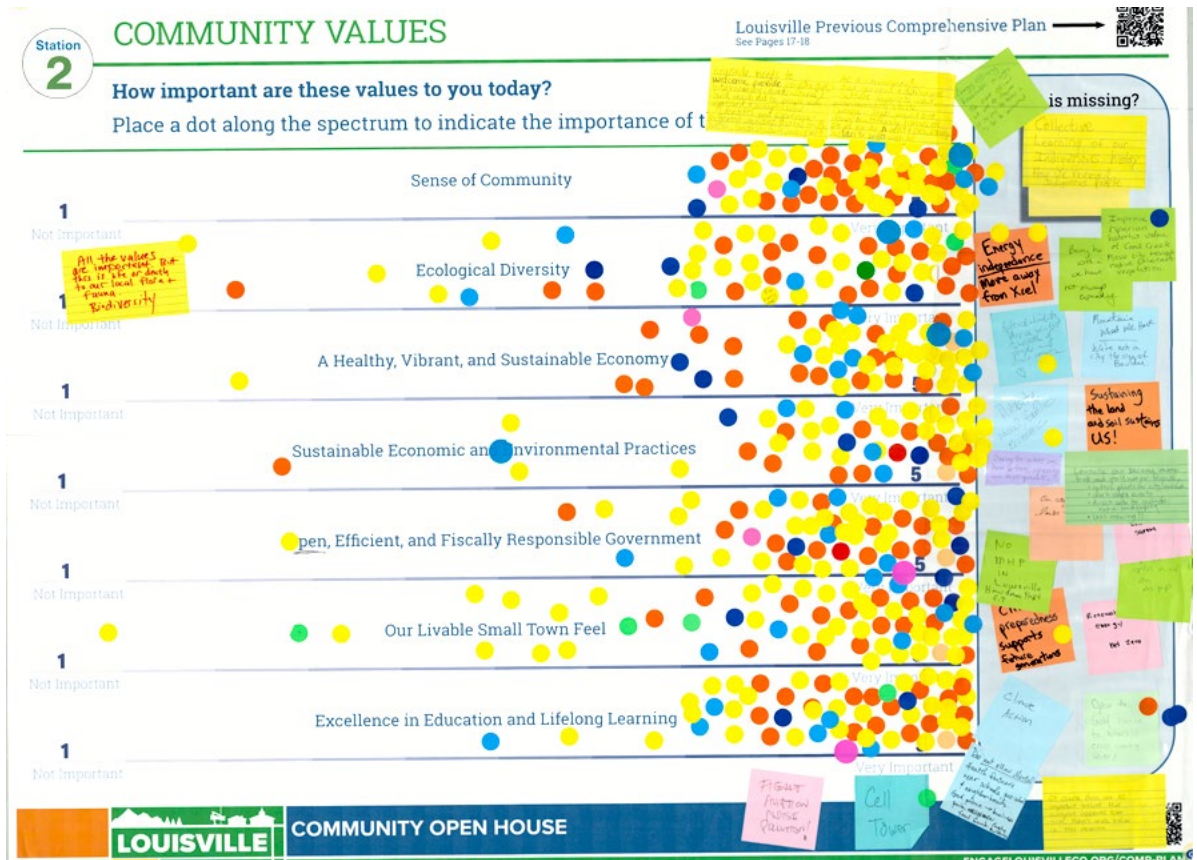
Use Flag Pins to indicate where you live in Louisville.

LOUISVILLE

COMMUNITY OPEN HOUSE

[illegible]

APPENDIX B: OPEN HOUSE BOARDS



APPENDIX B: OPEN HOUSE BOARDS

Station
3

PLAN ELEMENTS - PARKS AND RECREATION

Instructions: Use Sticker Dots to indicate which of the following topics related to PARKS AND RECREATION the City should focus on over the next 10 years (Select up to 3).



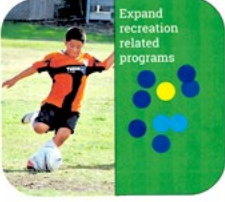
Development of new recreation properties, facilities, amenities



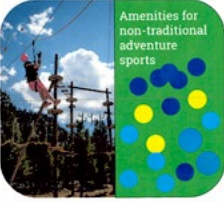
Maintenance of new and existing recreation properties, facilities, amenities



Increase of year-round recreation opportunities



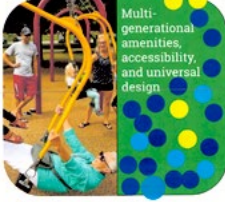
Expand recreation related programs



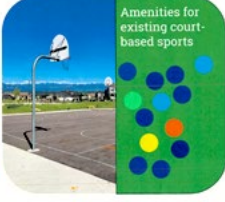
Amenities for non-traditional adventure sports



Passive recreation areas and opportunities



Multi-generational amenities, accessibility, and universal design



Amenities for existing court-based sports



Amenities for existing field based sports



Recreation related businesses and partnerships



Enhancement of the Coal Creek Golf Course and supporting facilities

LOUISVILLE

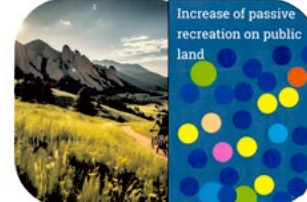
COMMUNITY OPEN HOUSE



Acquiring and/or dedicating more land as open space



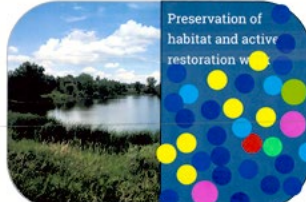
Maintenance of public land amenities



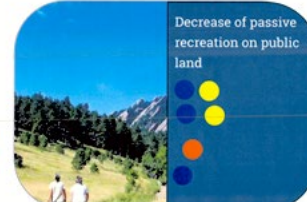
Increase of passive recreation on public land



Preservation of cultural sites and resources



Preservation of habitat and active restoration work



Decrease of passive recreation on public land



Preservation of agricultural land use



Mitigation of natural hazards

LOUISVILLE

COMMUNITY OPEN HOUSE

ENGAGELOUISVILLECO.ORG/COMP-PLAN

APPENDIX B: OPEN HOUSE BOARDS

Station

3

PLAN ELEMENTS - TRANSPORTATION

Instructions: Use Sticker Dots to indicate which of the following topics related to **TRANSPORTATION AND MOBILITY** the City should focus on over the next 10 years (Select up to 3).

More or Better Sidewalks

More multi-use trails for walking and biking

More bicycle parking facilities

More or safer street crossings

Improvements for people driving

More local buses

More car parking facilities

More electric vehicle charging stations

Ideas

LOUISVILLE

COMPREHENSIVE PLAN

COMMUNITY OPEN HOUSE

ENGAGELOUISVILLE.CO.ORG/COMP-PLAN

Station

3

PLAN ELEMENTS - HOUSING

Instructions: Use Sticker Dots to indicate which housing types are most desired for Louisville.

Green Sticker Dots indicate a type of housing you would like to see encouraged in the future.

Yellow Sticker Dots indicate a type of housing you feel neutral about seeing more or less of in the future.

Red Sticker Dots indicate a type of housing that you would like to see less of in the future.

Single-Family Detached Homes

Apartments

Accessory Dwelling Units

Row Homes or Duplexes

Tiny Homes or Cottages

Mobile Home Parks

LOUISVILLE

COMPREHENSIVE PLAN

COMMUNITY OPEN HOUSE

ENGAGELOUISVILLE.CO.ORG/COMP-PLAN

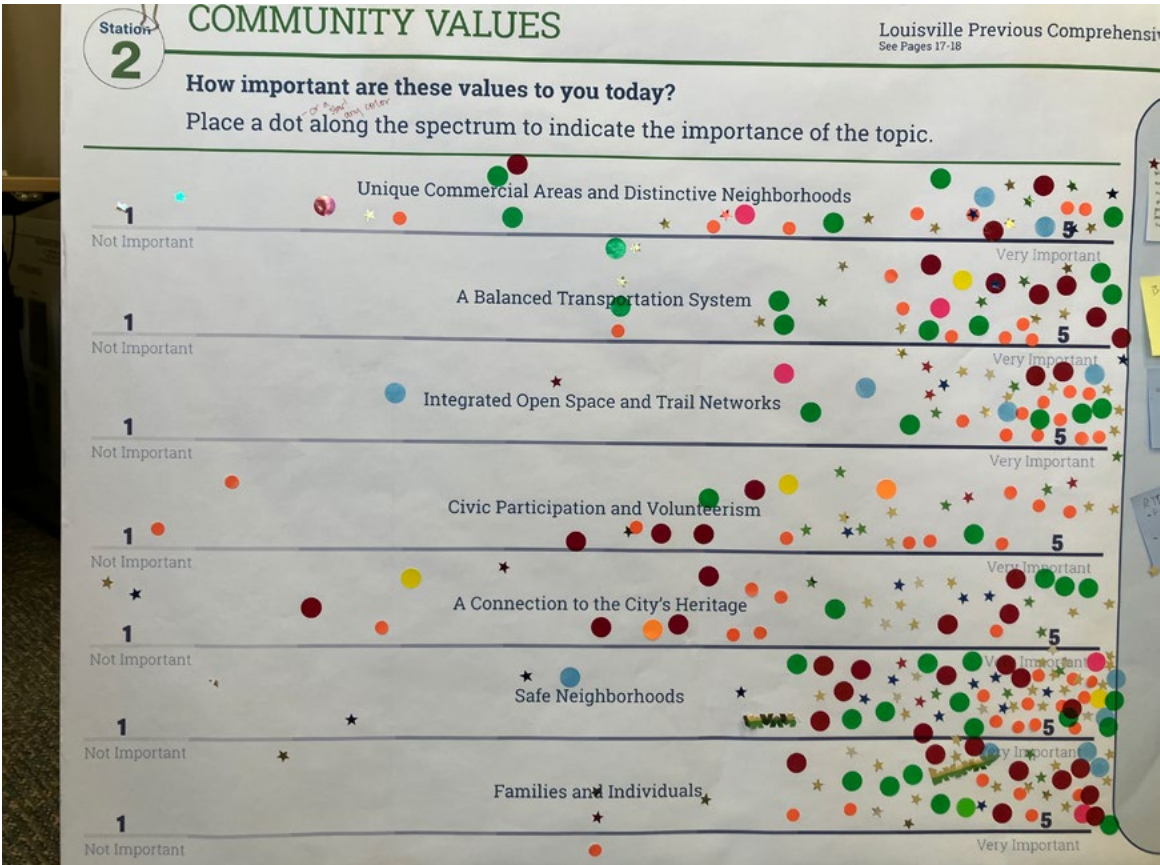
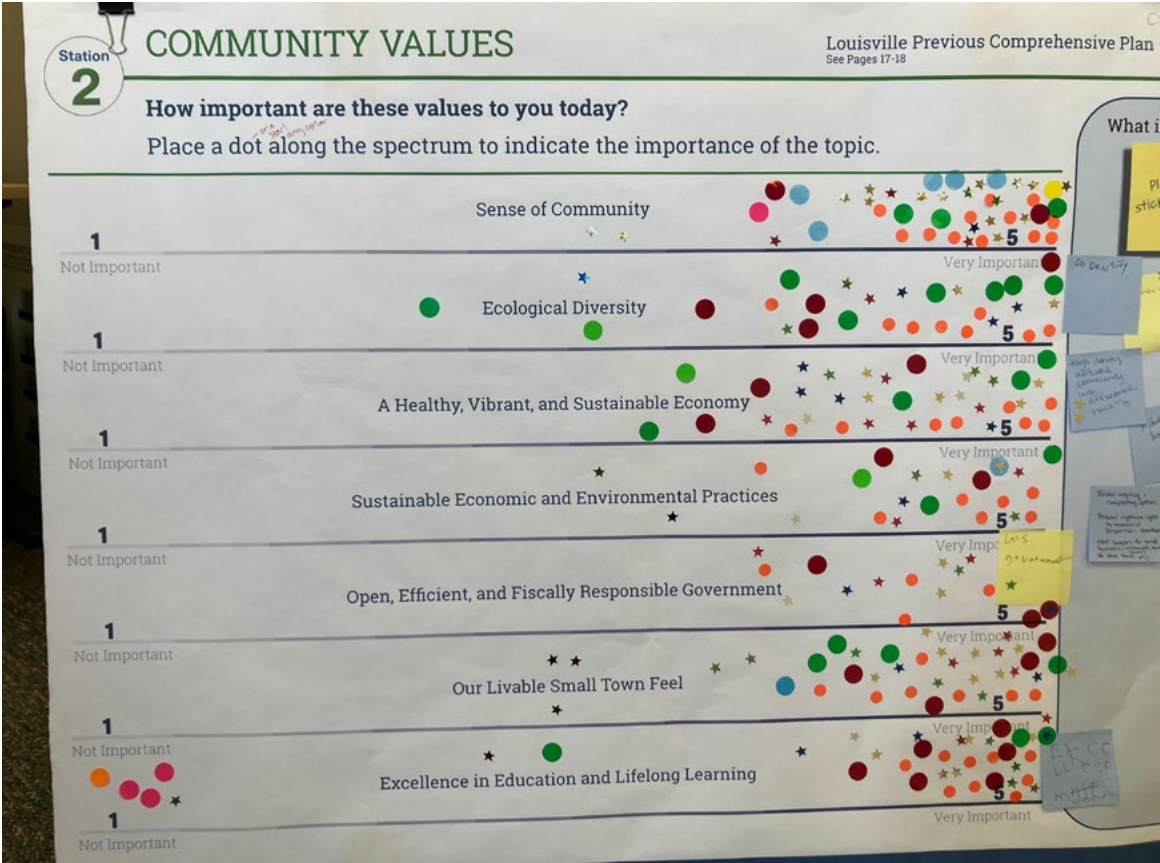
City of Louisville

 COLORADO • SINCE 1878

DRAFT Community Engagement Summary | 49

116

APPENDIX C: POP-UP BOARDS



APPENDIX C: POP-UP BOARDS

Instructions: Use Sticker Dots to indicate which of the following topics related to PARKS AND RECREATION the City should focus on over the next 10 years (Select up to 3).



Development of new recreation properties, facilities, and amenities



Maintenance of new and existing recreation properties, facilities, and amenities



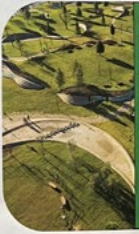
Increase of year-round recreation opportunities



Expand recreation related programs



Amenities for non-traditional adventure sports



Passive recreation areas and opportunities



Multi-generational amenities, accessibility, and universal design



Amenities for existing court-based sports



Amenities for existing field based sports



Recreation related businesses and partnerships



Enhancement of the Coal Creek Golf Course and supporting facilities

COMMUNITY OPEN HOUSE

GROWTH AND DEVELOPMENT - ON THE MAP

Indicate which of the land uses you would like to see more of within Louisville's primary commercial corridors using sticky notes.

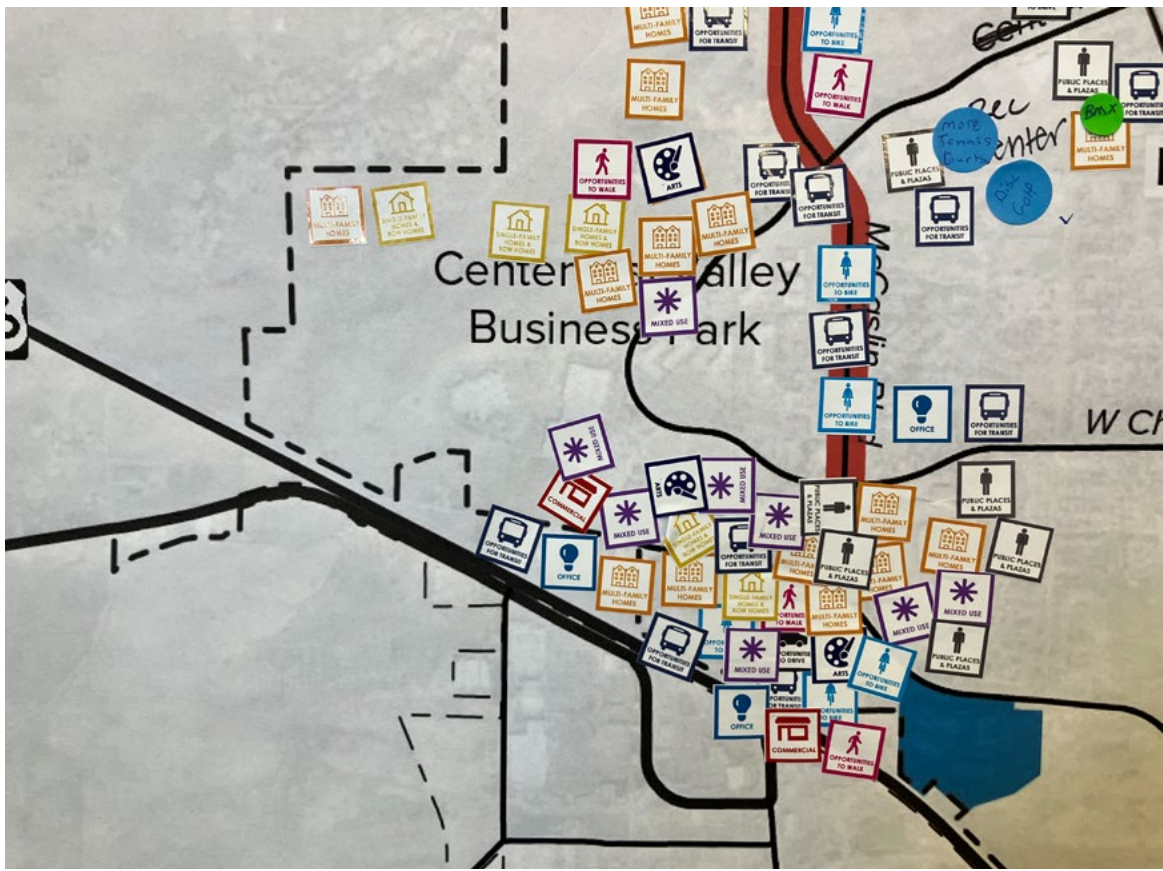
Place your sticky notes here

LEGEND

- Downtown Louisville
- McCaslin Blvd US 36
- S Boulder Rd
- Hwy 42
- Coal Creek Business Park
- Municipality Boundary

COMMUNITY OPEN HOUSE

APPENDIX C: POP-UP BOARDS



APPENDIX C: POP-UP BOARDS



APPENDIX D: OPEN RESPONSE COMMENTS

Open Comments

Louisville Community-wide Survey

Open Comment- Raw Data

What are your biggest hopes for the future of Louisville?

What are your biggest hopes for the future of Louisville?

It will stay original, embraces nature and the natural possibilities while focusing on sustainability and climate instead of going for the money

Courteous neighbors, Thriving schools and business, Well maintained community services including library, rec center, and roads

That main street grows and drives more business for the city instead of closing doors.

That we lead the way in sustainable and affordable living.

Affordable housing

Fill down town restaurant/ retail spaces, and other existing open commercial spaces

That it doesn't become another Boulder which has been ruined by progressive ideology

That we get back to what we were in the 2000 aughts and 2000 early teens. Vibrant businesses and restaurants. A place where you wanted to shop local. Very few empty buildings and businesses.

halt development

Cut the red tape and fill out the buildings that have left and vacant and be vibrant again

My hope is that we can begin development on RedTail Eidge area before the end of 2024

No sprawl.

Sustainable economy, family friendly, and safe with bike lanes for all

That Louisville does not change very much - that we keep our small town feel

Less development

To develop a vibrant downtown. Better restaurants.

We learn to live in harmony with the natural environment while preserving the small town feel.

Continued commitment to trails and open space. Filling commercial spaces with desirable businesses (local, reputable orgs, etc.). Maintaining a safe community, including both crime and traffic safety.

When I moved to Louisville in June of 2018, the downtown area was thriving with great restaurants, a variety of reatail brick and mortars and various small businesses. Today (4/11/24), DT Louisville is a SHELL of what it was in 2018. Significantly fewer business remain and most impactful: many restaurants have either closed or have moved (or ARE moving) to Lafayette, because Lafayette takes measures to attract restaurants and other

What are your biggest hopes for the future of Louisville?

businesses while Louisville seems to be doing the opposite: repelling new restaurants/businesses from coming here and driving those that do exist to other towns (again, most often to Lafayette).

Economic growth but limit housing density

That it was vibrant like it was when we were the best place to live in the US. That you stop ruining our city with all of the changes to our streets and the huge push for sustainability with all electric, catering to bikes over cars, etc. Don't change Via Appia as is being proposed. That Avista Hospital remain in Louisville.

Not change too much. Figure out vacancies on McCaslin. Keep big developments out of the core - put them down on the SE corner if we need the revenue

Keeping businesses in Louisville.

Elimination/discouragement of private vehicles in public areas (downtown), carbon negative businesses

carbon neutrality by 2050 if not sooner

thoughtful development and racial diversity

Fewer empty buildings and storefronts. More restaurants.

Maintain small town feel. Careful about too much growth

Grow in a way that maintains the character of Louisville and become affordable again

That it remains a small town and does not get overcrowded with excessive traffic.

Maintainng open space, trail connections, train to Denver.

Interconnected neighborhoods that include a new town center near McCaslin and Hwy 36 where young families, seniors, essential workers and others can afford to live and have access to parks, transit, shops - within walking distance or a short bike ride. We need to have more multifamily housing with shared recreation spaces. We can expect additional business will thrive unless we have more people living close by.

Successful redevelopment of the McCaslin corridor and continuing viability of downtown.

I really don't want Louisville to change. Some of the changes I notice are a detriment to the existing quality of life in Louisville. I don't like that retail ridge was approved after people voted it down.

It maintains its character and small-town feel while providing lots of ways for community engagement while remaining affordable for racially, economically, and age-diverse individuals and families

Vibrant downtown and walkable areas by transit

that new businesses come in, that the town thrive, and continues to grow

Safe/happy place to raise our family

Multiple housing options for various income levels, and multiple city revenue streams, including vibrant retail corridors.

What are your biggest hopes for the future of Louisville?

That it won't be a mini Boulder with high density housing on every empty space. I hope that Old Town will maintain the few remains of its historical roots. I hope to restore a sense of pride and ownership of our town, that people won't throw trash around, that they'll volunteer to maintain open spaces and neighborhoods. Mt Vernon W#

More economic vitality along the main corridors while maintaining the small-town charm that currently exists

That it will manage to find a way to balance community, small town feel, open space, and accessible living.

Low taxes

Economic vitality that can sustain a cultural diverse population and workforce by providing affordable housing and services

Realistic choices by leadership. Louisville sometimes feels more and more Boulder-ish with increasing ridiculous choices akin to making tiny parking spots when many, many people drive SUVs.

That it retains its small town central core

Increased commercial and businesses as well as vibrant family communities

Help get our Marshall Fire families support to come home. Help heal our town and bring back the vibrant small businesses that have left and we need to get back.

Keep a small town feel

Continues to be a great place to live and is affordable for younger generations, continues to have a unique and appealing downtown

Housing Affordability, social cultural diversity, restaurants, vibrant business centers with bus, walk, bike accessibility, open spaces for the preservation of natural species including vegetation and implementation of dark sky ordinance.

Somehow the downtown area will prosper. I don't see this happening with the rents being charged to businesses.

I'd like to see Louisville embrace new restaurants, shops, and businesses like we did in the past. We went from developing an exciting and vibrant downtown to putting up more barriers to doing business in Louisville. As a result, we have empty storefronts and restaurants, and have lost new business development to other nearby communities. We need to rethink how to revitalize downtown and the McCaslin/S. Boulder corridors to encourage businesses rather than put up roadblocks. I also hope that as Louisville grows, we can provide affordable housing for all ages and levels of income. We moved here over 30 years ago and have watched Louisville turn from a small town without much to offer, to a bustling best of the best community. It's been sad to watch as we've let that top rating slip by turning away economic opportunity for the town.

Economic vitality and continued livability.

A more vibrant downtown!

That it will continue to be a lovely place to live and support the downtown businesses. That it keeps its charm.

Keeping the small town feel. Pedestrian friendly development encouraging community.

That it doesn't become over run with people and traffic like Boulder has.

Businesses that can contribute and sustain our services. Homes that are affordable to our adult children and homes that allow us to age in place.

What are your biggest hopes for the future of Louisville?

So many businesses have closed in recent years—I hope this trend can be reversed and that we can preserve our vibrant community.

I would love for Louisville to continue to grow its infrastructure (improving roads and city event locations)! I also hope that open space will continue to be maintained as is.

Enhance and increase our open spaces. Instead of building new subdivisions/commercial properties, let's reimagine and refurbish our existing underutilized/vacant properties.

Downtown revival, less forced "sustainability" directives

I hope Louisville keeps its small town feel of safety, friendliness and easy of accessibility.

To maintain the small town atmosphere and resist the urban growth model deployed in Superior, Broomfield and others. We already proved in Delo (really) that retail and business want no part of the mixed use model.

Less empty buildings, more restaurants and shops, maintaining property values and keeping neighborhoods safe by being selective on what type of business/facilities can operate in Louisville and in what locations.

Retains a small-town feel with a variety of shops and restaurants. A quiet but friendly community for all.

Rebuilding fire damaged property. Redeveloping or revitalizing vacant buildings and attracting businesses.

That it would retain that small-town feel and remain vibrant

I hope that Louisville will be an affordable, integrated, diverse community with a sustainable energy grid and well connected, reliable, transportation.

Keeping our small town values.

That we continue to intelligently develop and attract quality businesses

That it maintain its small town atmosphere while at the same time investing in a vibrant economy. E.G., I was happy to see Biodesix come to Louisville near where I live but there are still some empty commercial buildings, like the big building left by Lowe's when they moved, etc.

contain/limit residential development

To keep the small town flavor.

That it stays small and safe; no more big apartment/condo/townhome developments

Louisville needs to better diversify their retail options. I would love to support our local businesses but there are little to no options for retail shopping. We have an amazing town but are losing out to all the town around us for shopping and recreation.

I hope it continues its current feel and continues to prosper

More restaurants and shops downtown

That this community makes appropriate policy changes and takes action to best address climate change.

Still keep small town feel

What are your biggest hopes for the future of Louisville?

A vibrant economy with more businesses moving in VS moving out.

To get serious and stop trying to become Boulder. The recent street projects are a travesty.

As a resident of Old Town, I am looking for a complete revitalization of our downtown core. Every city/town in the work is only as great as it's core, and we have intentionally and unintentionally let downtown slip. It is no longer the gather place it was as recently as 2018. My sole focus is on getting our core back because that's where everything starts.

That our govt don't get too restrictive on the Storageteq property along Boulder freeway.

That the community will encourage walkability, sustainability, and diversity

Improve downtown, more diverse business/shops/stores/restaurants

Continue to maintain a vibrant downtown with a small town feel.

That the proposed traffic pattern proposed for Via Appia does not happen

More lively businesses in the historic downtown area.

Economic vitality, family-friendly,

Downtown revitalization

Retain the small town feel

Fill the empty buildings with viable businesses. More restaurants and less condos. We need more shopping opportunities. I really miss Kohl's and Carrabbas! With the growth of Louisville we are experiencing more crime. I would like to see less car theft.

Do NOT become another "Boulder" - encourage middle class small town feel.

Continues to welcome diversity in opinion/philosophy and lifestyle. That it continues to be a terrific place to raise children

Continue to be a place for families to thrive

More businesses and restaurants in downtown

Bring back more business and restaurants to downtown and McCaslin area

Better downtown

That it doesn't continue to be bought up by high income people

I hope that the open spaces that are left don't turn into more housing and apartment (live/work) combination construction. I wish the voting base would stay more 50/50 and not sway 100% one direction like Boulder. I like the diversity of differing views and opinions. I hope the farm land stays surrounding the towns of Louisville and Boulder, though it seems new regulations/fees/etc. and lack of community support for ranching and farming won't be sustainable for them.

Be welcoming and vibrant for everyone

What are your biggest hopes for the future of Louisville?

No more climate driven disasters.

To continue our welcoming community with awesome amenities. To help out our struggling retail and commercial businesses and bring back sales tax revenue. Continue top notch schools and maintain open space.

Maintained character while attracting businesses and providing a safe environment for families

We'd love to see an underpass for bikes and pedestrians under South Boulder Road at Main Street. This would be much safer for the all the Louisville Middle School students who live in north Louisville, and encourage more walking and biking between the two halves of the city.

preservation of small-town feel and open spaces, combined with additional sports facilities, in particular indoor and outdoor tennis and pickleball courts.

That it will protect itself and its open spaces from rampant growth and the negatives that come with that growth (loss of open space and trails, as well as increased traffic and crime)

Safety in our community, vibrant food and shopping offerings, keeping its small town charm.

Safe, neighborhoods for families.

Sustainable sales tax base

Affordable housing so young families can afford to move here and keep our schools, libraries, etc alive

"Allow diversity and affordability (as well as more foot traffic for businesses, a larger tax base, and more school-aged children) through smart density downtown, along McCaslin, infill along the corridors highlighted below, and through ADUs. Smart density should include mixed-use residential, commercial, and retail, and ideally use high quality design and building materials (though not over-specified)." I would like to see more things like more vibrant downtown, nicer landscaping and plantings along roads like McCaslin and South Boulder Road as those often look pretty ratty.

Affordable housing

That we don't sell out to "inevitable growth".

That we get back to being Louisville and not Boulder east

that I can easily and sustainably access most of the things I would need/ want including green space, groceries, restaurants, stores, library etc

Complete redevelopment along McCaslin corridor. Too many vacancies. Continue to be a great place for families--support schools, teachers, library, etc.

Keep the economy growing, by filling in all the vacant retail spaces, and attracting new businesses

The city does not continue to grow to the point that it loses what is good about it.

I hope Louisville looks to the future and not just the past. Louisville should be a leader and a model for sustainable cities. Our schools are excellent and we need to continue to support and uplift our youth to see a future for themselves in Colorado. I hope Louisville retains and strengthens its environmental initiatives as a healthy environment with clean air and water affects all of us. I hope we continue to support our local businesses and invest in infrastructure to build a strong community.

Continued trail upgrades and additions. Continue to grow and improve downtown and add more shopping.

What are your biggest hopes for the future of Louisville?

To retain the small town feel and safety of our residents.

1- affordability for future generations 2- vital downtown

Balanced common sense leadership in government that respects the citizens and works for the community and not a personal agenda.

That we can continue to have excellent, schools, safe neighborhoods, bike paths/open spaces, and business that will support our tax base.

Maintain small town character, while providing adequate access to essential needs.

A more vibrant downtown and more people who can enjoy our downtown nearby (Red Tail Ridge workers)

Fix McCaslin. The 80's office park vibe has felt outdated for three decades and the general planning and aesthetic of that area sucks. It is many people's first impression of Louisville. Its baffling how the town kept being awarded "Best Small Town" with that generic anywhere-in-america wast of land as the gateway.

protection from over development, protection and support for abundant open space and connection to nature

Eco-friendly

Very little growth, but any growth should be affordable housing to encourage diversity

That it will continue to be a wonderful place to live.

Maintain economic vitality, address housing shortages, include everyone

That it will remain financially possible to be able to age in place

To have thriving businesses and a variety of housing so that younger people can also live here. I also think solid schools and good infrastructure keep our city a place people want to live and visit.

I hope that Louisville can keep it's small town feel while also embracing the change needed have a thriving economy.

Businesses are able to stay and thrive in our community. So many businesses have to leave and we end up with vacant spaces. We are adding so many people to our community by building more housing, we need more restaurants and businesses to support it.

Remains family friendly and small town feeling.

vibrant downtown, walkable community places, improved natural resource management & climate resilience / adaptation

Keep a small town feel with excellent education and outdoor opportunities

Thriving community, family, and businesses keeping safety and education at the forefront.

Stop government overreach

Breathe life back in to downtown, make it a destination for fun family events, food, culture, art and music

That it remain humble

What are your biggest hopes for the future of Louisville?

To figure out the right balance of commercial and residential development to keep the small town feel but help with revenue for city services and maintaining open space.

I hope Louisville will retain it's small town feel.

Normality with less emphasis on social issues which makes us worse, not better. I don't need to read about DEI and Climate crisis in every newsletter.

Acquisition and maintenance of open space!

Maintain small town feel

Stay cool

Downtown to continue to provide desirable restaurants and shops and downtown events

that the city council sticks to actual city responsibilities, not wokie crap

Businesses can actually survive here. I am very concerned about how many businesses have failed since I moved here. I wonder why Boulder and Lafayette are having more success? What policies do we need to amend?

Less government.

That it maintains a balance between growth, affordability and quality of life

Public transportation from Denver to boulder (light rail). more diverse population, more affordable housing. Less empty buildings

That it remains a small town

Affordable housing, outdoor space, kid friendly

Continue to grow

Balanced

Diversity of housing types, permanently Affordable housing, and downtown remaining vibrant

that it creates a sustainable economy to insure the financial future of a moderate small town community

Economic Growth, freezing of property taxes for elderly so that they do not get forced out of their homes.

To remain a safe, livable, vibrant community with lots of opportunities for recreation and great open space.

That it is safe and not too crowded.

More local businesses downtown and fewer shuttered buildings. More bike/walk friendly.

Keeping the small town feel and open spaces of the community while supporting our businesses. I would love to see people shop locally more, and I would love to see strong businesses in our area

What are your biggest hopes for the future of Louisville?

To be a culturally diverse community that doesn't have any room for bullying, Zionism, homophobia, transphobia, etc

Sustainable downtown

Afford a home here, or at the very least keep renting affordably

Continue excelling in small town feel, bike ability, and a sense of community ,

Best place to live in Colorado with peace, respect and progress.

Develop the downtown. Louisville is lacking in new business development compared to Erie and Lafayette.

A highly sought after place to live with a strong sense of community and amenities that make the quality of life, wellness, health and safety a way of life here.

Affordable housing

We don't die.

Safety

Don't ruin a good thing

To maintain that quaint small-town vibe everyone loves - young to middle aged families must have the ability to live in this community. I make 400k/year and don't desire to buy a townhome for 900k.

Continuing to be a great place to raise a family. Getting ahead of the homelessness issues that seem to plague Boulder and having a plan in place for that.

I hope this little town will maintain its character, have a vibrant downtown, celebrate diversity, protect its amazing open spaces and parks, and continue to foster a sense of friendly community.

That there are still open spaces for decades to come.

Efficiently draw people into the downtown area, and to give them places to park, to walk, and congregate without burdening the neighborhood surrounding.

Louisville remains the go-to community for residents, visitors, and business.

To be vibrant, buzzing, fun, while maintaining its unique and quaint character

Solve problem of all empty buildings vacated by Lowe's, Alfalfa, etc

Continue with a distinct identity while addressing economic viability

That it retains its quirky personality and vibrant downtown with an economically diverse population & that it doesn't continue towards unaffordable sleek houses and empty storefronts.

to get more economic diversity, improve the downtown, provide incentive to businesses to gentrify vacant buildings/business parks rather than build

What are your biggest hopes for the future of Louisville?

new business parks (like Red Tail Ridge), maintain the small town feel, maintain open space and parks to a high level of quality

vibrant McCaslin corridor, with restaurants and shopping as well as a robust downtown district

That we can protect what makes us great at our core but also not be afraid to stimulate progress and innovation moving forward.

Louisville continues to be strong and promote growth

More development on highway 42, more restaurants, better business friendly policies, no more housing, maintaining open space and rec center

To have a vibrant retail/business/commercial community while keeping the small city feel. To have a plan on how to fill the current vacant retail spaces along McCaslin Blvd and downtown.

A vibrant business environment for Main and Front Street where now what exists is moribund and dying.

Louisville is a vibrant community, which is why we love it. In addition to all of the wonderful parts of the town, we would like to see a thriving downtown with a variety of shops and restaurants.

Realistic property values

Safe place to live

Growth that maintains the soul of Louisville and isn't limited to \$1M+ homes/wealthy residents.

I hope there is affordable housing available. I really hope people start going the speed limit and wait for pedestrians crossing the roads.

that you STOP SCREWING UP THE ROADS!

Love it how it is.

That it will stay small city, without too much development and without losing the feeling of community.

Sustainability and community!

Vibrant future without shuttered businesses. Accessory residential units permitted on single family lots. Primarily within Old Town.

That housing could be affordable and not just an opportunity for investors and next level gentrification

Diversity, safety, support existing and future downtown business

To keep the small town feel that Louisville has - lots of small businesses, family friendly activities, clean streets, walking paths, etc.

I hope that the City can become a place that

That we can bring in more tax dollars (especially from businesses) to help support our thriving community.

That all the vacant buildings find a home in a timely fashion..now makes us look like community in trouble and no revenue, diversity and housing for all levels of income and no more road work like Dahlia, which was used in another state and caused more accidents. Storage Tek original space be developed, and if you poll a lot of people who can't come to your meetings, listened to more than the group of activist that have gone too far

What are your biggest hopes for the future of Louisville?

That it stays the same. While I'm all for green energy, drive an EV and plan for solar on the house, I don't agree with forcing businesses and residents into these decisions. Leave these decisions to the residents to make themselves based on their financial state.

That it will become more affordable for young people and families

Promote business development so that the downtown and mccaslin corridors can come back from the dead. Stop wasting time and money on ridiculous road pattern changes.

To maintain the small town feel with a diverse group of residents

Limiting growth , meeting need of older residents.Paulsbo

That it remains a friendly, accessible community and a good place to raise a family

I would like to see Louisville continue to grow and fully recover from losses of the Marshall Fire. I would like to see full use of commercial areas with practical and useful businesses. I want to see Louisville balance small community and active economic area.

continue to engage the younger population and give young people the opportunity to live in and connect with the community.

net zero, less buildings less density, sustainability, land preservation

Continue to grow in a positive way. I live in an HOA that is rebuilding 5 building. I know it has been difficult for people that lost their home, but those of us who suffered smoke damage and had to work to get back into our homes I have enjoyed my community and feel I have some contributions I can make.

That the city thrives again. There are a lot of empty buildings from businesses leaving our town

I hope Louisville continues to be a safe and friendly city.

We have a small town feel with a focus on walk/bike ability.

That it keeps thriving and that it keeps its hometown feeling 🍀❤️❤️

It would be great if the empty buildings in Louisville have a purpose. We need them occupied.

Our community becomes more diverse, our youth keep good values and we see less theft

Strong commercial and employment environment

That it remains as safe a community as possible with few campsites for the unhoused.

Decarbonization, increased sustainability affordability and accessibility. I hope the city will continue moving forward for a sustainable and just future!

Small businesses can thrive, safer streets for pedestrians and cyclists, safe neighborhoods/community. Reduction in our carbon footprint. Decreased property taxes

No speed bumps!

That it is not destroyed because of small businesses getting priced out, families getting priced out, people of racial & ethnic variety being more

What are your biggest hopes for the future of Louisville?

welcomed, better cohesion between generations on what the city needs/should have.

Create our own identity that includes the values this City was built on. We don't need to be Boulder there is already a place for that.

To keep crime rates low

Thriving community, great restaurants and intriguing small shops. Also, a Trader Joes!

To make downtown fun again. I work at a small business, hear all the time how lafayette is now the go to go to. Especially from tourists.

Downtown business vitality, focused business and retail areas, controlled growth, fiscal responsibility

Strong economy, safe, healthy community,

More small business shopping and restaurants.

I hope that downtown Louisville can attract and retain more restaurants and small businesses. Same for Mccaslin. I also hope that the incessant airplane noise from Rocky Mountain airport can be better managed.

Keeping developers from over building. Having more fun events with live music, diverse restaurants, and better shopping for downtown Main Street area

That we would be a vibrant city with all the amenities of a larger city.

Stays affordable.

That Redtail Ridge is developed to increase Louisville's tax base, and that it include a nother road to Monarch High School, and a new hospital facility for Avista.

Maintain a small town feel with household economic diversity. Don't become simply an extension/expansion of Boulder.

Affordability for my adult children who grew up here to live here

I've lost hope for Louisville.

more retail, filling empty buildings

Continuing to bolster our downtown area and our parks and trails.

The balance of a small town feel with a thriving downtown of small businesses.

Vibrant downtown and continued amazing library

I'd like Louisville to retain its small town community atmosphere.

I hope Louisville does not become another bedroom community with cheap, crowded construction and dime a dozen strip malls. I hope louisville continues to prioritize open spaces and walking/biking trails and maintains a strong commitment to fostering a healthy and diverse environment. I hope louisville remains affordable for the many people who love living here.

not getting too much more expensive

What are your biggest hopes for the future of Louisville?

More evening locations to meet friends or spend date nights (longer hour coffee shops, a bookstore); mixed use space for kids to run around with food/drinks (like Stanley marketplace in aurora); keeping the small town family-friendly environment; continue safety standards; continued high standards for education and environmental responsibility

That it becomes more vibrant and interesting to visit and spend time in. More and better restaurants, better shopping opportunities, more diverse. Would like to see stronger business presence

Increased affordability of housing by creation of housing and limiting NIMBYism

Maintain our integrity

That people SLOW DOWN and obey traffic laws while in our community.

Managed growth. No NIMBYS

Wise commercial development. Fewer empty commercial buildings & more affordable housing.

That the city can attract tenants to empty retail space; that it thoughtfully stewards investment/improvement dollars while soliciting and respecting resident input; that schools remain high quality; that home values continue to rise; that trails connect neighborhoods to downtown and to recreation beyond L'ville.

That it keep the small town feel. Consider stopping the mega weekly summer Friday night band bash because it attracts out of towners -- so much so Louisville citizens shy away.

To grow in a way that encourages small town feel with cultural amenities

That it remains a place where small business can thrive and where we have leaders who listen to the community and don't try to pattern themselves after Boulder.

Affordable housing for middle income residents, limits on wealthy residents purchasing several homes only to turn around and use them as rentals

Keep open spaces in the mountains

Safe walkable non motorized trails.

That it will regain it's economic vibrancy and stop trying to "rightsize" major thoroughfares

A vibrant and economically strong downtown Louisville with adequate shopping, dining and business.

Renewed vibrancy to 2 commercial areas, Centennial Valley and downtown so that I can eat out, listen to live music and shop here.n Louisville.

We fill empty buildings and make downtown a place to be again.

To build denser affordable housing to allow more people to afford to live in the area. This should also be balanced with open space, trail management and environmental factors. I would also hope to have better public transportation options (like light rail, additional bus routes, etc.) to/from other localities and the airport.

Safe, affordable community to continue living in.

Limited growth. Avoid overreach by forcing small businesses and residential to conform to strict green energy standards BEFORE the energy supply fuel mix issues have been secured AND energy is both reliable and affordable.

What are your biggest hopes for the future of Louisville?

more walkable and bikeable networks, less car traffic. Narrower roads so cars are unable to speed.

That Louisville sees the importance of adding significant new housing with varying degrees of options (SF to high density MF at transit) and to meet a range of incomes (address missing middle but also allow more market rate housing). Let go of the "Business Park" model that continues to stymie strong economic growth and allow mixed-use developments to create walkable, pedestrian-oriented, and transit-oriented development. Stop letting the NYMBYs rule the town and stymie housing and economic growth. Times are changing. We need to plan for current and future generations and not for nostalgia.

Not to become Boulder or Boulder like

Continue building pedestrian and bike friendly infrastructure, more public transit options, more higher density, affordable housing options, improved safety

Good community

It stays as a close knit community

That more people can thrive here than just the affluent.

That it serves the larger community instead of the small group of unelected officials that attend city council meetings and advisory groups.

That that city makes moves to be more equitable and diverse.

Good schools, vibrant downtown.

Continue to be a great place to live for all the reasons as stated.

Revitalization of downtown, more diverse mix of housing types, not to become Boulder-East

Revitalize downtown

Business growth and safe neighborhoods

small town feel, safe with outdoor amenities

Safe and quiet family town

vibrant main street, open space

Economic Sustainability, management of parks and open spaces, vibrant library, successful retail downtown and a sense of community

To maintain the community and small town atmosphere.

Downtown Louisville will have every shop filled, will be shut down to cars, and will remain a wonderful place for community. The open space will continue to exist and remain well maintained. There will be a mix of single family homes and mixed zoning.

Full on effort to minimize environmental degradation and climate change

Better roads and transportation.

What are your biggest hopes for the future of Louisville?

We protect our open space properties and give our wildlife neighbors a safe place to thrive.

Opening up more ADUs to allow more younger single people to afford this lovely place

Slow or prevent commercial/industrial growth. We already have lots of available vacant commercial space.

Strong economic development and police enforcement of traffic laws.

It's history is remembered

We need to re-establish our strong restaurant quality, as Lafayette & Erie have now far surpassed our food quality/variety/vibes. We need to be far more business friendly for restaurants/encourage them to setup on main street

Commercial property that's affordable. A place for businesses to thrive. Make Main St a compelling center of the community. A foodie scene similar to Lafayette

To remain small, not like all the growth in Broomfield. More music, art, cultural events.

More tennis courts

Higher tax revenue

I hope it remains affordable for families, so the elementary schools can keep thriving, and I hope to keep having a vivid downtown, that makes a big difference.

Thriving community

More open space trails and underpasses in key areas (like South Boulder Rd)

That housing becomes affordable, we can have sustainable business community and population size stays about the same but becomes more diverse.

Improve conservative business friendly small town atmosphere

That it doesn't become a community of empty commercial buildings.

More community and small businesses

That the city stays focused on important things, like zoning and business support. Please, do not go down rabbit holes like "an affordable wage" etc - that kind of thing is not what cities should be trying to do.

Expand downtown commerce two blocks with a vibrant array of restaurants, bars, breweries, and retail

Safe community; family friendly open spaces, trails, parks and programs

Small town living and a lack of growth. It should not grow to fit Boulder. It should stay small...that is what makes Louisville great

Close Main Street to vehicle traffic.

What are your biggest hopes for the future of Louisville?

housing affordability

i hope it can retain the small town feel, keep open spaces and get better restaurants. i dont want to see more gift shops or high end boutiques.

I hope the area continues to grow with affordable houses especially for first time buyers and a growing downtown

Expanded trail system and more underpasses

Economically vibrant, safe, walkable with community events

that it does not become more unaffordable

Retain small town atmosphere

That it doesn't lose what it was. A place for middle class families to raise children.

That city officials will not over Boulderize Louisville and create solutions looking for problems like the one laying of streets.

That it will not outgrow its small-town feel

To be a climate resilient, equitable, inclusive, forward-thinking community that integrates community members from all walks of life.

Diverse healthy city in all aspects.

Not to turn into Boulder

Bring in more businesses & stop wasting money on road lane/stripping/speed bumps that the community does not ant

That it doesn't try to become another "Boulder" or "Aspen"! That it keeps an eye on it identity, not getting to "big" , losing sight of basic values.

That it can attract young professionals and their children with good schools.

More mixed housing and density, especially along 36 and South Boulder road/ via appia. Businesses like bodegas and smaller businesses integrated into the neighborhoods not separate.. more mixed housing. Duplexes in with single family homes. More apartments. And Louisville only buses that make circles or similar routes so that people can get out of their cars but go places like downtown in the evening.

I hope Louisville can become more sustainable with our use of fossil fuels and other non-renewable resources.

Enhancing the small-town live/work/play vibe, increasing public art, increased safety, making business a priority that focus on food, shopping and entertainment

T

That all residents who were displaced after the Marshall Fire are able to return home!

keep it with a small town feel, no big apartment complexes

Alison Test. delete this survey

What are your biggest hopes for the future of Louisville?

For it to return to being known for one of the best places to live in the US

To see it grow from the ashes (literally!) and to become an even better community for those of all ages and backgrounds!

I hope to see Louisville's old town revitalized alongside our McAslin "new town" district where many of our vacant store fronts are open for business. I hope to see the community align behind green energy initiatives and projects including community credit/buy-in solar and/or wind farms. It feels like a pipedream now but I would also like to see light rail extended to our town to open up Denver to those of us who don't wish to car commute.

Economic re-vitalization

Louisville is forward looking and looks beyond its borders

That it retains it's small town feel and supports open lands

That we will rethink the McCaslin area to include housing that takes advantage of the existing transit infrastructure.

More diversity with people.

that it continues to be responsible to its citizens

Re-establish Louisville as a place for businesses. Every town has turnover, but new businesses are selecting towns future west. This is seen downtown, on SB road, and McCaslin.

it would maintain its' small town atmosphere

Maintain small town feel, draw increased business retail and commercial tax revenue

small town feel, consistently good library and rec center, less traffic

That we stop building out the entire town. We need breathing space and we can never provide housing to each and every person who wants to live here. Save our town. Don't continue making it look and fell like any other town in the metro area.

A vibrant economy with sustainable businesses that are customer friendly to residents. Businesses that are useful for residents such as groceries, retail shopping, restaurants, pharmacies, etc.

Improve the business climate for both small businesses on main st and also larger businesses that could occupy the variety of Main St storefronts (Empire, Old Waterloo site, etc) and big-box facilities that have been vacant for months or years (i.e. Alfalfas, Lowes, etc.).

1. Maintains its trails and paths. 2. Incorporate wildfire safety standards for houses, buildings, and landscaping.

That I could actually afford to buy a house (instead of rent one). A local, eco-friendly grocery co-op downtown (I'd start one myself but it's too much in rent/capital). Low-income e-bike rebates. Car-free downtown.

More housing options; this may change what has been called and accepted as the "livable small-town feel", but it is one of my biggest hopes that residents & city gov of Louisville doesn't close the city off to expanding housing options and therefore increasing the diversity of its residents in a welcoming and sustainable way. I feel Louisville has the capacity to be less exclusive and still maintain a "small-town feel" based on friendliness, inclusivity, helpfulness, nonjudgment, and maintaining excellent standards for the behaviors of its city govt, businesses, and residents.

More places to eat and gather. Rid of empty buildings (Lowes) and make more activities available

What are your biggest hopes for the future of Louisville?

To revitalize the McCaslin corridor, maintaining the things that make us unique- paths, downtown holiday lighting, parades, historic downtown

Repurpose vacant buildings with businesses

Reclaiming the small town feel and not prioritizing development over what we already have. Improving the areas we have instead of letting those stay vacant while developing more unnecessary areas.

The we'll keep a great community in a safe environment with wonderful schools and opportunities for kids and teenagers. Maybe improve walkability/bikability from neighborhoods to restaurants/commercial areas.

That it will again be recognized as one of the best small towns to live in balancing business, the economy, growth and quality of life.

to keep the small town feel but allow for well balanced and effective development; higher density redevelopment of vacant stores/businesses/properties which 'activate' the community

That they would maintain what little grass we have left in the city and STOP building. Redevelop existing, abandoned buildings rather than destroying land to build new ones. Stop creating problems by 'fixing' problems that were not there to begin with. Help small businesses. Continue community events that keep us feeling like a community.

To maintain small town feel

Economic vitality with a thriving business district and no empty storefronts. Dood vehicular circulation network. City staff and government that engage and listens to its community instead of pushing through their own agendas.

I want Louisville to continue as a wonderful town with great people, nice bike trails and parks, good restaurants and shopping opportunities, not much traffic, low crime, and a strong happy supportive community.

Not to let Louisville fail in the spirit of going "green."

Becoming a high technology leader while maintaining our culture and heritage.

That the many empty commercial spaces will be filled with new businesses.

A safe, welcoming place for families, children

Go back to being a small town/city that is safe

Staying the same small town feeling, easy driving, great neighborhoods

Acceptance of the reality that the City has no power to make housing "affordable."

That we are able to sustain a vibrant downtown. We keep our sense of community, open spaces and grow in a responsible manner.

For a much more vibrant downtown and a place that attracts visitors through a variety of businesses that are integrated into our community. It's been disheartening to witness the shrinking and struggling businesses around town the past 5-7 years.

maintain it as a small town that is walkable

Maintains green space, small town fee

What are your biggest hopes for the future of Louisville?

supporting new businesses as so many are closing. increase in sustainable and affordable housing.

Re-establish restaurants in several vacant buildings downtown (Empire, old Waterloo, Casa Alegre) as opposed to offices/banks/etc.

Safety, prosperity, and liberty.

Vibrant economic development; a diverse population (which would require the creation of housing opportunities for low income families)

That Louisville does not lose its small town feel as it seems to be happening.

Improved retail business

continuation of the sustainability framework for city operations, housing for low income people.

Loss of identity... becomes suburban sprawl

Let businesses come and stay

Maintain small town vibrant core

Keep housing costs and property taxes down

Less cookie cutter structures more trees!

Remain what it is now as a quiet and peaceful town

Prosperity and safety

Safety, community, vibrancy

Not minimizing roads to one lane therefore creating traffic, maintaining vibrant downtown, keeping housing cost at bay, trail system intact and maintained

That it maintains a distinct and vibrant downtown.

I would hope the McCaslin corridor could be better developed with dense living and businesses.

We evolve into a more inclusive city. Transform McCaslin into something more interesting.

Lower commercial rents and other incentives for Businesses so they come back

Attracting more restaurants and businesses.

For the City to support businesses staying in our community rather than leaving buildings vacant to move to neighboring towns such as Lafayette and Superior.

Diverse revenue streams. Better downtown. Connected neighborhoods

What are your biggest hopes for the future of Louisville?

Maintaining safety and affordability

Vibrant economy, a well balanced population (young and old, families and individuals, diverse income brackets)

A vibrant downtown with a pedestrian street (Main st) closed to cars

Keep businesses

That it remains livable, the traffic is beginning to be too much. I don't love the businesses moving in downtown. We don't need spas. I want to be able to walk and enjoy the community. I love community activities and would like to see Louisville more affordable to a variety of income levels.

Stay a small town for the people.

Continues to thrive and be a top town in Colorado to live.

robust tax base, lower real estate taxes, more welcoming to business, less blighted, empty building

it doesn't become like Boulder

More community, more restaurants, more nature

That we will actively choose to remain a place that young families can afford to move into to raise their children

Sustainable growth while maintaining the small town feel. We need to stay a family friendly town far more than reaching for big economic growth.

Affordable for families

In rebuilding the fire areas, I hope Louisville sees and supports the need for vegetation, especially trees

Sustained growth

More business downtown and more along mcaslin corridor. Lower housing prices! Lower the rents to bring people here.

Maintain safe, small town feel while being financially healthy

That policies are only put in place where the majority of the residents agree there is a public need -- not just when interest groups push agendas. True consensus, sadly does NOT come from surveys.

Maintain family friendly feel with great access to ecologically diverse habitats

That it will be a place where my own children could afford to live. That it would have a diverse set of industries and services that create a robust economy.

To keep its small town charm and not turn into another commuting town filled with the same looking apartments where you're required to drive to get anywhere. Continued safe transportation by bike and foot, keeping car speeds low to encourage safety.

Don't trash McCaslin corridor and allow a mental health facility by Walgreens further spreading those who have just rebuilt.

What are your biggest hopes for the future of Louisville?

would like to see downtown with more locally owned diverse businesses as it was a few years back very disappointed that we are losing so many restaurants, art galleries, unique shops and replacing them with businesses that do not bring pedestrian walk-in traffic.

Cultural diversity and affordable housing options

More businesses

Stay small town feel, friendly, places for youth and family and adults to play and learn together like the rec center, the library, the skate park, pickle ball. We need more tennis courts, so that would be my biggest hope is that Louisville can make more and maintain the tennis courts!

My neighborhood not burn to the ground again

That it would attract activities and restaurants like Lafayette and the tax dollars of Superior. There are too many open or a

Return to values that made it the best small town in America

Keep it simple, small, stop the development and the growth!

To stop putting up roadblocks for new businesses

That we retain and protect open space. That we do a better job if promoting the arts. Provide more activities for teens, like a creative space. That we provide a safe community, especially on the roadways.

To be more moderate, using common sense and science to make decisions, not just following a left agenda

To keep the small town feel and to tastefully develop all the empty spaces on McCaslin.

that it continues to be the gem of a small town with easy access to BIG things elsewhere

To go back 20 years

Accessibility and affordability for families, keep local businesses downtown, community, safety

Never ever having to have a mayor like Ashley Stolzman and her cadre of authoritarian council members again.

Avoid splitting commercial space up further

Maintain the small town charm. Continue to support small businesses

Stability

Affordability kindness

Contain growth. Utilize existing. Retail space instead of building more.

Main St becomes a pedestrian zone and thrives.

To have a city that has many good retail, commercial and business options. Also to welcome business to establish in Louisville without hassles to get

What are your biggest hopes for the future of Louisville?

a permit in Louisville. Look at Erie downtown and Lafayette so much better than Louisville.

to maintain open space and parks, and the high quality of life we all enjoy

Wise use of vacant buildings

Redone the urban decay and blight left from failed big box stores along mccaslin. Develop higher density residential and mixed use in those places

Continued vibrancy in Downtown but also a reimagined Mcaslin commercial area. (I hate seeing our tax dollars going across the highway to Superior or down the road to Boulder).

protection of environment & open space; solid and progressive education for our children

Bring in more businesses. Feels like town is dying a slow death while business moves to Superior and Lafayette.

Stay small

That we maintain a sense of community.

That it not become too expensive for residents and businesses to be here.

That overdevelopment is limited or eliminated.

Affordable housing, a vibrant downtown with shops and restaurants

Our downtown needs to grow. Lafayette and other communities prioritize downtown growth. Louisville stifles downtown growth. That needs to change immediatly

successful rebuilding post-Marshall fire. Affordable housing, building a more diverse and community. Growing a more vibrant downtown with small-town feel.

That it maintains open space. A more fun Main Street like Lafayette.

That we can replace the retail business and filled office space lost over recent years to other towns in the area.

Thriving businesses - I'm discouraged by so many leaving our downtown area.

More diverse, less NIMBYism

Progress

Maintain small town feel and open space

That it continue to be a small town with lots of open space. Safe commmm u nities

Nice safe place to live. Excellent schools. Unique places to recreate and shop- especially downtown. Limit additional housing.

Thriving economy - would love many fewer empty buildings and a sense that it's great to live and do business in Louisville

What are your biggest hopes for the future of Louisville?

Stay small town, lively downtown, great education, safe

better evacuation process than before, all homes rebuilt

A good balance of small town feel coupled with sustainable and reasonably thought out growth.

Continue to be a great place to live!

Preserve downtown and keep the aesthetics of the old buildings

Managed growth

I hope to have a small town feel but good diverse community businesses downtown. I don't mind expansion as long as crime, traffic and noise are kept under control. I would like more community businesses downtown rather than so many real estate agents. Maybe more parking?

Business growth, less blight. Vibrant Downtown with thriving businesses. Minimal medspas and realtors taking the spaces downtown. More restaurants, shops, etc- more foot traffic and draw to downtown. Get rid of blight.

That we maintain a vibrant economy.

Retains small town feel, vibrant downtown and safe. Affordable

Develop Red Tail Ridge

Stats small. No mansions created after destroying small homes.

I hope that Louisville doesn't turn into a rich white persons enclave, that we retain our diversity of residents with a majority of families with children, and that we revitalize our business opportunities.

Business and family affordability

We stop losing all of our businesses to the neighbors

That our government stops spending \$ on problems that don't exist and becomes more business friendly.

That we incorporate attainable houses

I hope that will be able to afford to live here.

That we can regain and sustain vibrancy as a community, with a range of ages, races, and incomes.

More restaurants and coffee, community events, growth in business and development of open space and trails.

More vibrant commercial sector. New restaurants and other businesses.

Keep its small town feel while supporting commerce. Redevelopment of McCaslin corridor to a more walkable business and resident friendly area.

To keep the small town feel and the coal mining history and family history that has been here over 100 years.

What are your biggest hopes for the future of Louisville?

I hope it is still a nice place to live without interfering in the residents' lives.

To expand our parks & open spaces

don't change via appia, maintain /mow the open space like we use to

taxes and insurance don't force us to sell and leave

I'd like Louisville to return to more of the small town feel. Now it's just people driving around as fast as they can without taking time to enjoy local businesses and connect with people

Growth in our community and support with business of our downtown.

Sustainability and more diverse population

Housing equality and availability so those from service jobs can live here again. Continued sense of community pride.

Sustainable development

More choices in downtown Louisville for shopping and eating

More businesses, restaurants, affordable living (rental/own apartments, condos)

Strong economic growth, safe neighborhoods

A lively city offering more things to see and do and that's more affordable for people of different ages, backgrounds, interests who can live and work here.

I would like to see the plan progress and change well with the times.

A robust economy to return.

Affordability for businesses, so there isn't just empty store fronts and box stores

a vibrant downtown, giving economic support and providing a community center

Keep the small town feel

That we have people elected that don't follow everything Boulder does.

Maintaining a small town feel and having incentives to attract small businesses

Maintain our small town feel, and dedicated outdoor pickleball courts!

to treasure it's history...keeping as much old as we can, i.e. buildings, homes...

Doesn't get overcrowded

What are your biggest hopes for the future of Louisville?

A vibrant and alive downtown a destination town

We need aging in place homes desperately. There are minimal one floor homes available. We want to stay in Louisville (42 year residents) but may not be able to

Sensible future building that works in conjunction with the neighborhoods that they are a part of.

Small town feel with great amenities

Maintain its small-town feel

Downtown continues to grow and has quality places to eat.

Sustainable living (low carbon)

More retail in downtown.

That the city of Louisville starts to really form the downtown area back to a place with a multitude of shops and restaurants instead of financial and real estate buildings. We are losing our appeal and more and more people are traveling to surrounding locations such as Lafayette as our charm fades.

Close main street to make walkable downtown

Businesses and restaurants to come back to old town and other areas of town

Affordable housing for younger families to keep schools viable and maintain a vibrant, multigenerational community!

Businesses are encouraged; stop changing 2 lane streets to 1 lane with bike, etc

Small town feel. Appreciation for history Maintenance and care of open space and road ways. Mowing or grazing to keep down flammable grasses

I would like to see Louisville become a leader in sustainability, affordable housing, and diversity such that everyone, no matter their socioeconomic background, can thrive here.

Reinvigorated downtown and Parcel O, continued family friendly community, bike friendly/ active a community.

Keep Louisville small. Don't lose sight of our roots

More restaurants, small businesses, less property taxes, better landscaping on So Bo Rd

That the voices of an active minority not be allowed to dictate city policy.

Quit trying to emulate policies and practices of California and Boulder; ensure Louisville is attractive to businesses; specifically, repeal the onerous, expensive "environmental" building standards for both residential building codes. STOP the excessive expansion of apartments, condos, homes that we see in Superior. It's getting way too crowded. g

That we go ahead with economic development. We need to have more businesses.

Build soccer fields in the new Red Tail Ridge development

That it remains the fun and welcoming place it was when I moved here and is allowed to grow and change.

What are your biggest hopes for the future of Louisville?

safe place to live and affordable housing

Regain new businesses to replace those that have been lost- Lowe's, Alfalfa's, Outback, Carraba's...

As Colorado grows there are fewer towns with a small town feel. I think we have an amazing opportunity to create a quaint small town feel that people from outside of Louisville will come to to get away from the big town or no character town they live in. We need to embrace unique businesses and allow character to encapsulate our town.

Return to vibrant and unique downtown area

Sustain the great combination of parks, open space, trails and vibrant downtown while still creating opportunities for economic and cultural diversity

Sustainable growth, affordable housing, diversity of perspective/background in its people

To maintain a small town atmosphere while securing a sound economic tax base with viable businesses both retail and otherwise.

That 100 years from now it is still among the best places in the US to live, work, and play

Need more support of business to sustain tax base. Slow residential growth. Add pickleball courts as they support community and activity. Clean up the litter.

that we will run it for the benefit of all citizens. Not just the rich.

That it doesn't lose its small town feel, and city government remains open and transparent in everything it does.

Increased development of downtown

It rebuilds

That my family grows and thrives here

That it remains a small town with vibrant restaurants and stores. That it does NOT turn into Boulder! Trying to make it more walkable isn't wise. The old town is good for that.

Increased walkability between neighborhoods, restaurants, parks, etc. Utilization of existing commercial space (vs wastefully building from scratch).

More business that will create revenue and lower taxes (especially property taxes).

Expanded Open Space preservation and access

Stop the insane transformation of some of our roads. It is embarrassing what has been done on Dahlia. And the many additional concrete barriers at crosswalks.

To be a place where my grandchildren can afford to live

Bike lanes along Courtesy Rd. between South Boulder Rd. and Empire Rd.

Population stability near the current level. Vibrant Main Street.

Sustainable tax base

What are your biggest hopes for the future of Louisville?

Reduced Taxes, Reduced Costs so that i can better spend my money and patronize Louisville Businesses. And, a more respectable considerate attitude of the DBA, The City and The Chamber towards its surrounding residential neighborhoods. Trust is earned, and it feels currently broken, imho.

Successful businesses and top education

Strong economy with locally owned businesses

Fill the vacant commercial spaces with businesses that provide jobs and interesting shopping

Keeping the town not crowded and having a wider and more diverse sense of community

fill open business space

When I moved to Louisville in 1992, the comprehensive plan called for the towns population not to exceed 20,000. While we've already exceeded that number I would like Louisville to remain a small town and stop trying to build housing for all the people who commute to work along the front range.

robust local business tax base

Continued quality of life, safety for all, commercial properties utilized and not vacant, diversity of residents, vibrant schools

Continue to grow in character and a model for what community should be.

More restaurants and shops in Downtown Louisville

More dense housing; more affordable housing; more multi family housing and less single family homes

Maintenance of small town feel; preservation of diverse neighborhoods; preservation of older buildings; diverse economy; ease of permitting; realistic expectations and execution of city objectives.

Maintenance of small town character

That we care for one another and that we don't waste money on menial items that only benefit a few.

More of our transportation needs met by bike trails and mass transit.

I hope Louisville remains true to it's values on the side of it's police department vehicles: Safety, Quality of Life, Community. This is what makes Louisville great! We need to come back to these values and make Louisville Family Friendly again.

Not get over grown

New businesses downtown. Support for existing businesses.

Bring restaurant vitality back to Louisville. Fill all empty store fronts with alternative solutions.

That Louisville can become a vibrant small town again. That we can keep businesses and businesses throughout our community.

Small town feel, welcoming to all

What are your biggest hopes for the future of Louisville?

That the empty buildings get filled with businesses and stop sitting empty for years. Like the old Carrabba's, Lowe's, and now Casa Alegre. More restaurants would be nice.

Continued safe and friendly neighborhoods

To be a bit less practical - we are in one of the most beautiful settings in the world. More humanity, empathy, compassion, and beauty – intrinsically and demonstrably. Embrace our beautiful setting, have commercial success, be a beacon for sustainable living. Be a place where women, people of color, and the LGBTQ community are embraced – for leadership and all types of contributions. Support clean air initiatives (an immediate threat). Thriving schools (which suggests affordability). Safety – low crime. Continue to embrace education and dignity. To be a little less survivor-mode and practical (emerging from the coal mining era) while also embracing the values of hard work, community, family, helping neighbors and more. Louisville is on a positive track! Let's have some pride and join together!

Keep small town vibe and control growth so everything is not overcrowded (Traffic, stores, schools, etc, etc)

reduce urban sprawl

More restaurants downtown and an outdoor store.

The hope is the Louisville government learned from the lack of having a plan for the Marshall Fire and now has a plan for cutting down overgrown grasses, has a plan for fire evacuation and has a continuous plan to revisit any measures to protect this town during unexpected fires.

I hope that Louisville can balance growth and a family, friendly neighborhood atmosphere

A new hospital, more trees and small town feel

To keep the downtown vibrant with full buildings! Whether it be restaurants, shops or office, just no empty buildings

to NOT be a mini-Boulder; to have a unique identity--small town feel but feel welcoming to residents, businesses and visitors

Economic growth, retaining the Avista, safe residential areas from fire and crime

Put in an underpass or overpass at the intersection of South Boulder Road and Main Street. Revitalize downtown Louisville with some new restaurants, shops and businesses (like downtown Lafayette has). Add more public art. Add more shelters outside to provide shade in the summer (a good example is what the library in Louisville did recently with their sun shades).

Common sense practices

Seeing our commercial and retail spaces filled. A balance of not just new housing but businesses, old town, parks and trails to balance all the population growth. Keeping our streets and 2 lane roads for cars and bike lanes along side the road as is. I do not want to see bike lanes take over roads.

That the city council and city officials can return to listening to and caring about its citizens. As a Marshall Fire family I can tell you that what we've witnessed from our city has been abhorrent.

That our town police and our city government continue to move out campers, tents and people who do not pay taxes but want to move into our yards and streets. We need to not become California.

GreatLibrary and rec center programs are great. Fewer empty businesses. That it remains safe and friendly for my family and kids to be out in the community. We can no longer use parks and libraries in Boulder due to drugs and homelessness and I hope that doesn't happen in Louisville.

That we have a vibrant community that supports families, individuals and small businesses

What are your biggest hopes for the future of Louisville?

A livelier downtown with more businesses besides restaurants and realtors.

to continue to grow and develop as a city with opportunities for business

Stop losing businesses to neighbors

Quality Restaurants and local businesses downtown. We go to Boulder or Lafayette anytime we go out to eat or spend money at local businesses.

Revitalization of Old Town. . Housing for active independent seniors.

Connecting trails

That is can maintain what makes it special while modernizing appropriately

To thrive in a sustainable way and have a sense of community

More housing leads to more people and more business downtown. Also want to replace dormant businesses (and real estate offices) with businesses that are regularly visited and will attract more people

Focus on bringing businesses to the McCaslin corridor and Old Town that make Louisville more of a destination while being convenient and usable for residents. It all starts with this revitalization.

Affordable housing

That is maintains the small-town character, incorporates a mix of real estate opportunities for all in both residential and commercial.

I would like Louisville to continue to function as a highly livable small-town community, rather than trying to develop into a larger, more complex environment

That city leaders serve its citizenry not push their agenda.

We lost our home in the fire, and I hope post-rebuild Louisville has the best of what it was before the fire and grows into something even better. Unfortunately, I'm not sure what that would be or would require. Maybe this survey and the work that comes from it will lead toward the best possible Louisville.

a lively main street (small town feel with many stable businesses)

Maintain a safe and fun place to live

Revitalizing downtown, keeping property tax low

Continued growth and magnet for families

Sustainable. Vibrant downtown

Safe, ease of transport, charming, good food

Not becoming urban sprawl controlled by developers!

What are your biggest hopes for the future of Louisville?

Maintain a vibrant downtown culture while maintaining the extensive open space network.

More restaurants and unique shops

Achieving a strong sense of economic sustainability/vibrancy while maintaining a very livable community

More retail

1. Resolve Red Tail Ridge issues! 2. Stop loss of businesses to 287 corridor. 3. Fill empty businesses along McClasin Blvd.

To keep Louisville a small town with a big quality of life.

Create a seating area and divert traffic for downtown Main St from Walnut to Elm. Move bus routes from main street to Front Street. Busses are loud and disruptive. Either Block off traffic or divert traffic flow like either Pearl St or Grand Junction Downtown.

Revitalize the downtown area with more businesses- I miss the unique shops and am less likely to wander when there is nothing to look at. I would also like to see the city invest in the tennis community. The Apex tennis center attracts people far and wide and something similar would make an amazing addition to our town

Revitalize retail and fill vacancies. Keep our town feel and don't let it get overly influenced by Boulder.

affordable rent

That we can retain the quality and value of the parks and open spaces, support filling all business spaces with useful, popular businesses and maintain the level of safety and community we've had.

Maintain small town feel, limit residential development, improved recreation opportunities, improve cycling/pedestrian infrastructure

Powered Entirely Renewable Energy, keep more natural habitats for animals and also for children to play, keep extending bike lanes and trails, more Pickleball courts,

That we lose the nanny state approach...the city doesn't need to provide everything for it's citizens. Over the long term, this creates an unsustainable level of expense.

Revitalization of downtown and McCaslin retail.

Vibrant downtown and good open space

That it stays a small town with plenty of open space.

safe, bike friendly environment

That it doesn't continue to feel it is necessary to grow, grow, grow, build, build, build.

Do NOT mess with success! NO more development or traffic

Balance of businesses and homes that is family friendly

That it stays about the same it is now.

What are your biggest hopes for the future of Louisville?

To maintain the small town feel with a vibrant downtown and bikeable/walkable spaces connecting neighborhoods.

Open space and outdoor recreation

Businesses that we can shop and support. Way too many real estate companies have taken over on Main St.

I would love a rail line from here to Denver.

Louisville remains a family community which includes single family homes rather than multi- family unit that builders want because it is more profitable to build multi- family rather than single family homes.

That it does not continue to copy what Boulder does.

Safe community to raise our children, strong economy/tax base

I'd like to see the corporate landlords who are ruining downtown come back down to earth, and bring commercial rents down to a place where local businesses can afford to stay local.

Economic stability,

That we can identify healthy growth options that get outside of the current tired paradigm centered on either prioritizing businesses and their perceived needs or opposing any growth/change at all.

Improvement along the McCaslin corridor. It has felt so empty for years.

The small town feel is preserved. I've lived in Louisville since 1986. I love the family orientation.

The town figures out ways to incentivize small retail shops to stay in downtown Louisville. My grandma doesn't want to visit the CPA or Realtor on Main St when she comes to visit. Tax incentives or rental caps need to be considered or downtown Louisville will be nothing but financial services businesses and a few restaurants.

A more vibrant and varied downtown

making the downtown more vibrant with restaurants and shops, creating attainable housing for current residents and employees of businesses in the City. Less objections and strife over growth and vitality.

Encourage business & less building restrictions & put streets back like before with less paint & islands

A clean transition to a new climate neutral way of living without a huge disruption to our current lifestyle and way of life. There are alternative scenarios that are much less pleasant to imagine if we decide to let our fate be decided by major corporations who only answer to shareholders.

Vibrant downtown like it used to be

more vibrant downtown, fewer vacant buildings, light-rail transportation from downtown...

Maintain small town vibe. Affordability

It remains unique not at all like Boulder

Maintain a sustainable community where all types of people feel safe.

What are your biggest hopes for the future of Louisville?

Balanced government representing everyone.... Not a one sided boulder clone

build the economy-the sunoco phillips spaces needs to be utilised for living and a bigger tax base!

To revitalize the downtown district

Developing sustainable infrastructure and growth; economic vitality; diversity among residents, businesses, and visitors, enhancing city services

To get a decent grocery store & some restaurants & or breweries that will entice commerce, as well as competition surrounding the sale of liquor & alcohol

Don't go changin'

More restaurants and shopping on Main Street

More diverse restaurants and shops with unique character. So much possibility! Keep downtown Louisville's character and expand with more high quality restaurants and attractions.

That it doesn't grow too much. I love the small town feel and access to open spaces.

limited growth

Completion or literally any progress at all on a municipal broadband infrastructure.

Keep small town feel

Help keep the businesses.We have open and attract new businesses to fill in some commercial real estate

Peaceful progress

That the town can continue to grow and accommodate young families with the aspiration of joining the community

I hope that Louisville will maintain and attract a good business base. We need a strong and small downtown

Attract and sustain good restaurants! So many restaurants and retailers are leaving us with empty buildings. How can we incentivize having them come and stay? I want to shop and eat local! And I want to live in a thriving town. It's a bit sad right now.

Great place to LIVE and do business. I think past decisions lean toward under-valuing residents.

Keeping our town charming and safe. Making it a great place to have a family or to retire.

String Economy. Recognize how goes Boulder is how goes Louisville; housing costs, declining school enrollment, aging residents living in large homes.

That it keeps the small town feel.

Revive economic vitality, do not mimic boulder behaviors (homeless population, hostility to automobiles)

to see fewer empty business fronts

What are your biggest hopes for the future of Louisville?

That it will become accommodating for all people. That it will not attempt to make laws that are ahead of their realistic time. For example, don't make laws against internal combustion engines until they are economically viable for people of all incomes. That Louisville would take steps to make it affordable for all people to be able to own a home.

Good use of our tax dollars to meet the fiscal and quality of life goals

Create a more town where you can walk or bike to local businesses easily.

Maintaining and restoring the downtown restaurant and shopping scene and bringing new housing developments (a mix of single and multi-family dwellings) to underutilized land parcels.

Continuing to have a diverse community of people and businesses. And, that the local community continues to want to support our local businesses.

I hope that Louisville will grow as a town. both in population and in town-i-ness. We have a population of 20,000 people, the same as Durango, but Durango has real infrastructure and density, where as our growth has been mostly suburban and exurban style curvilinear nonsense or the big box car culture fiasco that is mccaslin. we should have more areas of grid system with mixed uses. expand the town, don't just build more suburbs around it.

Small, safe, upbeat

That we can obtain a thriving downtown mainstreet and smart redevelopment of the McCaslin corridor, while maintaining the high quality of living in Louisville

The red arrow on via Appia at Pine is taken down

More affordable retail.

Filling vacant buildings with more retail and restaurants.

fill the open storefronts with well-run businesses that give back to the community; increase racial diversity

For this to remain a safe and small town to live in. I do have a BIG concern about the noise coming from the airport. It has become unbearable and has me wondering if we will be able to stay here. (I have lived here for 13 years and was planning on living here for the rest of my life. I am 60 years young)

don't become elitist like Boulder

More affordability. Thriving downtown (vs empty spaces), continued dedication to open space. Community.

Keep the small town feel

Maintaining the small town and historic feel of the town.

That we do sensible development that contributes to the tax base and is attainable for people who make annual salaries less than \$100,000.

Economic vitality and sustainability

Stop trying to be Boulder, lower the fees for building permits make it easier for homeowners to stay in Louisville instead of being priced out, with impossible upgrades needing to be made on homes beyond the permit's requested

What are your biggest hopes for the future of Louisville?

I hope that young families continue to settle here and thrive

To see downtown bounce back

A thriving and vibrant community. A community supporting local business. Tax dollars for Louisville...businesses being compensated for being IN Louisville vs. them feeling the need to leave.

City owned solar panels to provide residents electricity

To Develop both affordable housing as well as business development in empty stores such as Lowes, Alfalfas, etc

Retain some uniqueness of community. Big development dilutes this (Redtail) - it's a Catch 22

More diversity- in population, class status, and liveable places. Also, increase in environmental city goals (ie light polution; increased incentives for energy homes; sustainable small business goals; solar; incentives for taking out lawns; increased options for community gardens; lower water/electric/gas usages; increased incentives for solar especially for Condominiums and townhouses; increased public trans options). ALSO, reduce the NOISE AND LEAD POLLUTION FROM RMMA!!!

Stop with all the median work, lower traffic speeds, and single lane streets! It just pisses people off. I've seen far more traffic violations since you started with all this than before. Stop already!

Affordable and inclusive for diverse social classes and low carbon footprint

That they stop being so anti change and embrace modern city planning practices and become a town welcome to new comers.

Revitalize main street

Maintaining small town and avoiding densification and increased traffic

A vibrant economic future and less focus on changing streets and hyper-focus on the environment.

Bringing back a balanced variety in retail and food- people here are going to Lafayette and Boulder for this.

Added commercial and industrial development, this will introduce an increased jobs market. This will also drive a need for additional housing and bolster retail trade as well as City revenue.

More fantastic community events, more restaurants and better plowing! :)

Retain small town feel, reject Boulder developers encroaching on what we have here. They created their own issues, no need to transfer them to our town.

Better restaurants and entertainment in downtown

More businesses, a bookstore, more cultural events, environmental education, a theater

Maintain small town feel. Work to keep traffic at a minimum.

More family friendly outdoor recreation

My kids could afford to buy a house here

What are your biggest hopes for the future of Louisville?

1) Downtown improvements like more shops and restaurants 2) Underpasses for South Boulder Rd.

Small mom & pop shops downtown instead of real estate developers!

For the City Council to not listen to 5-8 residents who always complain & don't want success for our local businesses

Return of empty business/store fronts. Sustainable business growth.

I would love to see an underpass or pedestrian bridge at more than one crossing along south Boulder road. I don't feel safe walking from old town to the businesses and neighborhoods on the other side and I am especially concerned for students who need to cross.

Vibrant downtown

No more growth now

Community Fiber for internet access, Stop doing dumb things for what seem to be good reasons.

Mixed use of land that has sat for year's Sam's club for example and the movie theater

Louisville preserves its small-town character and nature, maintaining a balanced and neutral environment, and not infringing on, but maintaining the freedoms and rights of individuals within the community (rather than through mandates, ordinances, and laws)

Retain small town personality while being ecologically sustainable and economically viable

Stop all this development and overcrowding

Maintaining open space. Keeping downtown vibrant.

That Louisville stops trying to be Boulder. Keep the town small, stop building housing, work on bringing businesses back

That it doesn't turn into miniBoulder

More vibrant economic development, particularly downtown, more shifts towards being a bike/bus/pedestrian friendly town, continued emphasis on environmental sustainability, especially including a move away from using pesticides/increasing ecological diversity, seeing an improvement on housing costs, especially when it comes to not forcing out long time residents who are renters

More vibrant downtown with unique shops and restaurants - I want to do more of my going out in historic downtown, but have recently been spending more time in Lafayette because they've got so many neat, fun restaurants and shops

I hope we fill the empty buildings. I hope we can maintain some of the small town feel, but we still need to have thriving businesses.

Retain the sense of community, stay relevant re business and growth so that we can stay financially sound. I am not afraid of some growth as we need it for tax base but judicious growth with green specters kept in mind.

Lower taxes, including property and sales tax. Keep Louisville safe. Keep Louisville clean.

Ecological sustainability

Stays a safe place for my children.

What are your biggest hopes for the future of Louisville?

I hope that teens will have a place to hangout after school and it won't be too expensive. I also hope it isn't all real estate offices.

More trails

To be a family friendly, safe, small town feel that it has always had.

Revitalized Main Street, excellent schools

continued modest growth and to see the area by Biodesix/Safeway evolve into a mixed use space

We find a sustainable livable tax base that will support where we want to be in the future

Maintaining its growth with financial planning for the future

common sense over liberal agenda

Remains well-governed

Better economy, vibrant & fun downtown

more affordable housing and better bike/pedestrian options

I hope Louisville continues to be the caring, inclusive community it is to raise a family.

Allow population to place and be crime free

More housing options at affordable prices

A return to a more centrist, moderate, balanced political culture. One that isn't activated by extremist, alarmist issues or favors fringe ideologies.

That it continues to be a safe place to raise kids.

It will feel like a community again- where we can shop and eat with neighbors

A thriving climate for businesses and a safe place to raise a family

Maintenance of open space and trails

Sustainability

Opening up the Louisville water treatment facility for public trails a la harper lake.

Make roads and efficient transportation a priority. Time the lights on So Boulder and McCaslin so less stops at every light. Prioritize two lane flow of traffic not restrictive one lanes as proposed for Via Appia.

A vibrant Arts Scene across the entire city. A modern Performing Arts Center. A Dog off leash program. Vibrant Economic economy. More Music

What are your biggest hopes for the future of Louisville?

That it's affordable, friendly, bikeable. That McCaslin gets some prettier landscaping - it's grim to walk on the sidewalks near McCaslin and Dillon, Century...

Revitalize retail - there are far too many empty storefronts on Main St and various strip centers around town. The town needs more mid-scale to high end shopping which will also draw people for dining. Give a face-lift to these strip centers - they look old and decrepit. also add more pickleball courts and other outdoor family activities. clean-up city streets and side-walks so there aren't weeds growing out of cement. Keep Avista hospital (either same building or new building, but keep a hospital in Louisville!)

That we would reduce difficulty for developers to realize interesting projects, and have the city lead out with creative ideas. Take charge of the McCaslin corridor, buy property, invest in our future.

Cat Cafe

Keep all the good things we have, vibrant downtown, more housing for people of different income levels

This is a great place to live and a great community... more fun family activities and resources. Biggest critical need i see is cell coverage. We are in 2024 in boulder county and don't have good cell coverage in pockets of the city.

That it remains a charming, unique place to live with a thriving downtown full of small businesses, a strong sense of community, and beautiful green spaces.

Louisville is a great place to live and is family friendly and has great schools. I am concerned that there are various commercial spaces that remain vacant and don't seem to have hope for being filled: Lowes, Alfalfa's, downtown businesses. To me, this is the biggest issue that Louisville needs to solve. Attract new and unique businesses or create new community spaces.

I would like the downtown and other business areas to thrive more. Too many businesses have left Louisville and we haven't been proactive enough in attracting new businesses, retail and restaurants which has led to a decline in my opinion. I have lived here for over 30 years and I'm concerned that we are missing opportunities to make our community economically sustainable.

Diversity of Business types, especially in Old Town and especially vibrant small businesses (not chains), maintaining its community and small town feel

Safe neighborhoods-diverse vibrant downtown

Peaceful safe community within the financial reach of all citizens.

Maintaining an environment for our downtown area to thrive. Fair taxes that allow our small shops/restraunts to stay here.

That 95th street be upgraded for better traffic movement.

make it more welcoming to people pre-kids

To raise my kids in a safe, loving, outdoors focused community with great education

That it remains a small town.

I hope Louisville continues to be a progressive and safe community with open access to outdoor spaces and a great education system.

Vibrancy, true inclusivity, environmental sustainability (support the bees, birds and bobcats.)

What are your biggest hopes for the future of Louisville?

I hope that Louisville will invest in more affordable housing opportunities to increase diversity, while continuing to be a vibrant and welcome place for all to live.

That it does not turn into Boulder.

that we continue to be a safe and tight knit community that values open spaces, open communication, and support of one another

Keep the small town vibe that's already mostly lost.

Remaining Development focuses on housing density and commercial

No vacant business buildings.

Focus on keeping taxes lower, less painting on the streets, Fiscally responsible

My hope is that we operate like the small, close knit town that we are. We often can't get out of our own way with over regulation and complex layers of rules. That crushes creativity and growth.

Affordable housing, increased diversity, and thriving local business

A big part of the small town charm is the young families with kids growing up in town. I hope we are able to protect this aspect of our character by addressing the affordable housing issue, allowing young families to continue raising kids here.

Maintain its value on families, maintain its cute downtown

Maintain open space and trails, support kids, schools, elderly and the entire community

Continue to have a vibrant downtown and continued use and improvements to the open space trails

I hope Louisville can attract more healthy restaurants, lose the big chain restaurants, create more vibrant cultural arts, and become a local destination for public art.

Thriving commercial tax base

More small businesses; it's sad to see empty storefronts and restaurants on Main Street

To see more affordable housing options for people like myself who grew up there, moved away, and are now hoping to come back but are priced out

Develop the StorageTek site with tax-producing businesses.

That we continue to have a family feel while continuing to grow more vibrantly economically.

Small businesses are thriving and accessible

Sustainability (including businesses which appear to be leaving); revitalization of downtown; community focus; decreasing global warming probable effects such as fires; floodings, etc

That we retain our small town atmosphere with holiday parades, Street Fair, and the occasional festival. That Louisville government and residents support a variety of restaurants and shops so Main Street is a thriving and fun spot. Make sure Louisville remains a safe place to live.

What are your biggest hopes for the future of Louisville?

Culture and diversity while preserving town history. Would love to see some of the vacant spaces on Main Street bring that.

To use common sense in all planning areas. Would love to see affordable, sensible housing for seniors.

That the Council/government would listen to the citizens before making decisions.

Continue summer events on Thursday - Saturdays. Maintain walkways, continue to develop parks.

Sustainability.

Revive Alfalfa's

A nice, down-to-earth community, not a community of elitism. I hate to see all of the nice, quaint homes being knocked down to build huge homes on tiny lots.

Maintain a vibrant downtown. Housing for people of all economic statuses.

Limit number of new residential units built to avoid overcrowding and congestion.

continue to be the wonderful community it is

A growth model that supports and promotes more economic and racial diversity, while retaining both the open space and unique character that make it feel distinct from the surrounding communities.

Better sustainable transportation options - including Louisville on bus routes

Remain a small progressive city while maintaining surrounding open space and expanding diversity in the population

Stop political agendas and getting back to being good neighbors.

To fix the drainage issues I've been discussing with the city on Dahlia and South Madison so it's safe!

To maintain the small town feel, sense of community, education system, and open spaces.

A more vibrant and modern downtown, continued excellence in our schools, ongoing strong sense of community and availability of community amenities

Economic Success and Well cared for trails & open space

Leave it as is. That's why we have lived here for 40 plus years

Bring more restaurants and shopping

I hope it stays small

I'd like to see better bus service around town. I'd like to see more grocery (natural foods) and retail options in our town and

economic vibrancy

What are your biggest hopes for the future of Louisville?

I would love to see more local boutiques brought in to downtown and maybe an additional high-end coffee shop on Main Street. I feel like Louisville has such a great community feel and want to see the downtown continue to grow and be vibrant.

Stay small, open space and plenty of trails/paths, good schools, sustainability

That it remains a welcoming place for young families to raise children.

Economical viability and environmental responsibility in current and future buildings.

More businesses, affordable housing

a beautiful, vibrant downtown and no more businesses leaving

Develop vacant land to bring businesses and attract people who will live in the community, instead of losing those opportunities to surrounding communities

Maintain its small town character, safe, affordable living

Becomes more walkable/bikeable. The zoning supports a better sense of community within neighborhoods; maintain open space areas and trails

Having many public (free) pickleball courts indoors and outdoors

Stable economy and safety

Regain former glory

That Louisville will turn all elitist

To be a leader in initiatives that prioritize the climate, natural environment, community connection with the local ecosystem, and transportation solutions that center accessibility and safety for pedestrians and cyclists.

Economic vitality and multimodal transportation integration

I hope the city can stop focusing on the past and start planning for the future. We need to attract more businesses, reshape our roads to accommodate the large influx of new residents.

Retain the feel of a small, historic town, as distinct from the now almost-continuous Front Range community.

More diverse tax base.

Thriving downtown while embracing its past, great schools and happy folks

That we can work to keep the friendly small town feel of Louisville while working to keep our economy vibrant to pay for city services.

That we continue to maintain a small town feel over growth of city status.

Improve its appearance - better paved roads, sidewalks, flowers on medians...have it look as nice as Superior.

Stay a small town

What are your biggest hopes for the future of Louisville?

That it avoids becoming homogenized, subject to corporatocracy.

less government control

That families can continue to afford to live here. That a vibrant shopping experience returns to Main Street.

Safe and fell like home towm

Make the city more business friendly and encourage new business. Don't arbitrarily cap new businesses you don't like. Keep the code provisions simple and workable for home owners. Stop grandstanding on matters for appearance sake.

Safe Growth

Less government intrusion

Continue to support small businesses, open space, community feel and connection

Keep the small town characters

sustainable practices and comfortable living

High quality of living for the residents, including domestic animals and wildlife/environment, which preserves the unique, historic, and rare community and environment. Growth is here, and honest, thoughtful, well planned and executed, to preserve the beautiful place we call home.

Small town big heart

Safe city

Expanding new restaurants and bars, reliable cell service

To avoid becoming too much like Boulder.

Crime decreases drastically. City Council and City of Louisville doesn't waste my tax dollars. We stop putting up new residences....Bigger is not better.

More housing and transportation options

Continues to be family friendly, easy to walk/bike places w/trails, cute downtown that conducive to community events, hope to enhance diversity

I want to see Louisville become less car-centric, with a rail connection to Denver and walkable communities. I hope it doesn't become an exclusively rich enclave, so I hope there will be more density in the right places with a variety of housing styles and sizes so that people from all backgrounds can be my neighbors.

Vibrant and healthy olde town with strong community atmosphere

Small town feel with active and open businesses (provide small business incentives)

That it maintains its small town character and we do not sell or develop every piece of property

A more rejuvenated, vibrant downtown. It's concerning the number of vacant buildings on Main Street.

What are your biggest hopes for the future of Louisville?

Continue pursuit of sustainability in social, environmental and economic sphere

To be able to afford to buy a home here, seeing Louisville lead in sustainability

A city that embraces inclusion and realizes change and accepting more physical development does not negatively impact our community character. It helps build and evolve the character in a meaningful way.

Not follow California down the toilet drain with their building policies, etc.

Safe, diverse and inclusive community where our children can thrive. A good balance for those who wish to use their bikes/alt transport and those who drive.

Maintaining small town character. Maintaining street faire and community parks concerts. Slower traffic on S Boulder Rd

More restaurants and retail. Well maintained trail system.

Financially stable, fun interesting neighborhoods.

I'd like to see a more vibrant commercial scene downtown (art galleries!!) and along the McCaslin corridor. The former StorageTek property should not be developed beyond the StorageTek footprint, with the rest of the property remaining the wildlife oasis it has been for decades and decades.

Sanity in government

Thriving downtown with great restaurants

To remain a beautiful, safe, inviting place to live and work

To maintain or improve upon current features as described in questions above.

Safe and thriving community

Keep open spaces

To stay focused on what makes this town great and not get too ambitious and commit to too much stuff.

More forethought in construction projects and road planning. Dahlia's new traffic formation is horrendous and needs to be reversed.

Sustainability and economic growth

Keep the small town atmosphere.

We need to grow however in ways that are balanced with our population for our health and safety of all who live here.

Build a sustainable, carbon neutral community that's great for kids, families, adults and seniors of all economic and diverse backgrounds.

More successful downtown. More density rather than more sprawl. A bit cleaner and higher-end feel (e.g. McCaslin should have nice landscaping in the medians--right now it looks ratty)

vibrant business and tax base

What are your biggest hopes for the future of Louisville?

Healthy, well balanced economy. Balanced demographics: age, and income. More and better restaurants!

That property prices don't increase to the extent that lower income families cannot live here

As a resident, don't change too much... Louisville is doing a lot right. Sometimes there's a push to change for the sake of change... meanwhile Louisville has done what a lot of small towns aspire to.

We need to figure out how to fill the empty commercial spaces in order to have business revenue and property taxes contributing to our local economy. Don't lease or sell them to churches that pay no taxes!

I would love to see more bikeable passages through town for commuting and not just recreation, as well as community spaces that are walking friendly and have a beautiful design.

I 'd like to see Louisville not burn up.

Ability to attract more families

More restaurant - a revived downtown and mccaslin corridor

I hope that, as soon as possible, we connect all bike/pedestrian trails, and complete the commuter rail as promised.

More bike trails and green space. Encouraging new business/ restaurants to the downtown area. Lafayette seems to be encouraging growth in their downtown while Louisville seems stagnant.

More support for the arts and more diversity.

Via Appia stays the way it is!

Vacancy tax of commercial properties that sit longer than 1 year unoccupied.

that the wishes of the residents and property owners will be heard

1. Bring in more small businesses for retail and restaurant. The vacant store fronts all across town are shocking and frustrating. and 2. No more high density housing developments - the schools cannot accommodate such high density population expansion

Slow and intentional growth

That it stays safe, friendly small town feel, and with lots of green open space and trails and parks, without too much development taking away from these aspects

That it will keep it's small town charm and family friendly neighborhoods and events.

Housing affordability can be prioritized through the Marshall Fire re-build

Continued support to help businesses here grow and attract new ones

That the city pursues data-supported actions and policies for the flourishing of humankind

Additional local businesses and to support them fiscally

What are your biggest hopes for the future of Louisville?

Vibrant downtown, continued sense of community and small town livability, balanced with gentle density through ADUs. Incentives to improve sustainability

lower cost of renting

Vibrant, Economically sound community

Not over-developing to keep green spaces and small-town feel, making rent affordable on Main St. to attract new shops and restaurants,

Maintain the sense of community, protect the open spaces and wildlife (keep off leash policies to established dog parks), and aim for affordability

A healthy and vibrant downtown, good government and a clean, livable environment.

I would love to see a more comprehensive way of alerting residents to community events.

more small businesses like restaurant. I hope the roads do not become clogged with traffic.

I would especially like to see the empty retail buildings either reused with something that is not a discount entire or video game store, or razed and developed into housing or parkland. These empty big box stores are an eyesore.

To continue to develop the community connections and maintain the small town experience Louisville provides.

To maintain its small town charm.

That we learn from sustainable living practices and become a model for intentionally increasing housing density and mixed use communities in ways that, long-term, make our communities stronger and more environmentally sustainable.

Slower and less traffic on 42/courtesy and south boulder rd. Also less commercial development unless current vacancies are filled.

Strong financial health, economic stability, transparency around spending; increase images and programming to expose and include residents in varied ethnic and cultural experiences including seeing themselves represented.

More diversity, to see the empty building downtown filled

Improved commercial tax base and improved Main Street restaurants

Thriving and vibrant small town with a community feel. Love all the young families and kids

We can continue to grow, supporting small businesses and open space. I would also hope that we can reduce our carbon emissions and become a more sustainable and clean town.

Better town for restaurants, companies

Keeping the small town feel

Better balance between small-town feel and business vibrancy. Empty Lowes lot being an example of the opposite.

Keep small town feel & quaint downtown

What are your biggest hopes for the future of Louisville?

r

Continued family friendly events, support for the library

good roads, good occupancy on commercial property, relatively low taxes, low crime. maintained parks and open space.

That it can retain its historic areas while inviting new residents and new commercial venues.

Keep it friendly for families.

I hope it stays small. We are cramped and I'm sad to see constant building in new areas of town.

To keep Louisville as it is. It is a vibrant town, but still it can quiet and small. It is very family and community oriented and I wouldn't want any change in that regard.

Maintain the small town feel but be livable for younger families

That it maintains its quality of life and livability while being open to needed and appropriate change that addresses today's challenges related to housing types and affordability and the city's economic sustainability

More community spaces to gather. There are only a few restaurants where people gather (Murphys, Waterloo). Large cool beer garden similar to other towns that's inviting and you can run into neighbors.

maintain small town atmosphere, avoid over-reach by the government

I hope that Louisville will meet and exceed its climate and EDI goals

attracting and keeping more restaurants

growth while maintaining our personality; minimal high density

I hope that the city prioritizes filling vacant business space to foster a thriving economy. I hope that we can get back the small town feel of Louisville - I feel that over the last 15 years that has changed. I would also like the city to focus on road safety in an appropriate manner - there needs to be more thought that goes into the "fixes" for road safety. Louisville used to be the town that was known for speed control - no one would speed because the chances of being ticketed were high. That is no longer the case and it's effects are obvious.

I would love to see Louisville invest in their downtown and the area off of 36. We need to support and encourage new businesses and restaurants to come to Louisville.

No more empty storefronts, no more absentee landlords

I hope that there is a bigger diverse community.

Work with new business to have a vibrant downtown

vibrant

Greater housing density along 36 and McCaslin, relaxing of historical building regulations to promote appropriate redevelopment of downtown area.

What are your biggest hopes for the future of Louisville?

It maintain it's values and expand on environmentalism, sustainability and access to transportation. I'd love to see transit options connecting downtown louisville to regional hubs like McCaslin park and ride.

Continued emphasis on small town community. It is a great place to raise a family. Would like to see fewer vacant industrial/commercial space with emphasis on filling those spaces before building new.

Diversity of businesses downtown. Years ago the owner of Bella Frida proposed that we keep the downtown 75% or higher retail. Instead, we have mostly financial or real estate storefronts. This doesn't encourage hanging in town to eat or shop.

That it doesn't get overdeveloped into another overcrowded, bland Denver suburb without a distinctive identity

lots of restaurant options

that there will be more shops and restaurants in old town, places people want to visit and patron. stores or shops that are teenager friendly

Sustainability

Balance of residential and retail. Open space.

I'd really like to see the city help the downtown continue to grow and thrive. Also, I'd like to see the town continue to build out it's network of bike and walking paths supporting safe, convenient non-car transportation.

A place where people can live and work.

My biggest hopes for the future of Louisville is that it recognizes that being a "small little cute town" is not sustainable. I would like to see Louisville lead in growth and development. I would like to see the city welcome more residents, all which can support more unique commercial.

I am hoping that Louisville can re energize its downtown and other surrounding areas. Attract more appealing businesses and bring the vibrancy that was once here back

More businesses, both big and small, have the means and opportunity to fill the empty buildings in our community.

To not change too much, Louisville is a really great town and i would love to see us maintain our strong community, vibrant downtown, excellent schools, and open spaces.

To contain construction, redevelopment (in Old Town), to provide alternate transportation opportunities for those of us that are not able physically to ride a bicycle. Get your heads out of the sand and include disabled, young, old, all demographics in Louisville.

Find tenants and businesses for all of the vacant commercial spaces

If you could live somewhere other than Louisville, where would you live and why?



What is one word you would use to describe the City of Louisville?



What other comments or big ideas about Louisville do you want to share?

What other comments or big ideas about Louisville do you want to share?

I would love to be a part of bettering the use of our food and product waste, for businesses and families

Good to keep existing open space & parks and only build on appropriate land (such as corner of S Boulder Rd & Main St)

Investing in faster internet would be a good use of money.

We should have our own municipal fiber internet

Stop trying to be like Boulder and take ownership in vision that differentiates itself

Water park

Continue to make this a cycling destination. Build starter homes near downtown to stimulate business and schools.

I encourage the City of Louisville NOT to rezone the land uses as set forth by the previous Comprehensive plan

Please slow down development of open space buffers

Would like to see Louisville take climate change and environmental degradation seriously so that future generations have a higher quality of life. Restoration of our open spaces and preservation of existing wildlife.

Downtown genuinely needs rescuing. It's withering away. Restaurants are closing or moving to neighboring communities (especially Lafayette) who are recognizing how disgruntled business owners (especially restaurants and bars) are with their DT Louisville locations, offering them more attractive terms and they're SPRINTING to get out of DT Louisville. PLEASE SAVE DOWNTOWN.

Do a better job of supporting people who live here such as the recent mess with building permits following the fire. Allow at least three or four unrelated people to live together in a rental. Keep the city offices open five days a week.

Love it here. Keep up the good work. Win the war, not the battle. Smart, slow development better. Yes, new construction should conform to the highest energy standards (I know it is more expensive). More parks, open space, bike trails, underpasses, community buildings all improve the experience here. New housing complexes and strip mall really don't. Thank you!

There are challenges with creating ways for bikes to share roads with cars rather than making bike paths that are safer for everyone. We need things to bike to that are a 5 - 10 minute bike ride for daily life (ex: mini markets for groceries). Where am I biking to if I go down Via Appia? No where close by! We need commuter roads to get people home who have to work outside of Louisville without the worry of bikers on the road.

Provide incentives and laws (requiring solar panels, sustainable land use for neighborhoods, HOAs, business and property owners to conserve energy, xeriscape (like in Santa Fe NM), etc.

The time is ripe to develop a transit oriented community on McCaslin near Hwy 36! We need another town center that is walkable, where we can enjoy gathering and not depending on cars to get around.

We need a new vision for redeveloping McCaslin by reducing strip malls, big box structures and parking lots.

I'm not real happy with current city leadership

What other comments or big ideas about Louisville do you want to share?

I would love to see the unused retail space become occupied. I know everyone says it, but I'd vote for Trader Joes (even to replace Safeway). Also, I'd support a Sierra/TJ Maxx/Home Goods like on 144th near I25 because it would bring in Boulder folks and increase tax revenue.

No more dead big box parking lots. Allow more mixed use walkable centers instead of life sciences and mega churches.

I love our little town and although it's not perfect I just want to say thank you for all of the hard work you are doing to care for it!

Keep in mind, that once a building is built, that land is gone for good. Please look at the long term picture, not just what feels good today. We can't satisfy everyone's needs.

The crazy road ideas are dumb. I'm just going to say it. Leave roads in a way that normal people can understand

Develop property formerly Lowes to provide multifamily mixed dwelling homes including duplexes and apartments with trail access to RTD bus station and downtown Louisville. Keep the movie theater, improve the parking lot and plant more trees in this neglected lot.

Please stay realistic and spend limited resources on things that make sense that are desired by the majority. Note about the new traffic lines on Polk/Dahlia (thank goodness the same thing wasn't done on Via Appia and lanes reduced): people don't know how to drive on roads lined like this. The response was that "people will learn." We shouldn't have traffic patterns/lines that aren't needed and people don't know how to use. Anyone visiting the area will be confused, and accidents may increase.

Louisville could benefit from working with businesses, particularly small business and stakeholders to implement

Do not close Main Street.

We are not and should not be like the City of Boulder please!

Communication and discussion w/residents before community changes are made.

I propose creating a native plant and botanical garden between the police station and the arboretum to attract birds, pollinators, insects, etc to transform an otherwise sterile monocrop grass environment that is maintained by mowing into an educational opportunity.

After spending a lot of time in the Netherlands recently, I do wish that you will look at smart ways of creating safe pathways to cycle from residential to commercial areas of town. (I don't think taking Via Appia down to one lane is smart by the way - but there are ways to buffer the bike lane that exists without limiting traffic I would think). Some of this is through education which will take time, and making travel safe and easy for both cyclists and drivers so that both respect one another. Right now, we have a lot of recreational paths, but not a safe, easy way to get across S. Boulder Rd. (as an example) and then to businesses like King Soopers without riding on the busy road or partially on sidewalks. The crossing at Main by the RR is horrible, especially as LMS students navigate that area daily. I love Louisville and hope to see it thrive as it has in the past. Please keep an open mind and find ways to welcome businesses and families of all income levels back into the community.

Retain and expand on the small town character of the downtown area by encouraging unique retail and restaurant shops.

Please do not decrease capacity on Via Appia or other primary roads.

Try for attainable housing at Redtail Ridge

Mental Health Partners Do not allow (MHP) of Boulder, to move its acute care services to 1107 Century Drive in Louisville. I believe there are many concerns on how that facility will negatively impact Louisville. Property values, safety, detract new businesses from wanting to operate within Louisville.

I would like to see fewer massive multi-family apartment complexes (no taller than 3 stories). Encourage smaller homes and/or row homes. Encourage small businesses including restaurants/cafes/bakeries and other retail to set up in Louisville.

What other comments or big ideas about Louisville do you want to share?

Focus on rebuilding fire damaged parks and infrastructure before taking on new big projects.

Other than lack of parking, I like Louisville the way it is

we should help with the homeless migrants in denver

Shout out to the Louisville Public Library--one of the best features of our small town! Please give it all the support we can

We need more recreational opportunities. Indoor sports complexes/bowling/mixed use restaurant/retail/entertainment. More reasons to stay in town instead of spending our time and money elsewhere.

I support climate action at all levels of local government. Current development standards need to be changed to better prepare for our changing climate and to reduce greenhouse emissions and waste.

It is vital that the city identify tangible programs to incent small businesses (mainly retailers) to locate downtown. We actually need a "comprehensive plan" just for downtown. The adage "build it and they will come" is no longer tenable. We need the city to be hyper-proactive and creative in revitalizing the core. Look to what has worked in other cities. Get creative. Engage with owners of vacant or "walking dead" properties on Main Street and Front Street. If that produces no results, consider vacancy taxes.

Maintenance/upgrade of Waldenberg tennis/pickleball court.

One major flaw in Louisville is that it is difficult to access required shopping areas like the grocery store or home depot via walking.

When I need to sell my house due to aging (too big/stairs@), a cottage community with small , one story houses would make it easier to remain in Louisville.

The new traffic design on Dahlia, where cars share the center lane is terrible. This design does not enhance bicycle safety as vehicles will swerve into the bicycle lane to avoid oncoming traffic.

The town must remain primarily small town residential. Office park/commercial/warehouse type development is ANATHEMA! The "Storage Tech" land should remain undeveloped.

It would be great to focus on continuing to attract great businesses to our downtown

It is very sad and frustrating see all the empty buildings and seeing businesses leave the area. Also the traffic signals are horrible and need to be smarter when cars are waiting and no cross traffic is coming. Left turn lanes on McCaslin are very dangerous as they are offset and you cannot see around oncoming traffic who are also turning left, it makes left turns very dangerous

Our downtown is stale and lacks options compared to other communities

I support stricter regulations for environmental protection. One example would be for signs/information to decrease car's idling while waiting to pick up kids, waiting for the train to pass, car wash/drive thru lanes,....

We haven't been very pleased with the latest road "improvements" and think they have been a waste of money and the city could use these resources elsewhere better (more snowplows? sidewalks?). The new bike lanes on Dahlia are especially confusing and not very useful considering everyone uses the bike paths around that area anyway.

I would really like to see our city maintain our open space areas better especially adjacent to Coal Creek elementary sidewalks and I'd also like to see our roads snowplowed faster after storms. Thank you!

We'd love to see north and central/south Louisville connected better for pedestrians and cyclists. An underpass at Main and S. Boulder would make a

What other comments or big ideas about Louisville do you want to share?

world of difference!

I would like to see more parking available on the edges of the downtown area with main street closed to traffic allowing the businesses to be accessible to foot and bike traffic.

Highway 42 underpass and commuter rail

City needs to hire quality consultants to assist with the management, planning, and engineering needs of the city and stop always selecting the least expensive firm. You get what you pay for- look to Boulder and Broomfield as examples.

Change or update zoning laws so they are more efficient and easy to build so we can provide more diversity in structures and businesses and homes.

A goal of 15 minute neighborhoods

I do not think ADU's will solve housing shortage/affordability. Better to build multi-family units and apartments for that purpose. People advocating ADU's are largely motivated by income supplement. If you want to use ADU's to increase affordability, then build-in affordability clauses into the permit process. (By the way, thank you for conducting this survey!)

It feels like surrounding towns are gaining new restaurants and retail faster than we are. The relocation of Ironworks Distillery to Louisville is great! How can we attract more of this kind of popular restaurant/retail business?

Better transit to airport, Denver, Boulder which includes trains and more frequent service. The light timing can be terrible so timing lights better. I hate the speed humps on Washington. Don't make Via Appia a single lane each way. Focus on filling the empty businesses not building endless new homes and apartments and such which is straining the roads. Rob Cassady

Thank you for offering the opportunity to participate in the survey.

We are becoming a community of old people and young affluent families and that's not healthy.

Stay grounded. Use common sense. Balanced approach. Support citizens and local businesses.

We're doing something wrong. We should be developing Red Tail Ridge to help our tax base and increase the number of people who shop/recreate in Louisville. We should not have so many vacancies along McCaslin, South Boulder, and downtown. I love the way Louisville was when I moved here 18 years ago. We need to get back to that place.

Why is no one talking about power infrastructure issues? The infrastructure distribution needs to be fixed if we're hoping for mass adoption of electric cars, heat pumps, etc

I am hugely disappointed by the City Council's tone deaf approval of the Redtail Ridge development plan. It flies in the face of the emphatic opposition to it by the residents in the community, who the City Council was elected to represent.

As a cyclist, I have found the lane changes on Dahlia to be very dangerous, as cars are expected to be in the bike lane whenever there are cars in both directions.

A Trader Joes in that old Alfalfas spot would be wonderful and filling empty spaces on McCaslin.

We love Louisville and hope to see a plan for the future that increases that love!

Continue with the summer events like Street Faire and Music in Community Park

Thank you.

What other comments or big ideas about Louisville do you want to share?

I have lived in Louisville for 37 years and for most of that time it has been an amazing city. It is no longer special. When rainbow flags are more important than the American FLAG, we have lost our way. Wokeness and Social Justice priorities and ruining this city.

Everyone talks about how well Lafayette's businesses are doing, and yet they didn't need to close their main street. Do not close ours! Instead, consider closing the intersection of Spruce and Main by the courthouse and adding seating, shade, art, and a water feature for kids there. People could eat their meals together there, and kids could play safely.

Transparency in local government

stop letting people build bloated houses in Old Town

None at the present time

Greater outreach to impacted citizens when construction or conditions that negatively impact the quality of the environment the citizens should expect. And have a greater voice concerning their implementation.

McCaslin corridor has a lot of potential. Eliminate parking minimums and infill smart mixed-use, mixed-use residential, and transit oriented development policy.

Business development needs to be prioritized. Energy code for residential is out of control and needs to be rescinded. The cost to benefit is completely outrageous.

Need to reclaim land used for low income housing and upgrade to fit the growth in income and prestige that this town is starting to achieve.

I'd love to see more intergenerational activities to connect our elderly and children.

I think there should be denser housing opportunities in Downtown Louisville, (not large multi-family apartments) but live/work spaces on Main Street. More bars and restaurants in Downtown Louisville would be great. A convenience store would be GREAT! Something you don't have to drive to to pick up some milk or advil. A sandwich shop/deli would be great.

Balance the needs of all residents not just the vocal minority

focus should be on revitalizing vacant areas of the city for open space, housing, and new business

We need to prioritize and incentivize small businesses and not be afraid of new sustainable development and other streams of tax revenue.

NA

Pls develop more business friendly policies so residents can have more amenities, too many vacant commercial spaces

na

None

Providing residents with safe and convenient alternatives to driving (local circulator buses, safe bike routes) to get around Louisville will allow for additional commercial development/success without spending additional money (and real estate) on parking and car infrastructure.

I'd love to see more art around town like in Lafayette. Also we need to get speeding under control. There are too many drivers speeding and making poor decisions.

What other comments or big ideas about Louisville do you want to share?

Promote / support small businesses in Old Town.

I am worried I'm going to get gentrified out of this town and I wish there were more voice and site/off leash areas for dogs that aren't fenced in dog parks. I also think some of the business space downtown like the Chinese restaurant and the old wildwood guitar place need to have businesses in them. The current restaurants are overrun on weekends and in the summer. I don't understand why the Double Happy place just gets to hold that real estate hostage.

Decreased/affordable rent for existing/future downtown businesses....something for residents, please!

As an older resident (66 years old and retired), I'm not as active in the community as I was when my children were younger. As a result I don't think I'm as knowledgeable about what's going on in Louisville enough to have any big ideas!

Thanks to the boards and city council members for being volunteers who do listen to the community and put in their time!

Can we please stop trying to be revolutionary and changing streets into one lane only to confuse residents on how to use it. All for bike lanes that I never see anyone in. Can we focus on traffic flow and making it better: stop lights should be flashing yellow at night so we don't have cars sitting at intersections all alone for no reason. Stop with the over bearing building codes forcing your residents to do something you think is good but they can not afford or may want to do. Building codes should be used for creating safer buildings, not for forcing your goals into reality.

enhance Louisville's touristic value

Louisville has a rich history and a unique identity of its own. It has always been a laid-back, live-and-let-live community and a great, friendly place to raise a family. In recent years, however, a vocal minority has been pushing issues that are narrow, exclusionary and unfriendly to business. I do not want to see Louisville turn into a mini Boulder- wealthy, elitist and ridiculously over-regulated. Enough already with the overly complicated traffic mitigation measures. Increase police enforcement of traffic and safety laws and stop junking up streets with lines and signs and obstacles that are in themselves a hazard. I'm all for lofty dreams but let's balance that with a little common sense. As to the abundance of vacant office space to the west of McCaslin, how about replacing it with affordable 55+ communities that aging residents can trade their larger, family-friendly homes for? This would keep valued longtime citizens in the community and open up space for new families and more children.

please stop the use of broad application of harmful herbicides in our open spaces. We need to consider the health of our water sources and the harm these do to our ecosystem.

there are other cities that are following suit and we should follow them. For example: Circular economy meaning city inside and open space protecting the city all around and banning cars in the city. Only services vehicle are allowed. It has been tested in Arizona and it is very effective. Sustainability has achieved. Night Sky also achieved.

Thank you for all that you do to help our city. I appreciate all the work to make bikes safer, that includes the new road patterns and painting.

I would like to see RedTail Ridge developed in some capacity. I loved the idea of a senior living community being there. I agree we need to think about traffic and safety for the school and impacts to wildlife. But surely it can be done?

I am very much in support of a bigger, full-scale effort of community decarbonization and a just transition to renewable energy and a more sustainable city. I would also love to see an increase in DEI in Louisville, especially regarding economic diversity and affordable housing. Louisville should increase the housing density in order to increase affordability and decrease sprawl (which impacts open spaces, wildlife habitats, and carbon sequestration.)

We have selected Louisville to live in for 40 years.(NOT BOULDER!)

Speed control on Washington similar to what's on Tyler.

Wish there were more music and dancing opportunities around

What other comments or big ideas about Louisville do you want to share?

I would like to see the old grain storage turned i to something that would enhance Old Town Louisville. And i wish the old Chase Bank could be used by the Historical Museum for expanded interactive exhibits.

More outdoor music in old town and other locations

I don't recognize my small town anymore. If you remember Teresa from Teresa's family video, she commented she didn't recognize her small town when she left. It's my generation's turn to recognize it's not the same at all as when I moved there in 1984. I lived in Aurora for a couple years and the new development is indistinguishable from Aurora.

Please do not "improve" Via Appia to single lane traffic each way with added bike lanes. I ve nearby, drive on it regularly and seldom see enough- if any- bicycles to warrant the expense & narrowing of traffic. Polk Street is a nightmare. We do not need another one!

n/a

Better and more extensive snow plowing

I love Louisville, I love the town's friendliness and commitment to providing accessible outdoor spaces for all. I hope the city can maintain its current friendly attitude and commitment to keeping Louisville outdoor and family friendly. Louisville is a great place to live and with continued focus on small business development, agricultural land use preservation, and a commitment to careful, environmentally and people considerate, sustainable development, it will stay that way for a long way to come. No one is a fan of unchecked building other than money hungry developers whose only concern is their bottom line - I hope louisville places its citizen's needs above those of big businesses .

Thanks for all you do to make Louisville great!

We live in a great community with lots going for it, but with the growth has come poor driving and speed control throughout the community. This is a problem that has been getting worse for years.

Try and get the HOAs to reduce all the lawns and watering, increase pollinator beds, reduce the lighting that confuses migratory birds

Need more reasonably priced senior living. Consider the original request for an Ericson senior living property at Red Tail Ridge.

I hope our new mayor can pull his people back together and manage the city in an efficient and productive way. We have had far too many years with leaders who were self serving.

Louisville will become less and less diverse if we don't have affordable single family homes.

Do not make regulations and not enforce them. Better education of regulations.

Approve Redtail Ridge for Avista Hospital and supporting medical offices but do it in such a way that increases public access to a viable trail system. Require a parking garage rather than miles of parking lots. Make a Jitney available to transport workers and visitors to downtown Louisville and McCaslin to help those businesses thrive without additional parking requirements.

We seem to have a good amount of empty buildings in Louisville (Alfalfas, Lowes, Big Sam) to name a few. Lets work to get those occupied.

I would like to see some of the downtown business buildings that are unkept and an eyesore be cleaned up or refurbished. I also would like to see a gratitude party for the city employees and others that have worked tirelessly to help all the Marshall fire families. I realize there is more to do, but maybe this could be way to move towards "letting" the city move on to its other needs.

I feel like Louisville in general is a great place to live and trending in a progressive manner. I do think having more public transit options and denser, affordable housing will help bring in a more diverse and vibrant community and make it even more desirable.

What other comments or big ideas about Louisville do you want to share?

Confused as to some of the changes made on street for car traffic. Example, no right turn on Via Appia/S. Boulder Road and new lanes for car/bike put in place and being discussed for Via Appia. Need for working/continuing work with ditch company/companies for fire mitigation

City Council needs to be open to dialogue with people interested in investing in this community with new development opportunities. Staff should feel safe in bringing new ideas to the table for discussion. Completely overhaul the Development Code. The PUD requirements are onerous, expensive and unnecessary. Only rezonings should require public hearings. Everything else should be administrative review. There is too much public process, so nothing is getting done. Stop letting the NYMBY groups control the process and our City's progress. Listen to your staff and give them a safe platform to bring forward new ideas.

Spend your time and energy maintaining what you've got before proceeding with new ideas/improvements

All areas of Louisville deserve economic vitality.

In over 35 years of living and raising a family in Louisville, I feel like we have moved closer and maybe even surpassed being like Boulder. It was disturbing that elected officials and a small group of unelected citizens tried to use the Marshal fire as an opportunity to fulfil it's green agenda at the expense of the victims. We paid a high cost for the fire and for what the city did. Was hoping this would resolve after the last election the city would have our back. However, the road modifications to Polk, Dahlia and Via Appia are further evidence that our area of town is ok for experimentation of trendy, unproven, and unsubstantiated traffic projects that are not intuitive and likely to have unintended consequences on public safety and efficient transportation.

I would favor a solar farm, agricultural use, or both for the former Storagetek property.

In the downtown area most of the housing scrape/rebuild has been tasteful - kudos to DAJ Design on many of them - we do need to keep a separate neighborhood feel for each area, perhaps enforced through 'district' codes...the redevelopment in most of the burn areas is gross and so out of character w the other homes it feels like a missed opportunity now.

Need to focus on economic development. We've fallen behind other adjacent towns

Strong focus on economic sustainability and positive business programs.

The city offering its own broadband

.

Redo the road work for the las couple of road projects. They were counter productive and poorly designed. Stop wasting money on redoing the medians and spend more on traffic lights at intersections. Put a traffic light at pine and via appia. The money wasted on the via appia median should have been spent on public safety not landscaping.

It was always a great place to live but let's NOT become Boulder, superior or Longmont with all the extra road lines and high density housing. Traffic has increased so much even in the last 5 to 7 years because of rapid, large growth

Don't change too much and make it easier for quality restaurants (not just chain ones).

We need more restaurants, stores and community events. Make downtown Louisville a bustling destination on weekends and evenings.

There is a huge space on McCaslin, that houses a safeway, church, etc. Can't some of the parking area be used for mixed use housing? Like they have on 42. I think there was a big box store before I moved here and it seems like a great place to have small business and housing.

Need more sledding hills and tennis courts for community families.

Incentives for businesses

What other comments or big ideas about Louisville do you want to share?

McCaslin area seems like it could be reimagined or enhanced to include some community/cultural spaces.

Dont mess with Via Appia! Don't restrict auto access for alternative transportation

More tree lined boulevards and sidewalks.

I like projects that promote family/friends togetherness such as park and trail upkeep and kid safety on/near streets especially close by schools

Stop pushing growth! The new developments are not attractive and do not fit in to the historical charm. Control tear downs and new home builds in terms of home character. The new builds should fit in with what we are.

I love it here and want to stay here. But we can't afford to buy and rent increases are outpacing compensation increases. Anything that could be done to keep it affordable would be warmly welcomed.

Gas station convert the golf course to a public park and trail system Using less water.

Feel the city is anti business. Why did we lose Lowe's and Kohls. Look at Lafayette

concrete extensions into street for pedestrian crossing where Pine bends south are set up for a head-on accident with a drunk driver. Particularly when traveling east to west.

I would like to see the comprehensive plan fully integrated into additional planning mechanisms with a special focus on how to incorporate underserved and socially vulnerable communities into the planning process and identified actions.

We need to be pro business and mixed housing to bring in greater diversity and improve \$ being spent in Louisville and not going to other surrounding towns.

The city planner & city council are obsessed with changing our roads with lane reductions, speed bumps and pointless road striping. For example, thanks to the road striping, excessive speed bumps and signage added to Polk/Dahlia, the neighborhood not only looks like crap now (and has probably lost some of its value as a result), it is a hazard to those who try to navigate it daily. I know this to be true because I, a Ward III resident since 2006 and Louisville resident since 2003, live there and drive it daily. Automobiles are the majority and valid means of transportation. Stop using our neighborhoods as a petri dish in your frivolous traffic experiments. The city should focus its efforts on more important problems like bringing/retaining businesses to Louisville, addressing impacts of unemployment and inflation in our local community, and repairing damaged roads.

Businesses have left Louisville for "greener pastures". Why? Were they being taxed too heavily and they found relief outside of town? How are small businesses being encouraged to remain?

I would love to see a bunch of tiny homes and apartments and similar multi-size units built all along 36 and then have a dedicated shuttle to bring those people downtown in the evenings or weekend days too.

Sustainability!

We need more public art - murals, sculptures. We need to be as business-friendly as possible (restaurants, shopping, entertainment) to mitigate the cost of rent, especially when property owners increase rent and price out smaller businesses

H

Let's work to fill up the big empty commercial buildings!

I like Louisville just the way it is.

What other comments or big ideas about Louisville do you want to share?

love it

I appreciate the survey. I think our town is certainly at a crossroads. We have ample opportunities to bring in businesses across the town but primarily in old town and the McCaslin "new town" area where many offices and shops remain vacant (some for a decade or more like Raindance). I just want to see us avoid losing our identity and falling victim to the generic americanization around us in Broomfield and Superior. We need to hold on to the green space buffer along 36, focus on green community energy initiatives, and bring businesses in for jobs and tax revenues. Thank you.

Thank you for your hard work!

Restore bus service for school kids who live more than 6 blocks from school.

Louisville is a special town! And, being able to cross country ski on the golf course would be a nice benefit.

Increased focus on reducing noise pollution (e.g Rocky Mountain Metropolitan Airport, traffic)

Support downtown businesses and keep up the good work

Please make developers "pay their way". Please align new development with income averages of citizens: i.e. more low and middle income housing than high end multimillion dollar homes.

Bike park would be awesome! Bus lines to/from downtown to McCaslin shopping center and RTD PnR would replace most driving and make airport access MUCH easier and more affordable.

No, thank you for providing this space to add comments in case, though.

As before, please consider traffic circles for Via Appia- at Tyler/Pine and/or Lafayette. Dahlia/Polk is a joke- but a bad one bc I have to drive it everyday. And I hear from out of towners all the time that they have no idea what to do. I tell them it's their fault for not watching the video. No lines would have been more clear. With that, please consider taking the "Right turn on green Only" off Via Appia and SBldrRd. Taking a R there has visibility for days. I once counted 19 cars waiting there, idling w exhaust as someone waited for the bus. It was a Sat and there was NO traffic going east so they could have turned at any time. Maybe just no R turn when peds are present?? I know that's not a BIG idea, but I'm so annoyed at the Polk problem that it feels like insult to injury (a solution to no problem) everytime I sit there. I hope the city would be more business friendly as we try to reinvigorate McCaslin. Everyone loves downtown and I own a business there, so that's great. But the other end of town being a draw to people only helps the town as a whole. Having some multifamily housing west of McCaslin (Lowe's) could provide lower priced options and be near to the few buses that we have.

Love the rec center! and the summer concerts! Thank you! more swim lessons opportunities would be nice - maybe swim classes to certain school grades!

when considering redevelopment of big box stores, please look for opportunities that allow for well-balanced lifestyle: affordable living/low-income housing integrated with regular housing; mixed use, higher density, access to transit, trails/paths etc. ; walkable community set up

The section on sustainability is the only one that does not provide an other option. I chose none of the choices because the only choices presented were pro environmental sustainability. I feel that Louisville has already gone too far with its policies on environmental sustainability and needs to undo some of the harm it has done not continue to make it worse. A survey is worthless if it is written one sided and not allowing for all opinions to be recorded. Not having options to decrease environmental sustainability you will have people that select answers in this question that if given the option would choose to decrease the environmental extremist position that this city has taken in past years.

Wildlife development in our open spaces, birds and animals.

City government needs to stick to basics like infrastructure. Entertainment and similar frills should not be supported by taxes.

Better use of the downtown Pavillion. It's such a great spot but totally underutilized. Install some nice bathrooms, improve the seating options (it's the type of block that could be shut down permanently to traffic), bring in art and craft fairs, bring in smaller musical acts on Thursday and Saturdays

What other comments or big ideas about Louisville do you want to share?

that are just for the kids or local community. It could be a true community hub drawing more foot traffic to downtown consistently. But it sits empty 90% of the time.

All policies should be evidence-based and open to public criticism

Ones ideas once implemented can change the future of the town, long after the idea generator has left the position. leaving others to deal with the idea long term. ong term.

Lower or no cost to use rec center and it's clases

I know there is a Ciltural Arts madter plan that includes an Arts center, which we sorely need in Louisville.

It would be great if the train would come to Louisville and take you to Denver ir Ft. Collins! More trees to be planted in the city and open spaces! Too many vacant buildings on Mcaslin. Use what we have don't build more until that's occupied or leased!

More transparency in government. Open records and a requirement for rational, evidence based policy making.

We need to maintain and improved existing infrastructure, rather than ill-advised "improvements like the speed bumps on Washington, the single-lane design of Polk and Dahlia, and the proposed road diet for Via Appia.

Make Redtail Mixed Use with Transit Access

Red Tail Ridge was a big mistake by voters (along with many other anti-business decisions). Please don't let it keep happening.

I absolutely love Louisville. I want it to continue to thrive so I truly hope as many people fill this out as possible and younger generations views are weighted the most as we will be the ones pushing the future of the city forward.

Build up chamber and partners to help bolster revenue sources on going.

Please do not make via appia a one lane road. It will just cause delays and congestion and frustrate people. Louisville is growing so making the roads smaller seems counterproductive. Also I think a permanent closure of main street to vehicular traffic is in order, not just seasonal. At least 3-4 blocks. It is too congested with car and pedestrian traffic.

Stop blocking rt turns on red lt from via appia to s bldr

I love Louisville but it's getting to rich and less about community and home town feel. The shops in downtown Louisville are not for the average person and keep getting worse. No more spas! There has to be affordable business options down town.

Do not welcome illegals. Too much crime now in the pass three years. Also need to have a police report of crime like all the surrounding areas.

A safe place for teens to gather, hear and play music and create relationships. Like a art hub with a coffee house.

Create laws for buildings that sit empty for years to encourage redevelopment-i.e. Wildwood Guitar and Chase Building downtown

please no more drag queen story hours for children in the name of diversity, not appropriate

Towns around us are growing restraints and we are losing them. What is going on? Was not happy about the lack of leadership and support after the fire for those in town. Inspectors are a joke. I'd like to be able to cross at La Farge and Pine without getting hit by a car

Lack of sufficient and affordable housing is the #1 problem facing Louisville, and the failure to increase the housing supply drives everything else: falling tax revenue, business closure, greying of the population, loss of young families, loss of family-friendly character, increased driving, increased

What other comments or big ideas about Louisville do you want to share?

carbon footprint. We need MORE housing, and DENSER housing to bring more people into our community, keep Louisville affordable for young families, to increase patronage of local businesses, etc. The #2 issue is the over-accommodation of cars; our roads are too wide, too dangerous, and it's too difficult to get around town on foot/bike. We need less street parking, wider sidewalks, more dedicated bike routes, etc.

We are witnessing rapid changes in the home town nature of Louisville due to exploding costs, especially housing. We need to take a deep breath and evaluate values as a community. If we value a community that's diverse, inclusive and open to all socioeconomic classes we must have greater affordability across the board. We feel this is key for the future of Louisville.

Downtown Main and Front streets to no vehicles

Put a coffee kiosk in the rec center! Bring more business to downtown, lower rents, so business will want to come to Louisville and STAY build affordable townhouse

love living here and have lived here since 1978

The most important feature of Louisville to me is Davidson Mesa Open Space Park

This survey already seems biased towards edi and sustainability, while neglecting economic vitality. That has been a major problem over the last few years and only seems to be getting worse.

Close the downtown street and make it a permanent pedestrian area, this will add alot to the downtown businesses. Also, way too many empty or vaant buildings - what is the town's plan to 'attract' more vibrant business? and finally, as stated throughout this poll, we are developing way too many housing units which detract from the 'small toen charm' Louisville once had. STOP THE FRICKEN DEVELOPMENT!!!! We do not have sufficient resrouce or, infrastructure to accommodate these many multi fmaily units you have allowed to be built! Have you seen our schools lately???? over crowded to the point where our kiddos complain that they are not learning enough in class becuae the teacher has 32+ students to 1 teacher... why?? because the town faciliatated rapid growth without proper infrastructure and resrouce planning!!! STOP THE FRICK'IN DEVELOPMENT OF MULTI FAMILY HOMES!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!

It would be great to have a community space for teens (e.g. billiards / game hall, recording studio, art center). With the increase of e-bikes i think giving them plenty of space on the roads is better than pushing them all onto the open space trails.

I would love to see a housing project for seniors which would include single story housing. I would also love to see more community gardens in the open spaces. There is a park-like open space near my house which would be perfect. Several neighbors agree with me.g

Quit messing with the roads!

Don't restrict Via Appia. Arrest the speeders - more police presence.

Continue growing and creating events that bring the community together and further meeting neighbors and help build a community where people know each other and help each other.

Develop vacant commercial property

Use the empty buildings before allowing anymore to be built.enforce traffic speed limits and crosswalk laws

Increase retail and commercial businesses so residents have better options

please advocate to maintain a healthy balance between population density/growth and quality of life/ access to openspace and parks

Trolley connecting Louisville, Lafayette, and superior

Need more businesses (other than real estate offices and a nice, upscale grocery store)

What other comments or big ideas about Louisville do you want to share?

Expand the community garden.

The health of the commercial sector is essential to having a unique and interesting community. Regulation, permitting, and approval processes need reform

The worst idea being pushed right now is to turn Via Appia into one lane each direction. Those of us who live in adjacent neighborhoods will be trapped and unable to leave by turning left onto the road during certain times of the day. I'm also concerned that the current City Council is pro-overdevelopment; the last thing we need is to return to the bad old day of 25 years ago when the only question the Planning Commission or Council ever asked a developer was "How high?" when he told them to jump. We need scrutiny of developers, not just genuflection.

Invest in our downtown. Make it a priority. Protect us against homeless and low income housing...

Support small business. Support schools. Develop big box stores/sites.

It seems there is way more energy spent fighting against each other for ego than working together toward progress and compromise. Seems like our resources are being wasted. Also ego- creating solutions to problems that don't exist and wasting money and creating new problems- like the ridiculous lane lines on Dahlia. We follow some of the newsletters that Superior sends out and they are doing work and making progress and Louisville seems stuck.

I would actually take a bus to downtown Louisville to work and play if there was one from coal creek ranch

Add more covered shelters to parks or near walking areas to help with shade for people to cool off. It's just going to keep getting hotter! I'd also love to see Street Faire end and an evening farmers market start up that's family friendly and actually benefits the downtown community.

I think Louisville is clearly losing businesses to Lafayette. What are they offering that we aren't. We've lost a lot of very nice businesses downtown, plus have numerous empty buildings along mccaslin. We need to adjust and do more to bring folks here, rather than be so high maintenance. Plus we don't need to just develop land for more condos. Let's fix the buildings that are just sitting empty for years.

We've got to get more businesses here. Stop catering to NIMBYs and those resistant to change. We need a vibrant downtown and people to support it.

Would love more underpasses so that we can avoid cars when walking and cycling! I also feel we'd benefit from a few small healthy food markets, restaurants, and takeaways shops.

Louisville can be a great town once again if city leaders focus and are brave enough to stop listening to the loud minority of residents who just want to "preserve" everything. We need to embrace density where it makes sense - McCaslin corridor near existing transit - and encourage businesses to locate here by removing roadblocks and encouraging appropriate development.

Our "progressive" leaders have taken the city away from where we should be. We used to be a proud community, connected through a variety of activities. Now we are a "collective" when we come together to object to the things the "leaders" are trying to do.

Louisville continues to tout itself as "small town" but what does that even mean? With close to 20,000 people, "small town" has become code for "nimby who complain about traffic, don't want attainable housing, and complain constantly about the airport." Louisville keeps looking backwards when they need to look forwards to mixed use, restaurants, retail, and higher density housing. Downtown is also in real trouble with all of the closures (as is the "McCaslin commercial corridor"). Louisville has a reputation as being hostile to business as well.

If we were to focus on making major corridors more walkable, more shade, protecting sidewalks from traffic, there would be increased commerce and less pollution

Stop building more houses/apartments! Too many people already! Keep Louisville small and quaint!

The City Council needs to be more responsive to resident concerns.

What other comments or big ideas about Louisville do you want to share?

Turn Lowes into a skate park!

too many rich liberals speak at city council

Just help out downtown!!

We should do more to preserve the look and feel of the historic downtown

Too liberal

We need to get more creative and ambitious about redeveloping downtown and S McCaslin properties to accommodate more mixed uses

No more apartments or low income housing

It would be great to see downtown more vibrant. More restaurants and shops, less businesses

Less light pollution

snow removal sucks.

opportunities for people with disabilities; recreation, employment, inclusivity

Lafayette has better public art happening

Louisville should continue to focus on open space, diversity and a better business model in the downtown area.

louisville needs to change and adapt to the times or it will die.

Love a small town feel! Want a vibrant old town and more opportunities for younger families to live here.

Become more pro business

I would love it if Louisville was one of those places doing big, crazy, news-worthy things in sustainability, affordable housing, and diversity.

Let's incentivize small businesses and restaurants to succeed in our downtown. Vs Lafayette on many Friday nights, we are so empty... This community with support it if we can incentivize a thriving district with multiple places to shop, eat, engage.

More thought to helping Seniors, especially affordable senior, assisted living complexes. When has any new facilities been built?

Please preserve our small town values. Don't close area(main street)

A focus on basic services such as water, waste water and facility maintenance.

We need light rail to and from Denver/Boulder

Without our downtown, we're just another sprawling western development with no heart or soul. All efforts should be put into improving our downtown and making it somewhere people want to go.

What other comments or big ideas about Louisville do you want to share?

thank you to all the people that help keep the city a great place to live

I tried to get anyone who would listen by to make Alf Alfas a market similar to Stanley Market in Aurora. Create a haven for small businesses to get started and the atmosphere would bring people from all over. If there is another spot that could be that I think Louisville should try it. Go to Stanley market if you have not been.

I have really changed my mind about housing density. I now think that in appropriate places (Highway 42, McCaslin, some spots on S. Boulder) higher density housing is important for creating an economically diverse community, sustainability, and keeping downtown vibrant. I also think that overall Louisville has done a great job with parks, recreation, trails and open space.

Can we attract more aerospace, battery/energy technology, and/or recreational products R&D, manufacturing, and/or HQs facilities to L'ville?

Clean up. It is littered everywhere. Superior looks so much better.

Please focus on all the little neighborhoods in Louisville so that everyone has access to walkable and vibrant community connections.

Decrease automobile traffic, make Louisville even more walkable.

More family events

I love our small town feel and I fear that we are loosing that. We do NOT want to become Boulder! We need more viable businesses (restaurants, etc.) along So. Boulder and McCaslin Roads. I love the concentration of activities in downtown, it draws us all together. Please don't ruin our roads by reducing driving lanes, this won't convince people to walk more. Instead, maybe provide more parking around the historic area, that's where people walk. Please don't let Boulder use Louisville for it's overflow....affordable housing for CU staff, affordable housing for Boulder workers. We should not have to make life easier for Boulder. We are our own viable town.

When I see the financial irresponsibility of such over-planning, I fear that we will add more regulation rules, taxation, spending, zoning which will harm business and simple freedom for the city to develop according to basic supply and demand. Just get out of the way, remove regulation and let people come to Louisville to help build business and development. The city has actively harmed housing prices by adding frivolous unproven environmental standards. But, let the lower income simply eat cake while the rich mooch off the tax perks. Once again, I pay property taxes which go to the rec. center, and I cannot afford a membership for my family--I am subsidizing a health spa for the rich. Please cut spending over the next year and forego any costly projects like messing with Via Apia. We don't have the money. Remember, the money you spend is not the city's money; the money you spend is the citizens' money.

Slow down on the changes to roads, crosswalks, bike lanes etc.

Evolve the US36/McCaslin area to much more housing and mixed use transit oriented development

Modernize Main Street with better pavement (pavers) to make it more attractive to small business.

Respect our 100+ year old Authentic Historic Multi-modal Main Street, please stop threatening us with a CLOSURE for people to sunbathe on main(Look at the silly slide the City presented to the community on 3/19 City Council meeting.)

We need an aggressive approach to bringing local businesses and restaurants to Old Town

Louisville doesn't seem to listen or care what residents think as much as it used to. I hesitated answering several questions because of fears about how my responses could be used in future social engineering projects by the city departments, especially public works and parks and open space.

stop doing silly things for the sake of change

Quit trying to be like Boulder!

What other comments or big ideas about Louisville do you want to share?

I love Louisville, and I wish there was more here for single people and people without children. There seems to be so many programs for kids and seniors, but not much for the rest of us. Including affordable housing, and not just rentals.

I like the idea of volunteer opportunities being shared to the citizens. When, where, how many needed, etc.

We love Louisville. We need more restaurants and a more vibrant downtown. Don't make drastic changes, just insure the Louisville we all love doesn't change.

Would love to see the Empire building be a day-time co-working space and night-time movie theater - with programming for all ages. Or other spot, on Main St. as a part-time theater (Wildwood building?). Private-public partnership? MORE SIGNAGE showing pride of Louisville - off every exit, major arteries - INVITING (not telling) people to visit our friendly, earthy, artistic, history-rich, hard-working beautiful town.

Keep a visual separation between Lafayette and Boulder.

I enjoy living in Louisville but am concerned about our loss of restaurants and other businesses. There needs to be more affordable housing opportunities for Seniors (private, smaller homes).

We need to have consistent fencing that backs to all major arteries. All trash containers from residents home need to be out of site from the streets.

We need a genuine, up-to-date performing arts center (see northglennarts.org)

More, safe underpasses or overpasses, eg, intersection of South Boulder Road and Main Street. Connect steel ranch to trails west of the railroad tracks.

Just to maintain the small town atmosphere

Many businesses and restaurants have left louisville only to stay vacant. I would love to see a better grocery store come to louisville instead of just safeway.

I've been extremely disappointed to see the decline of maintaining public corridors (specifically Washington), and the choice to tear down all kinds of old, established trees (McCaslin and Via Appia), and the failure to replant trees that have died or been cut down (everywhere). This is such a key core to the charm of Louisville and it's going away.

Keep our small town feel. Attratract new young residents with row homes or cottages with yards, and not huge apartment complexes

Im concerned about having drug treament facilities in town.

We need to work on pleasant, more affordable housing for the growing population of residents who would like to downsize and stay in Louisville and we need to find a way to make it affordable for small businesses and restaurants to thrive in our community.

Replace empty big box stores at the 36 corridor with mixed use housing and commercial space.

Build more Out door pickleball courts and independent senior housing

This is a good community to live in

Just need incentives, including population density, to support businesses. And maybe a free shuttle to and from the apartments on Via Varra etc? Also getting a train stop here too.

I moved to Louisville from Chicagoland nearly 3 years ago. The level of accessibility and open space is far beyond other parts of the country. If we

What other comments or big ideas about Louisville do you want to share?

don't focus on attracting businesses to Louisville, none of that matters.

Let's use and develop some of the city-owned property in town between the police and rec center and Via Appia/S Boulder. Also, S. Boulder Road has so much potential but all the efforts seem to be going towards the East end of town where less people actually live. Pickleball is the most popular sport for the past 3 years and all our surrounding communities have built some basic, outdoor courts to service the interest demand. Please get on board!

We chose Louisville because of its small community and pride in this aspect of its public profile. We came from a community that changed drastically because of rapid development without sensitivity to the community as it existed prior to the development (Mountain View, Silicon Valley). Any plans Louisville has for our future should strive to respect the small community profile that makes living here so attractive. Becoming bigger doesn't always mean becoming better, and "big ideas" could mean losing what makes Louisville so outstanding.

How about an Italian Christmas Fair?

must have an active downtown (events and businesses)

ebikes need to be regulated / controlled

I love our community. I do worry that future generations won't be able to afford to live here. I love that I can walk, bike, and sometimes ski from my front door to our beautiful open spaces. I am saddened that we have lost some great restaurants and stores that are now ugly eyesores.

Unfortunately, Louisville feels to me to be increasingly stuck amidst divided community voices and competing regional forces, leading us to the precipice of sustained stagnation. My family moved here roughly 20 years ago, at the point of another Comp Plan discussion, seemingly anchored on how to maintain "small town" values and "walkability." We thought that a bit strange, since Louisville felt less "small town" to us than many places we had lived previously, including a large metro area. During the intervening years, I think we've failed in many cases to nurture both the small town vibe and the growth activities to sustain us into the future. As a community, I think we need to find the capacity to move forward within the regional forces around us and simultaneously retain the character we all value and embrace some new initiatives to anchor us for a successful future. Without middle ground, the sweet spot, I fear we'll become less economically vibrant, less residentially attainable, and less generally appealing and/or palatable for families and individuals who want a small town that feels modern and alive.

I'd like to see the parks and open spaces maintained responsibly and in ways that allow the public to enjoy them. I am not interested in open space preserved at the expense of access. People should be able to enjoy the open spaces and parks and recreate responsibly. More tennis facilities please.

the rec center and senior center are fantastic

It's been a great place to raise our kids and we plan to stay much longer!

I would love to see a bike park at the rec center. Single track sidewalks to local elementary schools. Redevelopment of Sam's club/kohls area on McCaslin

Looking into the blue zone project and see what we could adapt!

None

Stop further development. Reduce taxes!

Stop narrowing roads

I am very concerned that the mayor and city counsel are out of touch with Louisville residents desire to keep Louisville a small town. We have a wonderful community and this should be preserved. Bigger is not always better. We should strive for excellence in what we have.

What other comments or big ideas about Louisville do you want to share?

I've been in Louisville since 1998 - people like to forget that main street used to be a ghost town, if you didn't like Senor T's, the Druid Arms or the Blue Parrot you were out of luck - Colacci's was the only reliably good restaurant on main street! We had a great run for awhile there, and the layout of large/chain businesses by the highway and smaller, local businesses and restaurants on main was ideal. Somehow we ruined that, we lost Sams, Lowes, Kohls - all probably contributed greatly to our tax base. Now we are building housing over there, and while we need housing, additional residents are always a net drain on a community (financially) - residential development never pays for itself, no matter what developers tell you. We need to find a way to lure some big volume/big tax contributor businesses back to the Hwy 36 corridor AND find a way to make it reasonable for smaller/local businesses to thrive on main street. The restaurant booths on main street are probably the best thing Louisville has done in the last 10 years, that and going back to reasonable acts on Friday nights. The residents complaints about downtown traffic are completely overblown as long as we are hosting bands with reasonable amounts of fans (and yes, I lived downtown, in a miners cabin, for 8 months following the fire - I do know first hand). If I had an answer for any of that I'd run for city council, but unfortunately I don't. I wish you all the best of luck.

Good place to live

I would like to see the city move towards accepting that change is inevitable and growth is a good thing, and reduce some of the opposition to proposed changes that I see, while at the same time centering people and improving the quality of life of Louisville's population as the goal of policy rather than maximizing revenue.

Stop micromanaging

With each new development, Louisville loses some of its charm

Big idea...try not to be big and maintain a small town thats sustainable. Stop with the social justice city plannin/development thinking

We have been coming to Louisville for the past 4 years, but moved here in 2023. We moved here because we love the town and especially the downtown. But it has deteriorated. The downtown now has numerous vacancies and feels far less vibrant than it did even 3 years ago. This really needs aggressive attention if we hope to retain the wonderful feel of this community. Also, we need more tennis and pickleball facilities which are growing in popularity. Especially needed are winter tennis courts (eg a bubble).

Louisville is awesome in every way. Need to keep downtown vibrant, attracting new restaurants and interesting businesses to keep people coming downtown, like the farmers market, which I go to every Saturday when it's open. Thank you.

Aside from municipal broadband, on which no news has been communicated since we voted to approve studying it, Louisville like many other towns in the area suffers from a severe lack of affordable housing stock. This is making significant life choices impossible for prospective young families, families looking to relocate to the area, and retirees.

Continue supporting Louisville Rec and Sr Ctr

I am concerned about the number of downtown businesses closing. Need to bring in tech businesses on outer areas and have small stores and restaurants downtown

I love all the events and programs that louisville promotes.

Pay less attention to the "snow globe" sect in our community that says "no" way to easily.

Maybe consider having an entertainment center for concerts, speakers, and educational related presentations.

Stop the road marking idiocy

Rethink zoning, allow for more mixed use (commercial and residential)

need to expand residential all housing stock

What other comments or big ideas about Louisville do you want to share?

I've honestly become super depressed about Louisville's future. when I moved here 5 years ago I thought it was going in the right direction. but all the nonsense with the red tail ridge project really brought to light how many people in this town really just want it to stay a car dependent suburb that only sees change in the form of rich people replacing small single family homes with mansions. people dog whistle about the neighborhood character but they just mean they hate land use that isn't single family mansions. louisville was once a working class town with dense, small housing stock where people could walk to amenities. tearing down mining cabins to build mcmansions is very much changing the neighborhood character but they dont seem to care about that. It's just a bummer.

Create sustainable, renewable engery facility on Red Tail for Louisville

Continued support of Marshall Fire rebuilding

Retail and restaurants. There are so many new buildings being build when there are so many vacancies.

Great community. Don't bring Boulder traffic calming to Louisville. Reduce light pollution, please!

Thanks for running this survey!

I love Louisville. I want it to remain a place that I feel is safe (homelessness/transients/theft mitigation) and want to make sure it's a thriving community for business. I don't want a lot of random businesses/work spaces. Everybody wants to move here and unfortunately most are from out of state w/ deep pockets. It's making it very expensive for those of us that are from Colorado. We need small/local businesses/restaurants/mixed use facilities to support this. I'd LOVE to see a quaint local "food court" type option (Avanti style) w/ both indoor/outdoor areas for dining and immersing w/ our community.

Keep it simple

Try to fill the vacancies of the Big box stores, natural grocery at Alfalfas.

I mentioned earlier but would like to reiterate the noice and lead level from RMMA is out of control. The town of Louisville must make a hard stance against the onslaught of 4 pilot schools that do ongoing "touch and gos" that consistently are flying over Louisville areas, adding increased noise and lead levels.

Your paving this past summer, particularly on Sycamore Lane, was a disaster. It was an unnecessary, complete waste of money, and resulted in damage to private property of multiple home owners.

I'd like the city to work regionally, rather than just within the city, to address housing affordably, transportation, and reduction of carbon emissions. Regional establishment of land trusts (e.g. Burlington, VT area) and social housing (e.g. Vienna, Austria) would improve housing affordability.

Our plans for future growth are often used to exclude people from our community. To be a resident of Louisville you need to be able to afford a home here. In the past our plans have centered around limiting multi family homes that would allow poorer residents to remain in our community. The last couple decades have seen housing costs, particularly for smaller cheaper homes, skyrocket due in most part to a lack of supply which has rapidly change the economic demographics of our city. Our comprehensive plan should focus first on not pushing our poorest residents out and on welcoming future residents in.

No over development

I really would like the City to quit creating problems such as roadways and focus on what sis going to revitalize the city. Focus on economic development. Focus on mitigating for disasters. As someone who lost my home in the Marshall Fire, the community supported us the most, not the City. Things were made more challenging by the City.

Re-examine Louisville from 20 years ago, when we were rated best small city. We had name recognition musicians perform at the street faire, Alfalfas, more restaurant choices, no empty spaces retail or restaurant spaces. Add downtown parking to help mitigate parking problems in front of old town residences.

What other comments or big ideas about Louisville do you want to share?

Do not allow developers to dictate what we should have as a community. Do we need more gas stations? No, the addition of one ton McCaslin is short-sighted and frankly idiotic decision made by backward thinking City Council members who are driven only by tax dollars. The former Lowe's building should be re-zoned for affordable housing but DO NOT build a multi story building on the Cinebarre location for University of Colorado faculty housing. That's a Boulder problem that they need to deal with, not Louisville. Continue to mitigate open space fire risk. Hold new builders to efficiency goals and standards. Allowing the Marshall Fire houses to be rebuilt using the old codes was an ill-informed decision made in the heat of the moment.

Close Main Street longer and make it a walking mall

Louisville has too many wealthy people moving in and changing the ambiance of the town

The 5-8 people who are anti-everything & are always at City Council meetings...they only hurt Louisville. Minimize their influence/impact where possible

Thanks for surveying/seeking community input!

Keeping small town community feel

My one word "dying" is because we have so many vacant offices (with high, high rents) and the new Redtail Ridge only adds more space to remain vacant. Focus on what exists. The decision to move forward with that project was a slap in the face to everyone who worked to get a better plan.

Listen to citizens! The election was clear NO REDTAIL RIDGE. Why are you going against code and siding with developers? In the pocket of dirty money ugghh

Lets build a community that cares for each other not one that panders to the current political landscape

Please stress affordable/tiny housing

I would love to see a cold plunge added to the rec center. I would love to see more investment in development downtown and the city supporting businesses improving the buildings so businesses can thrive and not be over burdened by the cost of bringing buildings up to code. I am pro closing off Main Street. I would like to see less use of pesticides in public areas. I would like to see less emphasis on lawn codes that encourage mowing and pesticide use. I would like to see more emphasis on ecological diversity and projects that encourage pollinators. Thank you!

I love our town and our community and would like to see more businesses choose to invest here instead of the empty stores, especially along McCaslin.

I feel that the plan to narrow Via Appia is not well thought out. It doesn't account for the fact that we have a fire station and police station on that road. If there is an emergency now, we know to move over to the right lane. If the 2 lane road is put into place, where would cars move over? If the bike lane is the option, it will be a hazard for the cyclists and overall, it feel less safe.

Stop wasting money on dumb stuff like Dahlia!

I would really like to see some cheaper shopping areas and some cool safe spaces for teens

has been a great place to live. do not ruin it with progressive ideas.

Nope

Connectivity to boulder via s boulder road bike path would be fantastic

More music and dance (non couple dance) outdoors, in the Arboretum area. A big group recycling event with prizes (for best recycling? something fun!). I like the Farmer's market but it's about spending money. And Friday night music at Steinbaugh is good but kind of crowded... Thank you for

What other comments or big ideas about Louisville do you want to share?

asking these questions. I'd seek out other small towns across the US that have an even friendlier feel than Louisville - how do they nurture that community spirit?

Big missed opportunity in this survey to talk about residential uses in Redtail Ridge. Should consider making restaurants, retail, services by right in the CTC

cell coverage

It would be so nice to have the old bank that is next to the Waterloo that has been empty for quite some time, converted to a mixed-use area. It could have something like a small green space there with a fountain and some shops/restaurant spaces around the perimeter. That would add so much beauty, and will bring in more character as well as provide a nice community gathering spot.

The new Via Appia median landscaping is too high in places with the berm/boulder build ups currently a traffic hazard - especially when at Pine waiting to turn left onto Via Appia and trying to see oncoming traffic moving west on Via Appia. Please reduce the height in that area especially. Thanks!

Generally I love Louisville, been here 9 years. Schools are great, outdoor recreation is great, I worry we are losing our downtown.

make it more affordable for more people to come and enjoy our beautiful town. it is too targeted to old people and not attractive enough to bring new families in. diversify

Play up the Bee City designation! We care about our environment and there should be native plantings on every corner, lots of pollinator pathways.

Louisville is doing a great job! Thank you for your efforts! :)

i love it here! i want our community to stay cohesive and respectful. I'm not sure what the city can do, but focus on activities that bring us together are vital (parades, festivals, concerts, etc.) are important to maintain!

Keep taxes lower and keep the streets swept & clean, particularly in fall

I love it here! I'm not sure what magic keeps a place vibrant and well-loved but I hope we can figure it out.

Upgrade older playgrounds with more enriching play structures. <https://www.richter-spielgeraete.de/en/play-spaces/play-spaces-national/hamburg-kiekeberg-germany/>. Or, another company is: <https://berliner-seilfabrik.com/en/>.

The events make us unique; Street Faire, Farmers Market. Would love to see more of those community events in town - they are always so fun

As someone who grew up in Louisville for 10 years, moved away and now wants to come back to live and raise my child, the only option of affordable housing is Kestrel. It's taken me 2 months to even reach anyone to apply for it and that was only after I drove there in person mid day on a Wednesday to find out more information. I would love to see more/any apartment complexes that have a certain percentage within them that are dedicated to affordable housing, like Lafayette and Boulder do.

I want to thank you for serving our community. We need committed leadership to safeguard our lovely town.

Are there any plans for the city to do anything with the empty old Lowes building and/or land? That seems like an area that could present a multi-use opportunity.

Too many businesses have left Louisville and makes me wonder why. Hate to see empty storefronts in downtown Louisville and on McCaslin (ie Lowe's)

I think Louisville should lean into crypto currency to start investing for future projects and to inform the next generation

What other comments or big ideas about Louisville do you want to share?

Any form of food service offering at the Recreation Center would be welcomed. Nothing fancy. But some sort of mini cafe (perhaps instead of billiards room?) serving basic snacks and drinks would be a wonderful gathering spot for all age groups. And if it was actually good, it could be a money maker. Imagine if Picas had a pop-up location at the Rec? It would draw many families and youth.

Please stop trying to be more like Boulder or worse.

Main St. Businesses thriving again would be great. Also, the aforementioned drainage issue on Dahlia and South Madison

Thank you for the opportunity to provide feedback!

Be fiscally responsible, stop waisting money and maintain the lands the city was given and promised to maintain.

Keep Louisville small.

I'd like to see what's left of our rural and wildlife habitats maintained and grown if possible.

Please focus on strengthening downtown Louisville restaurants and hospitality businesses.

Bring People Together

As the comp plan ages and new priorities emerge, the PUD process should be more easily adjusted and amended.

It would be nice to have more public events for young people to gather. This is a city with a very aging population, we need young souls folks, so we need to make Louisville a place where young people like to live.

Do not make the crazy unnecessary changes to Via Appia!!

Louisville is a lovely city. We don't need to expand it - maintain and enhance what's already there. Don't build underpasses where traffic lights will do - be cost effective. Protect what we have - more resilience around the effects of climate change that we can't avoid. Use resources wisely to benefit the most people at the lowest cost. One example that I'm thinking of is the money that was spent to replace the bridge that washed out on County Road in 2012 - was consideration given to NOT replacing it? What was the cost vs. cost of people having to continue with the detours? I'm not saying that it shouldn't have been replaced - just were alternatives considered

Bikeways! Reimagine McCaslin corridor. make south Boulder safer for bikes. Multiuse zones on edges of neighborhoods and in underutilized office spaces.

Louisville needs many more public FREE pickleball courts (indoors and outdoors) based on the growing number of residents who play that sport.

Louisville should pay more attention to E bike saftey

The city should have a more aggressive water conservation and lawn removal incentive program. It is unconscionable that people are still installing turf and actively squandering our shrinking water supply. We should be prioritizing xeriscape and native plants both on private property and curb strips. Why is it necessary to have grass at Centennial and Mccaslin?? They water that grass (and surrounding pavement)so obsessively that there are puddles in the crosswalk year round. And I constantly see sprinklers in Elephant park watering the grass (and pavement) while it is actively raining out. It's 2024, we are smarter than this.

I think this survey is great. I hope it gets implemented in a timely manner and not put off for years and years.

Louisville should focus on aspects of community life that can be directly affected (zoning, maintenance, safety), not on areas where the effort will have little to no impact (climate, resource conservation).

What other comments or big ideas about Louisville do you want to share?

We want main st to be pedestrianized! During covid when it was shut down to traffic, it was great! And now, when eating outside on Main, having a car wiz by me and my family at 35 mph is jarring and not great for my enjoyment of everything downtown has to offer. Also, whatever we can do to help small businesses fill empty space on main and surrounding areas. It's so sad to see our charming downtown so empty.

On most questions I wish we could've picked more options or ranked them. There are many I feel are important but had to pick 3. Need to find ways to get residents more involved about normal everyday issues in Louisville not just big ones. I want planning to be strategic and to loosen processes to make it easier to get things done in the city. Ie - free dog license, permitting processes, etc I want Louisville to have affordable housing so my young adult children who grew up in Louisville and lived here basically their whole lives can afford to live here if they want to especially for my oldest one who's an early childhood teacher and others in similar professions that are critical to our society. I'd also like to see Louisville have more public art like Lafayette does and work toward becoming more diverse and affordable.

Repave the streets - stop putting bandaids on them and just repave

Keep Louisville small

Live Jazz, Please. There's life beyond Hank Williams and Johnny Cash (May they both Rest in Peace))

Maintain focus on small town feel

Focus on real solutions not platitudes

I don't want Louisville become next Boulder that lost its characters or Superior that building every inch of its land.

Coming from a member of the youth community, there should be enjoyable recreation programs. thank you.

Adore Louisville, and would love to see more outdoor festivals/ farmers markets/art fairs, and hope our magnificent home's connexion to nature, wildlife, outdoors, history, and community stays strong and becomes even more so. Hoping for thoughtful and deliberate growth, to preserve and enhance our wondrous area

Need a new cell tower

Incentives for green roofs on commercial buildings.

Advice: Don't create solutions for problems that don't exist. And again.....Bigger is NOT Better.

The area around McCaslin and Dillon and Centennial Pkwy would be a great spot to rip out the old 1980s strip mall aesthetic and build huge amounts of dense housing (preferably TOD), right next to the highway and bus routes to Boulder/Denver. I really want to see a rail connection to Denver. I know the timing is not exactly within the City's control, but the plan should account for a future station and should include housing density and trail connections to the station. Don't plan to build a big parking lot for cars, build a big parking lot for BIKES instead with paved trail connections to the rest of Louisville.

We need address the fact that olde town / downtown Louisville needs significant investment to promote business to stay

Please retain the small town feel and keep small businesses viable!

Stop insane idea of driving businesses away with prevention of use of gas.

We spend so much time and money in Lafayette, Boulder and Superior because there's not much to do in Louisville for a family, especially in the winter. We would love to see some family friendly centers (similar to bounce empire or a food hall) come to one of the large vacant warehouses. Otherwise, I think Louisville is pretty great and don't want to change much. I'd like to preserve what we have, build an emergency fund for bad storms, and rely on expert advice to improve the city's sustainability.

What other comments or big ideas about Louisville do you want to share?

City council's handling of the Redtail Ridge matter was an embarrassment. I've never seen anything so craven in all my life.

Stop with the insane traffic "solutions" and invest in real solutions! Dahlia is now a joke! Use common sense and put roundabouts on Via Appia. And, for God's sake, install a traffic signal at the Rec Ctr/fire Station on Via Appia.

Love it, please stay focused on building a great, caring and active community that is safe!

More accountability and openness as to decisions being made in government

madison ave improvement is awful with shrinking road. i heard this may happen to via appia. what a horrible thing

As we are a family with a neurodivergent kid, we feel very isolated in Louisville. Expand in Boulder run events but its impossible to subscribe (not a city resident). I manged to sign up this spring for an expand programme, bookings were open at 8:30, I logged in at 8:37 and only two places remained at this time. By 08:40 all slots were filled. Louisville needs to start thinking about the growing neurodiverse population of kids and adults. E.g have an hour of our kids during the outdoor Summer faire events. We can't go to these as the environment is too much for our kids. Please look at Summer events and thing how can neurodivergent adults and children access the community events. I am not complaining, just know the city can be more thoughtful.

Leave Via Appia as is and don't ruin it like the City has done to Cherry, Dahlia/Polk, and Washington with all of the crazy lining, elimination of lanes and almost impassible speed bumps.

People have no idea how to use the new road markings and often turn from bike lanes (dahlia and cherry St)

Please put more thought/resources into: 1. Working with RTD/state/feds to immediately complete the commuter rail that we voted for, paid for and were promised. 2. Ramp up the turf replacement incentives for residents. 3. Instead of making roads more inconvenient for drivers, make bike/pedestrian trails more ubiquitous and connected. 4. If you ask us for our input like this, please truly listen and act accordingly. Thank you for the opportunity to provide feedback.

I think there are many things that Lafayette is doing better, like support for the arts, encouraging diversity, accommodating small businesses, presenting things bilingually. Lafayette has a warmer, more caring feeling to it while Louisville has a more wealthy/entitled/snobby/superficial feel. I think more city-sponsored neighborhood gatherings and a dedicated art museum/cultural gathering space like The Collective would help. The Arts Center at Memory Square should fill this role but the Louisville Art Association has too much influence over its programming, and it does not have the same kind of foot traffic as a Main Street location would provide. Louisville does not have a decent book store or toy store. I go to Superior to Target for toys and Lafayette to the Read Queen for books. Louisville also doesn't have a good brew pub like the Southern Sun. The coffee shops are small and hard to get a seat at. Louisville is very safe and the schools have been very good.

Create a commercial property vacancy tax. Do not give incentives to the wealthy like Tebo. Create incentives for upcoming entrepreneurs.

Please listen to the residents before forcing new traffic patterns on them!

We need to bring in more small businesses to backfill vacant retail and restaurant sites. The vacant store fronts all across town are shocking and frustrating.

Keep Downtown Louisville a vibrant part of the community.

Stop painting so many lines on the streets and putting up cones - looks like a raceway now - terrible look

I would love to see filling all of the open retail spaces. Let's see some imagination and creativity. It's so sad to see all of the empty buildings

Louisville is a great balance of location, small town community feel and livability, access to Denver and Boulder. Let's keep it that way, while we build more housing and welcome more diverse people into our community

What other comments or big ideas about Louisville do you want to share?

Character is really important, anything we can do to make/keep us unique (the arboretum is GREAT and deserves more attention, we use the hwy 42 underpass almost daily, the murals are such a source of pride, we love to take guests to eat outside on Main St in the summer and to concerts in the park, etc.)

A couple of ideas -- for commercial property development, the city should require permeable surfaces for any on site parking, or covered parking consisting of active PV system. For enterprises that are seeking city tax incentives, they should be required to have a significant active PV system with the energy generated by the system belonging to the city.

Underpass on south boulder is way overdue. Under no circumstances should e-scooters be considered for our community transportation needs.

I am quite disappointed and feel no community pride with the murals around the library. The amount of surface space would have allowed for diversity in art rather than the same style. Knowing a large audience is made up of children, I see it as a missed opportunity to present them with images of people who look like them as well as different from them. It is my bias that cute animals are overused when children are so ripe and ready to learn about their real world. Additionally, the art does not support pre-reading children - a missed opportunity to exposing them to legible english text -- in my opinion, a big miss when associated with the library.

Creating a multiuse and more vibrant downtown with different layers of community activities would help make our downtown core more resilient. Additionally, creating a similar space along mccaslin (instead of just strip malls) would help enhance the character and community feel of Louisville. Louisville is such a special and unique place, retaining and further enhancing its charming characteristics will make it a place where locals love to live and visitors love to visit.

The rec center is one of the most used facilities in Louisville, so it makes sense that we commit some amount of money and time to making it more energy efficient.

Bump outs & single lanes made from double lanes decrease bicycle safety

Growth control; maintain small town feel

Stability, opportunity, and beauty will create an environment where people thrive - people make the town.

I am conflicted between the love of open space and need for new smaller homes. I think Louisville has adequate open space as it stands now which means room for further development. However, trails and public transportation are imperative to support additional community members from new housing.

Louisville is a great town, but like other towns and cities in the region and nationally there are significant challenges around housing affordability. The city must also encourage and maintain a healthy business environment as part of its own sustainability and to support community residents. I think the city should move forward carefully in a way that capitalizes on opportunities without destroying the quality community that exists now. Many of the challenges we face are regional in nature and cannot be solved by Louisville alone.

Need more ways for people to casually socialize. Food court/beer garden with large open meeting space. Some place convenient and the people want to go.

ref ADU: more is fine as long as NOT for short-term rentals and adequate parking is required

We need a dedicated art museum and indie films theater

We need some kind of community space.

Please focus on maintaining a pedestrian focused view for future development rather than a car-focused one. We build a sense of community by being able to get out and enjoy our town, see others on the paths and sidewalks and say hello, not by developing more and more infrastructure for ease of drivers.

What other comments or big ideas about Louisville do you want to share?

Generally, businesses and shopping centers along s boulder road and McCaslin are difficult to access. Too often there are u turns involved or having to navigate a service road to find a stoplight. Examples include the black paw shopping area or dj's watering hole. To head north when leaving black paw is not straightforward. Getting to and from DJ's is not clear. Entry/exit can be difficult for those unfamiliar with the area.

Relax rules on new businesses opening.

Keep Louisville unique, mostly by not trying to cram as many people as possible into the city

Need underpasses on Hwy 42. Make it safer to get to Louisville Sports Complex.

please make it easier for small businesses to come to the town

Reuse commercial spaces instead of building new

With three young children, increased safe street crossings is really important to me.

I like Louisville, but it's seems overly obsessed with trying to be a small town, and, I don't think that's what it needs to be in order to be successful. Downtown Louisville is depressing -- the old Waterloo space has been empty / under construction for years? DeLo's Commercial area seems to have finally gained some stability, but it still doesn't really feel that way (and there are still open storefronts). I would like to see us, as a community, be willing to change that mindset and make decisions against "anti-growth". I would like to see Louisville prioritize multimodal transportation in a way well beyond slapping some paint on a road and calling it done. Actually DO SOMETHING, not just trickle dollars into small projects that, while well meaning, don't have large impact. Go big, not mediocre, please. Maybe close Main Street a la Pearl.

Louisville needs work on including other cultures, races, the disabled, mixed incomes and all ages.

Keep up the good work!

Moxie, proximity to family, and the open space drew us to Louisville. We'd love to see Louisville's restaurant scene thrive, and become a draw for visitors.

we need a trader joes!

I think we need to ensure we build enough affordable housing to attract new families.

Please consider the underenrollment of schools and losing businesses downtown as you think about affordable housing. Even people who can afford to live here are being impacted by the high cost of living because schools are underenrolled and Main Street can't maintain businesses. Also please consider middle income housing support. Because Louisville is so expensive it is impossible for anyone with a middle income to stay.

More public art and less reality offices

We need to stop acting like ostriches--climate change is real and we can deal with it a little at a time. We need to include our children and teens in planning. They are the future.

I live just over the highway in Superior but do all my shopping, eating, library trips, etc. in Louisville. downtown is very clam and communal feeling, I'd love the "McCaslin Urban Center" to have some moment that feel as communal.

To increase bike commuting we need better and safer bike routes along major corridors and between cities like Lafayette, Boulder, and Longmont, and provide winter maintenance to clear bikeways instead of piling snow in the bike lane. In addition, safer road crossings are needed for pedestrians and cyclists, especially across South Boulder Road so that children can safely ride to school.

I love living here and hope this feedback can be helpful in planning the community.

What other comments or big ideas about Louisville do you want to share?

Louisville is a great place to live. I think that the biggest challenge is to not screw it up.

I have been sorry to see the intense development of high density housing. Even more so without immediately adjacent open space and or parks, Landscaping with lots of trees, etc. Its part of mental and physical health for everyone of every age. Parts of town that require a car to get to other neighborhoods and/or downtown

Need to prioritize housing over vacant commercial space

I am worried about the dwindling shopping options downtown. I like the recent proposal I saw for housing in that HUGE empty lot between the empanada place and the Snarf's.

More and smarter development for housing and businesses

Louisville has always been a reasonable, down to earth community. Let's keep it that way, instead of trying to emulate Boulder, which is a caricature of normal town.

We could put small wind turbines in windy public areas. There are not enough safe places for teens to gather that are affordable. It is sad we lost our bookstore. There aren't enough affordable places for regular people to shop - it is becoming a town where only rich people can live. We need fire fighters and teachers and nurses to be able to buy houses here. No one wants a downtown full of real estate and insurance window fronts. I have lived here for ten years and never ever had trouble parking. Please no new parking lots!

I do feel concerned seeing all the empty retail space and cities around us, such as Lafayette, are attracting trendy restaurants and businesses, that we are not doing a good job as a town to incentivize these businesses. I do hope the City can turn this around.

Build tons of mix use commercial and mutli-housing at 36 & McCaslin (where the theater is). Then keep upgrading along McCaslin.

Need more resteraunts in downtown. Need more businesses around mccaslin.

Property taxes and rent on small business are a huge deterrent for bringing in more new business

Please do something about the old Alfalfa's. Lights on is a waste of energy. I know everyone wanted a Trader Joe's (and if that's still possible, that would be huge!) but I recognize the parking lot is too small for it. Maybe a restaurant? The space nearby at the opposite end of that plaza along South Boulder that was possibly going to be a cafeteria style eating/drinking space should be turned into something. It's just an ugly overgrown spot now.

Making downtown a pedestrian mall and creating/connecting bike paths through Louisville and connecting to Boulder and Lafayette would be huge gains in creating a town that feels more connected and special.

Louisville needs more shops downtown. The old Lowe's site has potential for development, perhaps clothing shops, craft boutiques, art center?

I think on the whole Louisville is well designed, but I think having better bike access to a few areas would really improve things. McCaslin and Courtesy both have businesses but are on major roads and bike, walking access isn't great to either. I think adding better paths and maybe and over/underpass on McCaslin would help draw people to those commercial areas.

Wish we had a playground/courtyard that was surrounded by a few restaurants with outdoor seating so parents can sit and eat while kids play.

Find a way to make area along hwy 42 more inviting to tax generating businesses and more inviting to walking and biking (sidewalks, shoulders). Underpasses by hwy 42 near Moes Bagel. Attract a Trader Joes, or a Marczyk Fine Foods (e.g. by old Alfalphas, or old location of Lousville Cyclery) sort of business. Mini Ikea(?) US36/McCaslin. Revitalize McCaslin corridor w/ H-Mart, REI, (Sams club, Safeway, Lowes). Build up small business area where Louisville cyclery used to be - connect w/ walking/bike path to Moes business area.

Increase in free cultural family program with planned security provided.

What other comments or big ideas about Louisville do you want to share?

I would love to see cute commercial areas with beautiful trees and gardens and plazas where families and neighbors hang out together. I would like to see less empty box like office spaces.

I feel the commercial vibrance of the city is flagging. I recognize the challenge of balancing new growth with the desire to keep Louisville a small town feel, but the commercial vacancies along South Boulder, downtown, and to the east of the train tracks is troubling and risks decay of the town. I believe there are a few options here- business incentives structures to encourage entrepreneurial small businesses and allowing for mixed use for buildings. The stark delineation of commercial / residential / commercial retail creates an environmental challenge (necessity to commute without public transport) while discouraging businesses. Offices are segregated from retail/restaurants and dining, and both tend to be segregated from residential such that it is inconvenient/un business friendly. An excellent example of this resurgence being executed well is in Virginia Beach, in which companies were provided tax incentives as well as grants for entrepreneurs to revitalize a portion of the city they called 'The Vibe District'. The results were spectacular- following environmental coding to decrease carbon emissions, new businesses were established while preserving and even enhancing a small town feel and strong community relationships.

I think the recent work on Dahlia and the plan for Via Appia are solutions in search of a problem. Yes, I want streets that feel safe and are open to people biking, but both solutions felt forced without someone first identifying a real need. In reality, they felt like projects that were designed to signal certain virtues ("Louisville is bike friendly!") and not necessarily to address a need in the community. I really appreciate the effort to put out this survey, because those decisions also seemed to be made on relatively little data. Thank you for making the effort to collect feedback from the community! I do love it here and want to see Louisville live up to its potential.

Would like a city council that pays attention to the needs of the people rather than pushing their own personal agendas

The City's primary focus should be enabling the entire community to become carbon negative. City needs to spend resources to truly engage the community. Knock doors. Don't force us into web based engagement. Engage Louisville site is unworkable. An example of the latter is the next question. I already submitted my contact information.

More roundabouts, less stoplights

I think you have our concerns addressed.

Decarbonization, energy efficiency, and sustainability

Stop light on via Apia at the rec center and pine street and at mccasalin and Washington

We live in a very special place but if I wanted to move here now I could not afford it. We have to look at ADUs, townhomes and tiny homes.

I love Louisville! Please keep it small!

Attracting families to live in Louisville would be a benefit to schools to offset declining enrollment.

Cut the bureaucracy

increase restaurants, food options

Do not do ANY further development

I live on Dahlia street and I feel that the re-striping project done late last year has made drivers more chaotic and unpredictable. The traffic pattern makes sense in principle, but drivers largely behave as they used to, ignoring the bike lines.

we live part-time in Louisville and love the convenience and small town feel

Stop trying to compete with Boulder

What other comments or big ideas about Louisville do you want to share?

When considering transportation, please remember that some of us (many of us, likely) will NEVER be able to use a bike to get around. And that taking a bus is also impossible. Decreasing car access and density is not a solution. Thank you.

Get Redtail Ridge development underway

We still need an auditorium style performing arts space.

Access to information about low tech energy conservation methods, examples: passive solar heating, solar furnace, clean wood burning devices, biomass energy methods.

Louisville does a really good job of maintaining its greenery & facilities already, so that should never be reduced. The empty buildings are the most worrisome thing to me. They just make the town look like it's losing. I wish before planning new development, something would be done about the wasted buildings already existing.

If you are setting up alternate transportation options, you also need to create shopping areas with 5 mins of transport destinations. Once I'm off a bus a 5 minute walk to a grocery store or coffee stop. Our shopping is too spread out.

Our strengths are our community and relatively small size.

None

I think Louisville is an incredible community just as it is, with too many opportunities and blessings to count. I do NOT want to see Main Street permanently blocked off to traffic. I prefer things small and quiet and personal, so "big ideas" aren't my thing.

I am very concerned in the increase volume and noise from the airport. I have been woken up numerous times by aircraft flying over my neighborhood early in the morning. I live on West Street. Also, I find the prospect of certain roads to be converted to single lanes for cars and adding large bicycle lanes to be a ridiculous plan. If you want to slow traffic down, use roundabouts. Highway 42 is already a huge mess. Fix that first.

Ban new apartments and condos

We need a pedestrian walking district downtown, we need to STOP the development and building of multi family housing units - we expanded way too fast and without care. The strain our schools are under are enormous!

DO NOT CLOSE MAIN STREET To vehicles.

I am worried Old Town from Lincoln to Main is going to continue to be demolished. I would like to see Council member Dickinson be more involved with this growing concern.

Allow more and more varied housing. Encourage development of coworking spaces (lots of home based workers who can't afford to upgrade to a bigger home but don't want to leave Louisville.) more recreation opportunities for kids

Louisville has gotten too big for its britches! City council needs a good spanking!!!

Incentives to promote shopping downtown, more quaint shops

I received a speeding ticket on Via Appia five days after buying our house in 2002. Now I see the majority of vehicles driving 45 mph and higher with no recourse. I don't think the issue is the number of lanes. I think we need better police enforcement on this road. It's often scary having to turn left across traffic!

Would love to see a decrease in vacancy in the commercial spaces across Louisville.

What other comments or big ideas about Louisville do you want to share?

Tree pruning and maintenance especially at Coal Creek Golf course.

Please keep in mind that many residents are busy working and raising families. They do not have time to pay attention to all of the "squeaky wheels" who are advocating for their pet projects. Unfortunately, over the past five years, it feels like our town has been too focused on appeasing this minority of residents by reducing events downtown, making strange adjustments to our roads (i.e. Cherry's super wide bike lanes, Polk Ave., and the proposal to reduce Via Appia to one lane in either direction). Please advocate as a City Council, for all of Louisville.

I think building codes should be updated for fire dangers, water conservation, hail and wind damage prevention (rather than focusing solely on energy). With wind and hail prevalent, as well as the risk of fire

We think it'd be super cool to shrink Via Appia and put in multiuse buildings so there could be apartments and shops!

This town has changed so much since property prices have increased and priced out middle class families. Also commercial property owners have increased rent and we've lost a lot of boutiques and shops that bring people to Main Street. I really don't want more investment companies or real estate offices downtown.

Take out the new confusing and unnecessary bike lanes in the neighborhood by Fireside Elementary

Continue your efforts to reach out to the community for feedback. Thank you!

Louisville has become very expensive to live in both from housing to dining out and we've also lost several large businesses (retail and offices) in the last 5+ years. Please help make sure our existing spaces (retail/office) are better utilized to help bring more business back to the city and hopefully that will help balance our costs, or justify the expense, of living in Louisville.

I'd like to see better signage/communication on Open Space; many current signs are "text dense" and don't get the point across well.

Would like to protect and maintain the downtown Louisville area and its unique identity

Overall, I like how it is now. Neighbors are nice and not too busy like Boulder.

Transportation alternatives. Safe transportation without needing a car.

I love our town. But what's happened that our main street is in the doldrums and Lafayette is kicking butt?

Louisville is the 'goldilocks' town. It's just right. It's not in the 'Boulder Bubble' but it has a lot of the good things about Boulder. It's small enough, but not too small, and I could go on in so many ways. It is such a special place. This doesn't mean it needs to always stay the same. It means that it has probably done a pretty good job evolving appropriately with the times. Thank you for your efforts to do so.

buffer zones around open space paths, car-free city center

I love that Louisville feels like a small town and hope it remains that way. I also would love to see more thoughtful planning and implementation of bicycling lanes, trails and pedestrian crossings that actually keep our citizens safe.

More trees, trees, trees and shade. I would volunteer to help plant them.

Louisville has so many great amenities it was hard to pick top 3 because we already have an abundance of open space, great people, great library and an awesome recreation center. The biggest idea would be for a train depot in downtown with train service to Denver, Boulder, and Winter Park!!

I really don't want our community to continue moving in the direction of supporting wealthy residents over all others. This is a challenge; these are the people attending meetings, etc. This survey is terrific, allowing people to weigh in electronically, because many cannot attend and comment during lengthy public meetings

What other comments or big ideas about Louisville do you want to share?

Using water to grow green grass on public land and parks is not sustainable. Furthermore, watering for golf recreation is not sustainable in our climate

We really need to put in a new cell tower. The majority of the town is a dead zone for cell service

We need to offer incentives for more locally owned restaurants and businesses.

Increase remote working spaces and coworking spaces. Could the City buy space in the Coal Creek Business Park to create a space similar to the library but dedicated to co-working/remote work? Super bonus if there was a Child Watch available similar to the Rec Center!

I would love to see more business that offer things to do for tweens and teens. Louisville offers amazing programs for young children and some great programs for adults. Tilt is a great resource, more businesses that offer indoor things to do for tweens and teens would be amazing. Could we encourage an indoor mini golf business to take over a vacant building?

The town has become unaffordable without anything to justify it other than proximity to Boulder. The local business scene has been in people for at least the last 5 years. I've been here for almost 20 and the only thing thriving is real estate. That's unsustainable.

Is there a reason the Louisville Rec center doesn't have PV panels or solar hot water?

Keep working to keep the airplane noise reduced, it's to the point of driving me out of town. (Better since the old director of RMMA quit)

Louisville should assess the long-term financial impacts on property taxes that are occurring after the Marshall Fire. The combination of increased insurance rates and increased property taxes are going to make it difficult to live in this community without a large increasing income every year. I feel it will be difficult to stay in a paid-off house when I retire with a fixed income.

Increase incentive to attract smaller retail / restaurants / shops. Influence Kroger to move King soopers into the old Lowes vacant building. McCaslin needs help, it's not attractive to come into off the highway.

Please preserve our open space. This is one of the most precious resources/responsibilities we have. Last summer we had bears crossing through Old Town Louisville. We are responsible for taking care of them!

Louisville used to be a desirable livable city a few years ago with a balance businesses and residents, as well as a Main Street that attracted a lot of visitors. We would like to get back to becoming one of the most desirable and livable friendly cities in the USA!

restrict kids on e-bikes. improve peoples' access to downtown via bike and walking. improve commercial space in downtown. encourage small business incentives. smartly redevelop the mccaslin corridor - right now it's blight.

Please add shade for the kids on playgrounds. Summer is really hot and having places for kids to take a break is important to me.

I personally know several builders/developers who tried very hard to work with the City on appealing projects, especially downtown. The headaches caused by administration and council caused these projects to be tabled. Also, the fact that so many businesses leave our community needs to be carefully analyzed and a program to retain good businesses needs to be implemented. Finally, regarding ADUs, I'm all for them in the right circumstances; however, allowing basement apartments to go in where there are covenants against this is wrong. These neighborhoods were designed for single family homes and if they turn into multi-family homes the parking and other infrastructure would not support.

I'd like to see a lot more native plantings in Louisville.

No more big box stores that get lucrative tax breaks and subsequently abandon Louisville

Local public transport: a loop bus like the Hop in Boulder connecting Monarch/Avista, Hwy 42, Main St, S. Boulder Rd, Rec center, Macaslin Park N Ride. Best if free, runs every 10 mins during the day.

What other comments or big ideas about Louisville do you want to share?

Road diets do not work, use public safety to write tickets on Via Appia. More revenue for Louisville and when the road becomes a known speed trap, then traffic will slow down or divert to South Boulder Road.

None

It feels very safe and clean here, I would like to prioritize keeping that. There has been talk of relocating MHP (Mental Health Partners) outpatient clinic to Louisville. I feel that would be a terrible move for our community.

Would like to see a separated bike path along the S Boulder Road corridor from McCaslin west toward Boulder. The north side of Lville has no safe, efficient way to bike to Boulder.

The playground at community park should be replaced with more traditional equipment. It's a big beautiful park with a very mediocre playground. The splash pad is the once exception. We also need more shade structures at all of our parks for the hot summer months.

Think there are too many multi-housings going up! Losing that small town feeling!

I want to see empty buildings filled. I want building owners to face penalties or fines if they leave their buildings empty. We have empty restaurant and office spaces that could be used if rents were lowered.

I moved here from Austria because of the unique and close connection of housing to downtown, so preserving walkability and economic diversity is important to me.

Main Street (or Front street) should be closed to cars year round and should be pedestrian only.

On McCaslin, there is a huge area near the Post office. Can't the city change zoning so mixed use can be used? For example, business on the bottom and housing on top. It is such a wasted space.

The amount of housing stock that is accessible to young families is critical to the maintenance of our school enrollment, the quality of schools, and the vibrancy of the community. The more we welcome new families, the most it benefits everyone.

more sales tax brought in

Keep Louisville small

I would like to see you all listen to the people and not just the few who squawk incessantly.

I am concerned about the loss of local control with the big push for higher density housing in established neighborhoods.

More Art events and more retail

I would love to see the city prioritize adding shade trees and structure to parks and school areas

I think City Planning has done an excellent job so far and I'm impressed by its proactiveness.

Slow down traffic on Cherry and Via Appia

To actually create bike and pedestrian safety by creating off the road but road adjacent bike paths that are like a second sidewalk. This creates actual safety for bikers. The bike paths should NOT be "lanes" in a road. They have to be a separated path with a real physical barrier such as a curb.

What other comments or big ideas about Louisville do you want to share?

Public works making dchanges in traffic flow patters without sufficient public input, e.g. Polk Street traffic patterns and speed humps, Restricted right turn at S Boulder and Via Apia, and closing off access to Cottonwood Park from West bound S Boulder Rd.

Want to support more local businesses downtown and less real estate taking up store fronts in Downtown Louisville

Build a new clubhouse at Coal Creek Golf Course

I really appreciate all the pedestrian improvements of crosswalks, etc. of recent years. Thank you!

Modernize and bring in amenities

I would just like the City of Louisville to open their eyes about the fact that most people have to spend their money outside the city because their is no shopping here...we could have had a Trader Joe's but for some reason the powers that be felt a restaurant supply store would better meet the needs...like people walking on foot from the apartments really have space to store large bulk items. Really?

Need to work in tandem with other East County communities to seriously address affordable housing

I would like to see some focus on filling the vacant commercial spaces in Downtown Louisville

Get rid of plane noise and fuel pollution

Convert Main Street into a walking mall.

My kids will probably not live in Louisville after they go to college. Not because there aren't jobs, but because housing is so expensive. Its appalling that housing is kept so expensive through growth restrictions.

Growing up here I hope that ten years from now, Louisville still looks like Louisville since I grew up here but that doesn't mean I don't want it to change. I just hope future archetechts and city planners consider what about the original homes and buildings gave the look of the charm of old Louisville which is very nature and cottage oriented. I also hope that we don't expand upon MCcdonaldized, chain shopping malls and other places like that, where the outside is just a concrete jungle parking lot that's devoid of joy. Public transportation is vital in reducing the need for this. Also, as a college student with a particular interest n criminology and urban sociology and as someone who grew up in Louisville, I would love to present to set up a meeting with you guys about third spaces, public transportation, what gives a community a sense of place, ect. My school email is nasa3080@colorado.edu and my phone number is 720-607-6789

1- Please consider snow removal by the city on at least one of the sidewalks of Pine, Lincoln, Lafayette and Main to ensure pedestrian safety. 2- The sidewalk and asphalt project in Saratoga was not communicated and seemed unnecessary and very large. Without proper communication it doesn't look like responsible use of tax money. It would make more sense to me to use this funding for snow removal. 3- The advisory bike lane on polk / dahlia is not good. There were other options to make the bike paths safer (e.g. remove some of the parking) that did not require a design that forced cars to play chicken with each other. Please do not make more without extensive polling of the population. Did the Louisville citizens vote to turn their safety into an experiment? This also looks like an irresponsible use of tax money. 4- The changes in the composting rule do not go in the right direction. going back on composting because of some people not following rules penalizes everyone and is not an ingenious solution to the problem.

I have no idea if this goes here, but I would like the rec center to use less lighting throughout the night. After the rec center closes, many bright lights are on throughout the night wasting energy and creating light pollution. It just seems unnecessary.

We need more free pickleball options, it is a sport accessible to every age group, growing in popularity and there are not enough options for those of us who are not retired yet.

In my 20 years of living here, I've seen the roads turn into experiments. I'm not on board. First, they are generally poorly maintained. My own street was repaired only to then be chipsealed - gross, and a waste of money. And lets take Polk/Dahlia as an example of silly striping: by putting a center yellow double stripe down the center years ago the city made it look less residential... and by extention an invitation for speeding. Now it's even

What other comments or big ideas about Louisville do you want to share?

worse making drivers unpredictable and it looks just awful. When cycling I avoid it at all costs. Not a fan of ebikes either. They are not bicycles and are more closely related to mopeds or scooters. And those scooters are an eyesore and a menace - don't be like Boulder with those.

The library has grown a lot since the pandemic as far as foot traffic and processing books and I'd like to see more resources allocated to growing the staff, especially if they must continue to support Superior's growing use of our library (delivering and picking up materials).

Make main street a pedestrian area. More traffic calming, just not with cheap speed bumps.

Main street should be closed to vehicles and developed into a pedestrian commercial zone. Reroute the Dash bus off of Main St. onto Hwy 42

Louisville needs to be forward thinking and evolve with the changing times.

Don't narrow Via Appia or add speed bumps. Add a crosswalk or two

Keep Louisville affordable for working families

While I strongly believe in moving to renewable energy, rather than forcing businesses to change, work with them to help them change - in a manner that uses realistic and common sense means to do so.

I would love to see one location to find events in Louisville. The city just sent out a insert with a bunch of events listed, but a monthly one would be nice. Also more educational opportunities for kids under school age would be nice.

Thanks for caring about our opinions and wishes . it is a great place to live.

Please don't re-line Via Appia to make 1 lane.

Motorized bikes/scooters etc. on walking paths are dangerous, signs asking people to be careful do not help. Some is going to get hurt.

Art make a town and brings People to support local Businesses/restronts. the city lost a lot of places, biz, and the art scene don't exist anymore.

This is a great place to live. It is important to consider perspectives of newcomers to this area but to place value on those who have lived here for generations.

More bike paths that all connect, easier/safer crossings of s. Boulder

We have all these empty parking lots and big box stores. Maybe some of this space could be used for affordable housing or at least something besides cracked pavement and abandoned stores. Let's not get so carried away with sustainability that we drive businesses away.

The increased vacancy of businesses on McCaslin has been a concern for years and is only increasing. Also, affordable housing for our employees. The majority of our staff have to commute in due to lack of affordable housing in the area. This also means we have young women who stay in abusing relationships because they cannot afford housing on their own.

Keep our heritage in tact and don't let outside political agendas derail us. We used to be one of the best small towns in America for a reason. Return to the values that got us there.

Keep streets safe; put Polk St back to normal lane configuration

Although I love the idea of closing Main St to vehicle traffic I feel we need to reroute the traffic away from the old town neighborhoods. for both safety and aesthetic purposes

What other comments or big ideas about Louisville do you want to share?

I have lived in Louisville for almost 30 years. I love it. I feel the past administration has eroded a lot of what I initially loved about Louisville. As stated in my earlier answer, I am hopeful that the new Louisville administration will start to make some reasonable decisions, and hopefully become a place where business owners love to do business, and people love to live (and drive!) :)

Incentivize residents to make improvements that reduce fire risk and force HOAs to allow those changes, like metal fences, etc.

I continue to see Louisville not listening to its residents - time and time again. Or listen for a while, and then go against wishes. Stop messing with our roads. Just maintain them and leave them alone!

Louisville is a pleasant, safe place to live, but it feels as though it is only a conduit to other places like Boulder, Superior and Lafayette. As I mentioned earlier, Louisville tries hard to live in the past. It should modernize.

The concrete curb placed in the Garfield/S. Boulder Rd intersection should be removed, it was incorrectly designed and is a hazard to drivers. It does not help protect pedestrians.

Need to rebuild morale and trust with city following Marshall Fire

The city should be focused on filling the empty buildings (alfalfas, lowes). They should be less worried about global warming as no matter how green they are, it doesn't make a dent in the issue. It is a global issue and a town of 19,000 isn't going to change it.

Stop trying to create issues that don't exist and stop trying to make driving more complicated. People are not going to give up their cars

We are NOT interested in becoming Boulder with all of their idiotic decisions and programs. Keep Louisville the way it is, improve few things. It is not applace for small town to be involved in energy conservation and environmental projects.

I would love to be a part of supporting transitional, affordable, and other housing that includes everyone who wants to be a part of our community

Celebrate the community as a whole, not unique gender, belief, race. Belrive in that all person's have a place

Work with the businesses to help sustain the downtown and McCaslin corridors. Stop bleeding the City dry by unincentivizing businesses to stay and grow.

Louisville needs to be more business friendly

Please stop taking the roads away from vehicles and giving it to bicycles. It's not an equitable division of space and the bicycles don't stay in their designated lanes anyway. And they use the sidewalks so why give more space, and the e-bikes should be banned in this town for safety reasons. The children are driving those faster than the speed limit and not obeying traffic laws, and someone is going to get hit by a car. Too young to have a motorized transport at that age.

train or light rail service to connect Louisville to other cities would reduce traffic

I'd like Loudville to become more bike centered

The open space on the north end of Little Italy needs to remain untouched. The thoroughfare through front street will destroy our neighborhood and destroy a wildlife habitat. there are so many areas that can be more housing without destroying open space, such as the cottonwood or the intersection of main and south boulder . Please please, Preserve wildlife and untouched by areas!!!

The city doesn't always need to change things for it to be a great place. All this street safety has changed the way the city feels for the worse. I wonder if safety could have been accomplished without paint and signs everywhere.

Is Louisville affordable enough for workers to live here? How can we make that happen? How can we stop losing retail businesses to Lafayette,

What other comments or big ideas about Louisville do you want to share?

Superior and Erie?

Let's improve communication between those in power, on boards, and the general public to avoid surprises and distrust of government

I would like to see an expansion of arts and cultural offerings in the city of Louisville. Lafayette, a city of comparable size, does much more in terms of the arts. We have a lovely arts center but it seems to be primarily occupied by a private group. Would love to see an expansion of public art and arts offerings in Louisville.

One of Louisville's biggest assets is its proximity to Boulder and the views of the mountains. The city keeps giving away the views to individual property owners. Maintain the views for the whole population. Use existing properties (like the GHX building) for restaurants or other public spaces that take advantage of the views.

I would like to see the changes that are made in the future take into account all ages - young adults, families with children and older individuals.

More tennis courts; more trails; say NO to development on Highway 42 that is a traffic nightmare already

Be more thoughtful about economic development

If Via Appia was only two lanes during the evacuation, we all would died in our cars trying to get out, the road diet is stupid and majority of residents do not want it!

Less regulation. Hang the "open for business" sign once again.

Think big and be bold and be more pro-business. This is a town of an average single family home of \$865k, but Alfalfa's left and we got a Dollar Store. Would be great to not have to shop in Superior and dine out in Lafayette.

Multi-use paths are not safe for Seniors walking. Battery operated bikes and scooters should be licensed and need there own path.

I would like to see more of a welcome to racial diversity. I feel that is lacking in Louisville.

None

x

Outlaw speed bumps. Why would anyone add a road hazard I. The name of safety. Identical to deciding to add potholes in the road. I drive through neighborhoods to avoid speed bump roads (Washington). This is the law of unintended consequences.

Louisville needs a new skateboard park, pump track, destination park like the Twin Silo park in Fort Collins. Fill the empty building in downtown with thriving businesses. More restaurants and shopping options.

Please address the commercial blight in the west McCaslin/Rte 36 corridor. This is an incredibly unattractive gateway to the City.

Please look at bringing in more business to Louisville before it's too late, meaning shops, cafe's restaurants

We need more and denser housing near our most walkable area, downtown Louisville.

I appreciate how much the city is actively looking to improve pedestrian and bike safety (recent examples including changes to Dahlia and proposed changes to Via Apia).

I'd love to see Louisville do more to attract SMALL retail business and restaurant owners whether it's tax breaks, sources for building improvements, etc. I'm tired of seeing real estate agents and offices in buildings that should house businesses that attract visitors. Lafayette appears to have done a

What other comments or big ideas about Louisville do you want to share?

wonderful job.

Please make progress on creating an Arts Center, per the Cultural Arts Master plan.

The town failed to attract an outstanding business such as metronics when they denied the development of the storage tec property. And again with the revised mixed use proposal. Look at Broomfield and their coffers, and superior. We need to be more aggressive to attract these long term tax revenue opportunities and forego the old mindset. Louisville needs more commercial tax revenue

I don't want to see Louisville become part of a huge metro area from Denver to Boulder. Maintain a green buffer from surrounding towns. Purchase as much open space as possible before it is too late. Consider rezoning and rewilding areas to create habitat connectivity and preserve biodiversity. Keep unique character as a small town. Don't push growth too fast through rezoning. It won't bring down prices, it will just make Louisville a worse place to live. Invest in creative transportation—anything but SOV. Reduce land dedicated to cars, establish parking maximums, require underground or solar-covered parking. Reduce traffic, reduce speed limits and only widen roads to improve alternative transit. Preserve small and historic houses, Fix up and invest in our older and more affordable apartment complexes and the mobile home park. Disincentivize mansions. Incentivize smaller affordable housing in mixed use areas.

Just wish all the vacancies on McCaslin would be redeveloped with some creativity - looking forward to Relish!!!

Please bring in new, modern restaurants with good food to downtown!

Make it safe for our kids to ride bikes - Via Appia is a hazard. It's a speedway. Use Roundabouts. At crossings, put pedestrians higher. Look at countries who prioritize the safety of pedestrians and cyclists!

Allow for economic growth to occur naturally, both in commercial and residential, and focus efforts on making the town more friendly and attractive to small businesses and the arts while giving attention to beautification of the town's public areas.

I love Louisville and I've been here for 20 years. Lately Louisville has only been made livable for folks who are white and wealthy. It has lost all of the small town appeal

You need to entice people who aren't white and rich.

I think it's important to maintain existing zoning in neighborhoods and estates as many chose where they live for the zoning that was allowed. I would like to maintain the quiche small town nature of Louisville. It should not be viewed as an extension of Boulder or the University of Colorado. Open space land is a distinguishing feature of our town. It should be maintained for safety, include recreation opportunities and we should maintain and strive to improve our efforts to be a dark sky designated town. It's my hope that downtown Louisville and the existing commercial portion of McCaslin use the huge parking lots for a more beautiful walkable and enticing food and modern small business services (bakery, coffee shops, modern restaurants (like Lafayette)

Better traffic control. CAMERAS to atop speeders and red light run thrus. Better traffic light pattern to get traffic thru town faster

Road maintenance!!!

Keep louisville safe.

I love Louisville. We've been here for 30 years, raised our kids here. Just want to bring in some new business and help populate or re-do those that have left or are dying (Safeway, Lowes, Cinebarre, Empire, Old Waterloo, Casa Alegre, Carabbas, Wildwood Guitars)

In general would like to see a focus on increased housing density, population growth, reduction of car traffic, and more public (third) spaces to foster more community

Would love to see a large arts center with a performance space for theatre, music, etc.

I think Louisville has the opportunity to become a model for other communities in many ways. To me, the key is housing diversity.

What other comments or big ideas about Louisville do you want to share?

Thank you!

Open space is one of Louisville's most valuable assets and a big part of what makes it such a great place to live. It's so important that these precious resources be restored and protected in a way that makes them healthy ecosystems for humans, animals, and plants alike. Recognizing that pollinators play a key role and creating pollinator pathways is a key part of that effort, as is maintaining healthy riparian systems. It's a disgrace how degraded and uninformative our open space signage is, negatively affecting the safety and trail experience of users.

Have our employees accountable to their citizens. Ever tried to walk in and have a conversation? No im sorry we don't do that. You have to do it online because we're too busy or are afraid of talking instead of texting, etc

As a foster parent, I am so grateful for the way the community embraces every kiddo that comes into my home and makes them feel like they belong in Louisville (in their new neighborhood, new school, new sports team or club, etc.). This is a place I feel proud to bring kids and raise kids.

Embrace the future...don't fear it

The local government seems to be focusing on changing things, like adding more housing. I think providing a good environment for the number of people we have is more crucial. Adding density will add problems and decrease the closeness to nature etc that draws many people to this region.

I am a physician with a private practice in Louisville and have been here for 22 years. A new owner of my office building which also contains the offices of several therapists is making changes to the building and driving us all out. We will all be moving to Boulder or Lafayette or Broomfield. What he is doing to the building and the services that we provide is tragic ! I am the only Child Psychiatrist in Louisville and have been for 22 years. Marcy Cooper, MD

sustainability is fine, but need to keep it practical to retain buy-in, make building permitting easier for solar panels and geo thermal. Put a large solar farm and or windmill somewhere in town.

If we are starting a new comp plan without doing a thorough analysis of the old one, and what we achieved and what we didn't and why, you are wasting our time and money. It's just doing something for the sake of doing it.

More housing and more types of housing

Respect

REDUCE TAXES

Preserve the small-town feel, deal with vacant commercial buildings before developing more new sites, protect the natural spaces that make Louisville what it is, avoid very dense housing like Lafayette is constantly adding, keep it a safe and lovely place to raise children.

Louisville is great for families. It is not set up so well for singles, or single seniors. Also, it would be nice if there were light rail connecting the towns in Boulder County.

In order for Louisville to meet its housing needs and dying or dead commercial areas around town, zoning regulations need to change. Remove minimum parking standards, increase density, and overhaul our ancient municipal code.

enforce dog leash laws

Chamber needs to create opportunities for businesses to bring families to downtown.

I'd like to see Louisville take the lead, be innovative, and create unique business and recreation opportunities.

Have more opportunities like this survey for community input. Thank you for doing this!

What other comments or big ideas about Louisville do you want to share?

Keep it nice. Stop turning it into waste and sprawl.

Be careful on what you do to Via Appia. Making it 1 lane in each direction is a huge mistake. I drive Via Appia everyday and there are very few bicycles on the road. More bikes cross Via Appia than ride in the bike lanes of Via Appia.

Close the golf course and turn it into a nature preserve. Reduce traffic and reduce parking needs by providing alternate means of transportation within the city, e.g., driverless vehicles, targeted mass transit.

Slow down on paving over natural base trails in the area. Concrete isn't always the answer.

City needs to stop making regulations/spending money/charging fees as if everyone in town has a high income.

I appreciate the management at the senior center and the pools. Always striving to improve.

I live in old town, near County Rd and Parkview, and I very much want to see Main Street permanently closed to all traffic other than parades. I want to see outdoor seating, children's playscapes, generous bike parking, and more businesses like restaurants and "hang outs" for tweens and teens (e.g., game stores, cafes targeting kids) in town. Regarding parking concerns, it seems some accessible (Handicap) parking places could be put in near Main Street, where each side street was closed to traffic.

Open space is important to the community. We don't need more people moving here. Louisville has become a mini-Boulder and lost its charm, and something should be done about the numerous empty retail spaces. Lastly, I don't think that the City Council really listens to its citizens and decisions are made without our input. You don't really care what we think and are going to do what you want. I know the city is finally looking at going back to Western Disposal. Many of us pleaded with keeping them to no avail, and now we're back to getting that contract back--hopefully. Feels like we truly don't have a say.

Louisville needs to make sure not to lose the small town feel and become another Boulder with housing that is way too expensive. We need to be a strong leader in environmental stewardship. Maintain the historic downtown and character.

I feel that this city has lost. It's way over the last few years. It used to be family oriented and now, you all are more concerned about climate change and DEI rather than families.

I'd like to see the city take steps to avoid losing businesses to neighboring towns due to being priced out of downtown or commercial areas.

Independence from central planners at county and state level is crucial

Commercial Vacancy is an eye sore

I know this is a focus, and we need to get the big boxes repurposed or demolished and turned into productive properties or open spaces. The Kohls redevelopment is a great example. Let's pursue these properties and turn them into profitable entities or open space..

I like our direction. Let's keep improving.

We need to make it easier for small businesses to thrive. This town is stagnant and you see surrounding towns passing us by.

Create more hiking trails on open space, decrease the extreme amount of bureaucracy in the city government and make the city council more responsive to the people in their wards

Stop focusing on bike lanes - taking our streets and making cars move for bikes is ridiculous - the one way Via Appia plan is just another way to waste time, resources and money - we have bike lanes, we have paths and sidewalks - the craziness that you designed on Dahlia is creating havoc - focus your time, energy and resources to more important things like maintenance of our existing lanes, roads, sidewalks. It seems like you are looking for projects - and creating ones that are unnecessary

What other comments or big ideas about Louisville do you want to share?

Manage blight in old town and new town. Focus on driving economic stability with sustainable economic growth and just enough environmentally responsible,

Transportation and facilities for seniors to keep them active.

I love having tables outside at restaurants

Please create an advisory group of citizens and OSAB members to serve as an Open Space task force for the comp plan

NOT pickleball

Our pools (both indoor and outdoor) could use diving boards. Also Via Appia should be reduced to one lane with zero stop lights or stop signs. We also need to become more business friendly to attract tenants to all of the empty buildings. Council needs to look at how surrounding communities (Golden, Arvada, Lafayette, Erie) have leap frogged Louisville and are, quite frankly, more attractive places to live now.

Many residents want Louisville to exist in a vacuum, oblivious to the development going on across the street from us (Broomfield, Lafayette, Superior). Louisville needs to advance with the times. We are losing tax revenues to the other cities b/c we are perceived as not business friendly, and there is no affordable housing.

Please step in to fill the empty business spaces downtown. That area is a major asset for the city and a few greedy people keep rent too high for businesses (and our town) to thrive.

Again, I would like to pitch the idea of converting some of the parking lot space on McCaslin into a "microforest." So much area of the giant lots is largely unused and would be amazing to convert to green space. Separately, I am alarmed by the vacancies on Main St. and downtown in general - we have the possibility for such vibrancy and it seems to be stagnant. I don't have the background to make knowledgeable suggestions, but I just see other downtowns nearby (like Lafayette) growing and appearing much stronger than our own. I believe it's fixable.

Hold summer community meals downtown open to all during the summer. Bring community together. Hold it on Main Street. Winter holiday fair and market.

Didn't provide answer on the 10 year environmental as you didn't have "none above"

Thanks for your work in putting this plan together! I chose some of my answers based on the options available but may have chosen "I'm not informed enough to provide a solid answer" had that been a choice.

Find new community offerings, it's getting stale

I have lived, worked and raised my family here for over 20 years - I came here from Boulder and enjoyed the simpler quieter more traditional community. I feel that recent changes and growth are prioritizing the wrong things. Every open field is built up with dense housing, cars sit at red traffic lights waiting for non-existent pedestrians. The city seems to be trying to solve problems that don't exist (a need for more pedestrian/bike access of south boulder road and other major streets?).

We need more places for kids/tweens/teens to hang out. Need less real estate offices downtown and more business that bring people in. More restaurants/shops.

Bocce courts need work

Please be creative when thinking about the various subareas, specifically the McCaslin corridor. Mixed use is perfect here, with proximity to public transit

E-bike safety and regulation

What other comments or big ideas about Louisville do you want to share?

Please invest in emergency warning systems. Please invest in our ability to respond to climate disasters.

consider electrical microgrid, consider community owned internet service (like Longmont)

I think Louisville has so many wonderful things going for it. It will be important for it to have a balance of open space and retail but it has so much potential for both

There should be further investment in the downtown streetscape, parking availability and improvements to storefronts through available block grant programs.

Please direct us along a path of traditional public and personal and family values.

Just very happy to be a Louisville resident. Grateful to have the ability to participate in this project.

No to Redtail Ridge and Broomfield type sprawl- get back to the Phillips 66 model

I want to continue seeing Louisville thrive with a small town vibe. No major changes are needed, in my opinion.

This is a great place to live! A very family oriented town, small town feel with an excellent downtown, good road maintenance, great libraries and parks, and close proximity to larger cities like Westminster and Boulder.

I wonder on a regular basis what could be done with the empty buildings in the Centennial Valley area. I really have no brilliant ideas regarding this area but it feels like an energetic dead zone to me. I would love to see that area of Louisville revitalized.

Old Town businesses & their success should be our number one priority. They need help.

Update the downtown with new paint and add trees and potted flowers. Have businesses and community members work together.

Downtown needs work – get a vision for incentivizing small businesses, diversify. McCaslin is in desperate need of an updated vision and plan. It's a commercial real estate ghost town and huge tax loss.

Please do not close off any of Main Street. Expanded street seating is enough.

Do not let Louisville become like Denver with the increase gang violence, drive by shootings, drug running, human trafficking, auto theft, property theft. As a community we need to let criminals know this is not the place for them. We look forward to Louisville getting back on its feet as a fun, vibrant, safe community for its residents.

Rail transit station in old town connected with proposed commuter train to Denver.

need to mitigate through traffic on South Boulder and McCaslin

Lets maximize the use of the current infrastructure and commercial building that we already have in Louisville rather than doing more building. Growth just for the sake of growth isn't necessary.

Funding our police and fire is really important as safety is a paramount concern

I love my hometown. I am proud of the way we came together after the Marshall Fire. I believe that if we dedicate ourselves to environmental sustainability and affordability, we can be a model for small towns all over America.

What other comments or big ideas about Louisville do you want to share?

Citizens need information about wildfire resilience in building and landscaping. We can't wait for the wildfire building code group to develop recommendations. The information is needed now before new homes make land and hard scaping decisions.scaping

It would be great to have some smaller homes (patio homes, for instance) for seniors to downsize to. Not much selection currently.

We need to preserve our past and while growing in a controlled manner. Our natural resources are limited and our open spaces provide not only a buffer but a threat for destruction if not properly managed.

It doesn't seem logical that our down town resturants are not thriving and that there are many vacant buildings. Is it that rents are too high, the buildings are out of date, access (e.g. parking) is too difficult, or other factors? I would like to see the city canvas stakeholders like potential business and resturant owners and community members to get to the root of the issue and the enact measures to help improve the situation.

Would love to keep Louisville safe. Street safety and neighborhood safety.

We need to develop more sources of sales tax revenue. We have big, empty spaces in the Dillon/McCaslin area that could provide more retail options for resident and generate sales taxes. That area can accommodate larger retailers that would be convenient for residents.

Please don't turn Louisville into Boulder. Keep it moderate and not too conservative or too liberal.

Really concerned about defensible space around davidson mesa and other open space areas since the Marshall fire

Don't forget city serves public, not the other way around. Keep costs down. Lot of retirees on fixed oncome

Keep it pedestrian-bike friendly.

Become more business-friendly, especially downtown

Put more resources into the Rec Center for activities like the camp. If it's so popular that nobody can sign up, give it the resources to be bigger!

End of Report